



## CITY COUNCIL CLOSED & REGULAR SESSION

550 E. 6th Street, Beaumont, CA

Tuesday, January 19, 2021

Closed Session: 5:00 PM | Regular Meeting: 6:00 PM

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Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours

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### AGENDA

#### MEETING PARTICIPATION NOTICE

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming. All City of Beaumont public meetings will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access.

#### **BeaumontCa.gov/Livestream**

Public comments will be accepted using the following options.

1. Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Comments can be submitted anytime prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: **[NicoleW@BeaumontCA.gov](mailto:NicoleW@BeaumontCA.gov)**
2. Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Please use the following phone number to join the call:  
**(951) 922 - 4845**

In compliance with the American Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's office using the above email or call **(951) 572 - 3196**. Notification 48 hours prior to a meeting will ensure the best reasonable accommodation arrangements.

## **CLOSED SESSION - 5:00 PM**

*A Closed Session of the City Council / Beaumont Financing Authority / Beaumont Utility Authority / Beaumont Successor Agency (formerly RDA)/Beaumont Parking Authority / Beaumont Public Improvement Authority may be held in accordance with state law which may include, but is not limited to, the following types of items: personnel matters, labor negotiations, security matters, providing instructions to real property negotiators and conference with legal counsel regarding pending litigation. Any public comment on Closed Session items will be taken prior to the Closed Session. Any required announcements or discussion of Closed Session items or actions following the Closed Session will be made in the City Council Chambers.*

### **CALL TO ORDER**

Mayor Lara, Mayor Pro Tem White, Council Member Martinez, Council Member Fenn, Council Member Santos

Public Comments Regarding Closed Session

- 1. Conference with Legal Counsel - Anticipated Litigation, Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of Government Code Section 54956.9: One Case: Dispute with Weka, Inc. Regarding Request for Change Order Due to Groundwater.**
- 2. Conference with Labor Negotiators - Pursuant to Government Code Section 54957.6 City Designated Representatives City Manager Todd Parton and Administrative Services Director Kari Mendoza. Employee Organizations: Beaumont Police Officers Association and SEIU**

Adjourn to Regular Session

## **REGULAR SESSION - 6:00 PM**

### **CALL TO ORDER**

Mayor Lara, Mayor Pro Tem White, Council Member Martinez, Council Member Fenn, Council Member Santos

Report out from Closed Session  
Action on any Closed Session Items  
Action of any Requests for Excused Absence  
Pledge of Allegiance  
Approval / Adjustments to the Agenda  
Conflict of Interest Disclosure

### **ANNOUNCEMENTS/ RECOGNITION / PROCLAMATIONS / CORRESPONDENCE**

### **PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)**

*Any one person may address the City Council on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the City Council from discussing or taking actions brought up by your comments.*

## CONSENT CALENDAR

*Items on the consent calendar are taken as one action item unless an item is pulled for further discussion here or at the end of action items. Approval of all Ordinances and Resolutions to be read by title only.*

### 1. Approval of Minutes

#### **Recommended Action:**

Approve Minutes dated January 5, 2021.

### 2. FY 2021 General Fund and Wastewater Fund Budget to Actual through December 2020

#### **Recommended Action:**

Receive and file the FY 2021, General Fund and Wastewater Fund Budget to Actual through December 2020.

### 3. Resolutions of the City of Beaumont Authorizing the City Manager to Accept Offers of Dedication of Parcels for Landscape Maintenance; Approve and Record the Certificates of Acceptance and Grant Deeds from Pardee Homes to the City of Beaumont

#### **Recommended Action:**

Waive the full reading and adopt by title only the following Resolutions:

“A Resolution of the City of Beaumont, Authorizing the City Manager to Accept the Offers of Dedication for Drainage and Landscape Purposes,”

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Landscape Purposes and Maintenance Thereof,”

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Open Space Purposes and Maintenance Thereof,”

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Drainage, Trail and Landscape Purposes,”

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Landscape Maintenance Purposes,”

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Landscape Maintenance Purposes,”

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Open Space Purposes and Maintenance Thereof,”

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Drainage and Landscape Maintenance Thereof,”

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Landscape Maintenance Purposes,”

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Landscape and Open Space Purposes and the Maintenance thereof,” and

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Drainage and Landscape Purposes.”

## PUBLIC HEARINGS

*Approval of all Ordinances and Resolutions to be read by title only.*

- 4. Public Hearing Regarding Specific Plan Amendment (SP2020-0004) a City Initiated Request to Amend the Conditions of Approval for the Commonly Referred to Fairway Canyon/Tournament Hills Specific Plan that Include the Deletion of Condition 30.PLANNING.4 and 30.PLANNING.19, and the Update of Several Conditions to Reflect City of Beaumont in Place of the County of Riverside**

**Recommended Action:**

Hold a public hearing, and  
Adopt Specific Plan Amendment (SP2020-0004) to the Oak Valley SCPGA Specific Plan Oak Valley Greens, subject to the attached Conditions of Approval.

**ACTION ITEMS**

*Approval of all Ordinances and Resolutions to be read by title only.*

- 5. First Amendment to Contract with Webb Municipal Finance, LLC for a One-Year Extension through March 1, 2022**

**Recommended Action:**

Approve the First Amendment to the contract with Webb Municipal Finance, LLC.

- 6. Approval of Invoice from Riverside County Fire Department for First Quarter Fire Services**

**Recommended Action:**

Approve payment of the FY 2021 1st Quarter Fire Services invoice from Riverside County Fire Department in the amount of \$917,453.30.

- 7. Adopt a Resolution of the City of Beaumont City Council Approving Application for the State of California Per Capita Grant Funds**

**Recommended Action:**

Waive the full reading and adopt by title only, "A Resolution of the City Council of the City of Beaumont, California, Approving Application for Per Capita Grant Funds," and  
Direct staff to submit an application packet to the State of California naming Three Rings Ranch Park as the identified project for the Prop 68 Per Capita grant funds.

- 8. Approval of the Draft Stewart Park Conceptual Plan - Capital Improvement Projects P-01 and P-10**

**Recommended Action:**

Approve the draft conceptual plan and direct staff to proceed with improving Stewart Park in accordance with Public Works Contract Code and the Beaumont Municipal Code.

- 9. Direction to City Staff Regarding the Launch of the Second Round of Beaumont Small Business Assistance Grant Program (BAP)**

**Recommended Action:**

City staff is looking for City Council direction to launch a second round of the Beaumont Small Business Assistance Grant Program (BAP).

**10. COVID-19 Update by City Staff**

**Recommended Action:**

City staff recommends that the City Council receive the report and provide direction.

**11. Approval of City Attorney Invoices for the Month of December 2020**

**Recommended Action:**

Approve invoices in the amount of \$72,194.47.

**LEGISLATIVE UPDATES AND DISCUSSION**

**COUNCIL REPORTS**

- Santos
- Fenn
- Martinez
- White
- Lara

**ECONOMIC DEVELOPMENT UPDATE**

Economic Development Committee Report Out and City Council Direction

**CITY TREASURER REPORT**

Finance and Audit Committee Report Out and City Council Direction

**CITY CLERK REPORT**

**CITY ATTORNEY REPORT**

**CITY MANAGER REPORT**

**FUTURE AGENDA ITEMS**

**ADJOURNMENT**

The next regular meeting of the Beaumont City Council, Beaumont Financing Authority, the Beaumont Successor Agency (formerly RDA), the Beaumont Utility Authority, the Beaumont Parking Authority and the Beaumont Public Improvement Agency is scheduled for Tuesday, February 2, 2021, at 5:00 p.m., unless otherwise posted.

Beaumont City Hall – Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)



## CITY COUNCIL CLOSED & REGULAR SESSION

550 E. 6th Street, Beaumont, CA

Tuesday, January 05, 2021

Closed Session: 5:00 PM | Regular Meeting: 6:00 PM

Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packets are available for public inspection in the City Clerk’s office at 550 E. 6th Street during normal business hours

### MINUTES

#### CLOSED SESSION - 5:00 PM

*A Closed Session of the City Council / Beaumont Financing Authority / Beaumont Utility Authority / Beaumont Successor Agency (formerly RDA)/Beaumont Parking Authority / Beaumont Public Improvement Authority may be held in accordance with state law which may include, but is not limited to, the following types of items: personnel matters, labor negotiations, security matters, providing instructions to real property negotiators and conference with legal counsel regarding pending litigation. Any public comment on Closed Session items will be taken prior to the Closed Session. Any required announcements or discussion of Closed Session items or actions following the Closed Session with be made in the City Council Chambers.*

**CALL TO ORDER at 5:03 p.m.**

**Present:** Mayor Lara, Mayor Pro Tem White, Council Member Martinez, Council Member Fenn, Council Member Santos

**Absent:** Council Member Martinez

Public Comments Regarding Closed Session

**No speakers**

1. Conference with Labor Negotiators - Pursuant to Government Code Section 54957.6 City Designated Representatives City Manager Todd Parton and Administrative Services Director Kari Mendoza. Employee Organizations: Beaumont Police Officers Association and SEIU

**No reportable action.**

2. Conference with Legal Counsel Regarding Existing Litigation Pursuant to Government Code Section 54956.9(d)(1) One Case: Southwest Regional Council of Carpenters v. City of Beaumont

**Motion by Mayor Lara  
Second by Mayor Pro Tem White**

**To authorize to defend the case once served.  
Approved by a 4-0 vote  
Absent: Council Member Martinez**

- 3. Conference with Legal Counsel - Anticipated Litigation: Significant exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of Government Code Section 54956.9 One case: Dispute with Weka, Inc. Regarding Request for Change Order Due to Groundwater

**Motion by Mayor Lara  
Second by Council Member Santos**

**To deny the claim.  
Approved by a 4-0 vote  
Absent: Council Member Martinez**

Adjourn to Regular Session

**REGULAR SESSION - 6:00 PM**

**CALL TO ORDER at 6:07 p.m.**

**Present:** Mayor Lara, Mayor Pro Tem White, Council Member Martinez, Council Member Fenn, Council Member Santos

**Absent:** Council Member Martinez

Report out from Closed Session: *see above*

Action on any Closed Session items: **None**

Action of any requests for Excused Absence: **Council Member Martinez**

Pledge of Allegiance

Approval / Adjustments to the Agenda: **None**

Conflict of Interest Disclosure: **None**

**ANNOUNCEMENTS/ RECOGNITION / PROCLAMATIONS / CORRESPONDENCE**

**PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)**

*Any one person may address the City Council on any matter not on this agenda. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the City Council from discussing or taking actions brought up by your comments.*

**No speakers**

**CONSENT CALENDAR**

*Items on the consent calendar are taken as one action item unless an item is pulled for further discussion here or at the end of action items.*

*Approval of all Ordinances and Resolutions to be read by title only.*



1. Approval of Minutes

**Recommended Action:**

**Approval of Minutes dated December 15, 2020.**

2. Ratification of Warrants

**Recommended Action:**

**Ratification of warrants dated:**

**September 10, 2020**

**September 17, 2020**

**September 24, 2020**

**October 1, 2020**

**Motion by Mayor Lara**

**Second by Council Member Santos**

**To approve the Consent Calendar**

**Approved by a 4-0 vote**

**Absent: Council Member Martinez**

**PUBLIC HEARINGS**

*Approval of all Ordinances and Resolutions to be read by title only.*

**ACTION ITEMS**

*Approval of all Ordinances and Resolutions to be read by title only.*

3. FY 2022 Budget Timeline

**Motion by Council Member Fenn**

**Second by Mayor Lara**

**To receive and file or provide direction to City staff regarding the proposed timeline.**

**Approved by a 4-0 vote**

**Absent: Council Member Martinez**

4. Authorize Acknowledgement and Consent to ERMAC Subrogation Agreement with George Hills Company, Inc.

**Motion by Council Member Santos**

**Second by Mayor Pro Tem White**

**To authorize the City Manager to execute an Acknowledgement and Consent to ERMAC Subrogation Agreement with George Hills Company, Inc.**

**Approved by a 4-0 vote**

**Absent: Council Member Martinez**

## LEGISLATIVE UPDATES AND DISCUSSION

### COUNCIL REPORTS

- **Santos** - *No report*
- **Fenn** - *No report*
- **Martinez** - *No report*
- **White** - *No report*
- **Lara** - *No report*

### ECONOMIC DEVELOPMENT UPDATE

#### **Economic Development Committee Report Out**

### CITY TREASURER REPORT

### CITY CLERK REPORT

### CITY ATTORNEY REPORT

5. Status of Pending Litigation

### CITY MANAGER REPORT

6. Department Project Updates

### FUTURE AGENDA ITEMS

#### **Homeless Campaign**

#### **Business Assistance follow up**

### **ADJOURNMENT 6:55 p.m.**



## Staff Report

**TO:** City Council  
**FROM:** Jeff Mohlenkamp, Finance Director  
**DATE:** January 19, 2021  
**SUBJECT:** **FY 2021 General Fund and Wastewater Fund Budget to Actual through December 2020**

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### **Background and Analysis:**

Staff has updated the analysis of the General Fund and Wastewater Fund for FY 2021 with results through December. This analysis of the budget to actual results for FY 2021 is included in the attached spreadsheets.

### **Fiscal Impact:**

City estimates that it cost approximately \$390 to prepare this report.

### **Recommended Action:**

Receive and file the FY 2021, General Fund and Wastewater Fund Budget to Actual through December 2020.

### **Attachments:**

- A. FY 2021 General Fund Budget to Actual Report – through December 2020
- B. FY 2021 Wastewater Fund Budget to Actual Report – through December 2020



City of Beaumont, CA

# FY 2021 General Fund Budget to Actual through December 2020

Item 2.

SubCategory	2018-2019 YTD Activity Through Per	2019-2020 YTD Activity Through Per	2020-2021 YTD Activity Through Per	FY 2021 Budget	FY 2021 Estimated Results	Notes
<b>Fund: 100 - GENERAL FUND</b>						
<b>Revenue</b>						
<b>Category: 40 - TAXES</b>						
400 - Real Property Taxes	\$ 1,635,750	\$ 1,546,665	\$ 2,116,836	\$ 6,174,605	\$ 6,200,000	Tracking to be on target or exceed budget
403 - Personal Property Taxes	\$ -	\$ 235,788	\$ 41,810	\$ 267,137	\$ 312,000	
406 - Franchise Fees	\$ 121,024	\$ 6,747,833	\$ 1,177,597	\$ 3,019,846	\$ 3,010,000	
409 - Sales Taxes	\$ 1,953,863	\$ 1,967,725	\$ 2,701,167	\$ 5,725,048	\$ 6,300,000	Reflects 4 months of collections plus some prior period accruals
420 - Other Taxes	\$ 761,953	\$ 782,188	\$ 924,782	\$ 7,133,745	\$ 7,150,000	VLF is largest portion, collected in Feb and June
<b>Total Category: 40 - TAXES:</b>	<b>\$ 4,472,591</b>	<b>\$ 11,280,198</b>	<b>\$ 6,962,193</b>	<b>\$ 22,320,381</b>	<b>\$ 22,972,000</b>	
<b>Category: 41 - LICENSES</b>						
430 - Business Licenses	\$ 79,689	\$ 128,456	\$ 209,230	\$ 325,000	\$ 335,000	
<b>Total Category: 41 - LICENSES:</b>	<b>\$ 79,689</b>	<b>\$ 128,456</b>	<b>\$ 209,230</b>	<b>\$ 325,000</b>	<b>\$ 325,000</b>	
<b>Category: 42 - PERMITS</b>						
450 - Building Permits	\$ 2,777,690	\$ 1,216,347	\$ 875,302	\$ 2,200,000	\$ 1,850,000	permit activity less than budgeted target
453 - Inspections	\$ 189,243	\$ 98,753	\$ 124,075	\$ 210,000	\$ 330,000	
456 - Other Permits	\$ 325,716	\$ 226,416	\$ 193,879	\$ 417,500	\$ 400,000	
515 - Public Works	\$ 52	\$ -	\$ -	\$ -	\$ -	
<b>Total Category: 42 - PERMITS:</b>	<b>\$ 3,292,700</b>	<b>\$ 1,541,516</b>	<b>\$ 1,193,256</b>	<b>\$ 2,827,500</b>	<b>\$ 2,580,000</b>	
<b>Category: 45 - INTERGOVERNMENTAL</b>						
465 - State	\$ 20,062	\$ -	\$ -	\$ -	\$ -	
470 - Local	\$ 9,257	\$ 2,550	\$ -	\$ -	\$ -	
<b>Total Category: 45 - INTERGOVERNMENTAL:</b>	<b>\$ 29,319</b>	<b>\$ 2,550</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Category: 47 - CHARGES FOR SERVICE</b>						
500 - Sanitation	\$ 3,150,068	\$ 112,615	\$ 12,659	\$ -	\$ -	
505 - Animal Control	\$ 44,759	\$ 46,143	\$ 25,615	\$ 119,450	\$ 60,000	
510 - Community Development	\$ 3,558	\$ 2,534	\$ 1,982	\$ 5,500	\$ 4,800	
515 - Public Works	\$ 7,860	\$ 3,829	\$ 43,520	\$ 7,900	\$ 78,000	
525 - Abatements	\$ 4,052	\$ 6,174	\$ 6,243	\$ 54,500	\$ 19,000	
530 - Public Safety	\$ 106,410	\$ 46,255	\$ 41,323	\$ 537,850	\$ 470,000	
535 - Facilities	\$ 112,902	\$ 65,681	\$ 44,894	\$ 125,000	\$ 112,000	

540 - Programs	\$ 68,292	\$ 53,737	\$ 500	\$ 20,000	\$ 6,000	
545 - Other	\$ 60,867	\$ 25,774	\$ 30,142	\$ 148,200	\$ 139,000	
<b>Total Category: 47 - CHARGES FOR SERVICE:</b>	<b>\$ 3,558,768</b>	<b>\$ 362,741</b>	<b>\$ 206,879</b>	<b>\$ 1,018,400</b>	<b>\$ 888,800</b>	Charges from services tracking less than prior years and budget due in large part to closures
<b>Category: 50 - FINES AND FORFEITURES</b>						
555 - Vehicle	\$ 28,972	\$ 37,998	\$ 25,168	\$ 70,000	\$ 58,000	
557 - Other	\$ 8,538	\$ 19,533	\$ 15,343	\$ 45,000	\$ 37,500	
<b>Total Category: 50 - FINES AND FORFEITURES:</b>	<b>\$ 37,510</b>	<b>\$ 57,530</b>	<b>\$ 40,511</b>	<b>\$ 115,000</b>	<b>\$ 95,500</b>	
<b>Category: 53 - COST RECOVERY</b>						
465 - State	\$ 8,139	\$ 24,854	\$ -	\$ 25,000	\$ 25,000	
565 - Other Income	\$ 235,130	\$ 167,248	\$ (22,267)	\$ 334,000	\$ 295,000	
<b>Total Category: 53 - COST RECOVERY:</b>	<b>\$ 243,270</b>	<b>\$ 192,102</b>	<b>\$ (22,267)</b>	<b>\$ 359,000</b>	<b>\$ 320,000</b>	
<b>Category: 54 - MISCELLANEOUS REVENUES</b>						
560 - Investment Earnings	\$ 78	\$ (134,577)	\$ 128,594	\$ 170,000	\$ 410,000	More funds invested in LAIF than prior years/ corrected allocation/ expected higher investment returns
565 - Other Income	\$ 7,123	\$ 149,158	\$ 233,509	\$ 154,500	\$ 397,000	
<b>Total Category: 54 - MISCELLANEOUS REVENUES:</b>	<b>\$ 7,201</b>	<b>\$ 14,581</b>	<b>\$ 362,102</b>	<b>\$ 324,500</b>	<b>\$ 807,000</b>	
<b>Category: 58 - OTHER FINANCING SOURCES</b>						
595 - Sale of Assets	\$ 14,719	\$ 13,400	\$ -	\$ 15,000	\$ 15,000	
599 - Other	\$ 7,500	\$ -	\$ -	\$ -	\$ -	
<b>Total Category: 58 - OTHER FINANCING SOURCES:</b>	<b>\$ 22,219</b>	<b>\$ 13,400</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	
<b>Category: 90 - TRANSFERS</b>						
900 - Transfers	\$ (190,108)	\$ 1,408,140	\$ 2,556,890	\$ 8,549,581	\$ 8,549,000	All transfers are expected to occur by year end. Second quarter transfers are underway.
<b>Total Category: 90 - TRANSFERS:</b>	<b>\$ (190,108)</b>	<b>\$ 1,408,140</b>	<b>\$ 2,556,890</b>	<b>\$ 8,549,581</b>	<b>\$ 8,549,000</b>	
<b>Total Revenue:</b>	<b>\$ 11,553,159</b>	<b>\$ 15,001,215</b>	<b>\$ 11,508,793</b>	<b>\$ 35,854,362</b>	<b>\$ 36,552,300</b>	Revenues tracking above budget
<b>Expense</b>						
<b>Category: 60 - PERSONNEL SERVICES</b>						
600 - SALARIES AND WAGES	\$ 5,259,784	\$ 5,476,953	\$ 5,181,725	\$ 13,179,560	\$ 12,600,000	Only 11 or 26 pay periods processed so far - still tracking below budget
610 - BENEFITS	\$ 2,501,522	\$ 3,744,691	\$ 2,867,787	\$ 6,073,295	\$ 5,850,000	PERS liability paid for full year in advance- so tracking higher at mid point
615 - OTHER	\$ 354,709	\$ 433,474	\$ 279,295	\$ 478,509	\$ 615,000	
<b>Total Category: 60 - PERSONNEL SERVICES:</b>	<b>\$ 8,116,015</b>	<b>\$ 9,655,118</b>	<b>\$ 8,328,808</b>	<b>\$ 19,731,364</b>	<b>\$ 19,065,000</b>	
<b>Category: 65 - OPERATING COSTS</b>						
650 - UTILITIES	\$ 884,023	\$ 894,882	\$ 853,506	\$ 1,548,533	\$ 1,750,000	
655 - ADMINISTRATIVE	\$ 151,888	\$ 202,575	\$ 167,018	\$ 354,623	\$ 329,000	
660 - FLEET COSTS	\$ 157,509	\$ 189,890	\$ 189,462	\$ 369,669	\$ 369,000	
665 - PROGRAM COSTS	\$ 336,612	\$ 359,860	\$ 463,146	\$ 741,619	\$ 837,000	
670 - REPAIRS AND MAINTENANCE	\$ 132,507	\$ 150,369	\$ 330,811	\$ 820,510	\$ 790,000	
675 - SUPPLIES	\$ 140,103	\$ 148,305	\$ 113,993	\$ 541,570	\$ 398,000	

680 - SPECIAL SERVICES	\$ 2,994,474	\$ 395,743	\$ 77,201	\$ 612,000	\$ 412,000	
690 - CONTRACTUAL SERVICES	\$ 1,482,884	\$ 1,340,078	\$ 1,278,400	\$ 7,325,058	\$ 6,540,000	Trending very low but expenditures expected to pickup in second half of the year - significant savings still projected
697 - ADMIN OVERHEAD	\$ (356,000)	\$ (375,000)	\$ -	\$ -	\$ -	
699 - OTHER	\$ 938,830	\$ 1,165,580	\$ 1,536,878	\$ 1,538,766	\$ 1,540,000	mostly insurance premium paid at the beginning of the year
<b>Total Category: 65 - OPERATING COSTS:</b>	<b>\$ 6,862,830</b>	<b>\$ 4,472,283</b>	<b>\$ 5,010,414</b>	<b>\$ 13,852,348</b>	<b>\$ 12,965,000</b>	
<b>Category: 70 - CAPITAL IMPROVEMENTS</b>						
700 - EQUIPMENT	\$ 166,187	\$ 25,048	\$ 41,115	\$ 180,000	\$ 175,000	
703 - FURNITURE	\$ -	\$ 6,466	\$ -	\$ -	\$ -	
705 - VEHICLE	\$ 66,175	\$ 186,960	\$ 145,597	\$ 273,816	\$ 285,000	
710 - STRUCTURE	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Category: 70 - CAPITAL IMPROVEMENTS:</b>	<b>\$ 232,362</b>	<b>\$ 218,473</b>	<b>\$ 186,712</b>	<b>\$ 453,816</b>	<b>\$ 460,000</b>	
<b>Category: 77 - CONTINGENCY</b>						
770 - CONTINGENCY	\$ -	\$ -	\$ 23,274	\$ 150,001	\$ 140,000	
<b>Total Category: 77 - CONTINGENCY:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,274</b>	<b>\$ 150,001</b>	<b>\$ 140,000</b>	
<b>Category: 90 - TRANSFERS</b>						
900 - Transfers	\$ 18,985	\$ 5,528	\$ 8,227	\$ 31,000	\$ 130,000	Expected to exceed budget to cover Covid costs that are not reimbursed by FEMA
<b>Total Category: 90 - TRANSFERS:</b>	<b>\$ 18,985</b>	<b>\$ 5,528</b>	<b>\$ 8,227</b>	<b>\$ 31,000</b>	<b>\$ 130,000</b>	
<b>Total Expense:</b>	<b>\$ 15,230,192</b>	<b>\$ 14,351,402</b>	<b>\$ 13,557,435</b>	<b>\$ 34,218,529</b>	<b>\$ 32,760,000</b>	Expenses tracking well under budget at mid-point in the year
<b>Total Fund: 100 - GENERAL FUND:</b>	<b>\$ (3,677,033)</b>	<b>\$ 649,812</b>	<b>\$ (2,048,641)</b>	<b>\$ 1,635,833</b>	<b>\$ 3,792,300</b>	

Assessment: The General Fund is tracking to have a surplus between \$3.0 and \$4 million at year end. Revenues are estimated to exceed the initial budget target by over \$2 million led by stronger results in sales tax. Expenses are tracking lower than budget led by estimated savings of approximately \$1 million in operating costs along with some savings in personnel costs.

# FY 2021 Waste Water Fund Budget to Actual through December 2020



City of Beaumont, CA

SubCategory	2018-2019 YTD Activity Through Per	2019-2020 YTD Activity Through Per	2020-2021 YTD Activity Through Per	FY 2021 Budget	FY 2021 Estimated Results	Notes
<b>Fund: 700 - WASTEWATER FUND</b>						
<b>Revenue</b>						
<b>Category: 50 - FINES AND FORFEITURES</b>						
557 - Other	\$ 1,750	\$ -	\$ -	\$ -		
<b>Total Category: 50 - FINES AND FORFEITURES:</b>	<b>\$ 1,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Category: 53 - COST RECOVERY</b>						
565 - Other Income	\$ -	\$ 6,236	\$ -	\$ 6,300	\$ 6,000	
<b>Total Category: 53 - COST RECOVERY:</b>	<b>\$ -</b>	<b>\$ 6,236</b>	<b>\$ -</b>	<b>\$ 6,300</b>	<b>\$ 6,000</b>	
<b>Category: 54 - MISCELLANEOUS REVENUES</b>						
560 - Investment Earnings	\$ -	\$ 26,907	\$ -	\$ 37,500	\$ 35,000	
<b>Total Category: 54 - MISCELLANEOUS REVENUES:</b>	<b>\$ -</b>	<b>\$ 26,907</b>	<b>\$ -</b>	<b>\$ 37,500</b>	<b>\$ 35,000</b>	
<b>Category: 56 - PROPRIETARY REVENUES</b>						
570 - WasteWater	\$ 2,958,341	\$ 3,358,564	\$ 3,328,897	\$ 10,849,000	\$ 10,630,000	tracking a little below budget
<b>Total Category: 56 - PROPRIETARY REVENUES:</b>	<b>\$ 2,958,341</b>	<b>\$ 3,358,564</b>	<b>\$ 3,328,897</b>	<b>\$ 10,849,000</b>	<b>\$ 10,630,000</b>	
<b>Category: 58 - OTHER FINANCING SOURCES</b>						
595 - Sale of Assets	\$ 635	\$ -	\$ -	\$ -		
599 - Other	\$ -	\$ -	\$ -	\$ -		
<b>Total Category: 58 - OTHER FINANCING SOURCES:</b>	<b>\$ 635</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Category: 90 - TRANSFERS</b>						
900 - Transfers	\$ -	\$ -	\$ -	\$ -		
<b>Total Category: 90 - TRANSFERS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Total Revenue:</b>	<b>\$ 2,960,726</b>	<b>\$ 3,391,706</b>	<b>\$ 3,328,897</b>	<b>\$ 10,892,800</b>	<b>\$ 10,671,000</b>	
<b>Expense</b>						
<b>Category: 60 - PERSONNEL SERVICES</b>						
600 - SALARIES AND WAGES	\$ 199,247	\$ 552,766	\$ 427,304	\$ 1,340,577	\$ 1,150,000	
610 - BENEFITS	\$ 80,292	\$ 195,940	\$ 150,649	\$ 501,401	\$ 385,000	
615 - OTHER	\$ 3,907	\$ 9,207	\$ 6,641	\$ 17,572	\$ 13,500	
<b>Total Category: 60 - PERSONNEL SERVICES:</b>	<b>\$ 283,445</b>	<b>\$ 757,913</b>	<b>\$ 584,594</b>	<b>\$ 1,859,549</b>	<b>\$ 1,548,500</b>	personnel cost savings expected/ pace of expenditures will increase with
<b>Category: 65 - OPERATING COSTS</b>						
650 - UTILITIES	\$ 437,058	\$ 420,336	\$ 334,245	\$ 827,821	\$ 895,000	
655 - ADMINISTRATIVE	\$ 94,388	\$ 46,137	\$ 118,297	\$ 291,216	\$ 270,000	
660 - FLEET COSTS	\$ 3,201	\$ 13,870	\$ 13,661	\$ 31,980	\$ 28,000	
670 - REPAIRS AND MAINTENANCE	\$ 7,923	\$ 38,352	\$ 21,474	\$ 60,695	\$ 54,000	
675 - SUPPLIES	\$ 120,127	\$ 89,123	\$ 176,562	\$ 379,610	\$ 373,000	

690 - CONTRACTUAL SERVICES	\$ 669,620	\$ 325,316	\$ 365,342	\$ 1,062,563	\$ 927,000
697 - ADMIN OVERHEAD	\$ 306,000	\$ 325,000	\$ -	\$ -	\$ -
699 - OTHER	\$ 9,845	\$ 90,247	\$ 31,796	\$ 480,137	\$ 365,000
<b>Total Category: 65 - OPERATING COSTS:</b>	<b>\$ 1,648,161</b>	<b>\$ 1,348,383</b>	<b>\$ 1,061,376</b>	<b>\$ 3,134,022</b>	<b>\$ 2,912,000</b>

Operating expenses tracking below budget/ pace of expenditures expected to increase in second half of the

**Category: 70 - CAPITAL IMPROVEMENTS**

700 - EQUIPMENT	\$ 1,832	\$ -	\$ 24,319	\$ 153,638	\$ 150,000
750 - OTHER	\$ -	\$ -	\$ -	\$ 103,804	\$ 100,000
<b>Total Category: 70 - CAPITAL IMPROVEMENTS:</b>	<b>\$ 1,832</b>	<b>\$ -</b>	<b>\$ 24,319</b>	<b>\$ 257,442</b>	<b>\$ 250,000</b>

**Category: 90 - TRANSFERS**

900 - Transfers	\$ -	\$ 3,013,215	\$ 3,334,344	\$ 5,641,787	\$ 5,641,787
<b>Total Category: 90 - TRANSFERS:</b>	<b>\$ -</b>	<b>\$ 3,013,215</b>	<b>\$ 3,334,344</b>	<b>\$ 5,641,787</b>	<b>\$ 5,641,787</b>

all transfer expected to occur

**Total Expense: \$ 1,933,438 \$ 5,119,510 \$ 5,004,633 \$ 10,892,800 \$ 10,352,287**

**Total Fund: 700 - WASTEWATER FUND: \$ 1,027,287 \$ (1,727,804) \$ (1,675,736) \$ - \$ 318,713**

**Analysis:** Revenues are tracking a bit below budget. Expenditures are also tracking below budget providing an estimated budget surplus of approximately \$300K.





## Staff Report

**TO:** City Council

**FROM:** Elizabeth Gibbs, Community Services Director

**DATE:** January 19, 2021

**SUBJECT:** **Resolutions of the City of Beaumont Authorizing the City Manager to Accept Offers of Dedication of Parcels for Landscape Maintenance; Approve and Record the Certificates of Acceptance and Grant Deeds from Pardee Homes to the City of Beaumont**

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### Background and Analysis:

The City of Beaumont Parks and Recreation staff members have been systematically reviewing tracts within the City of Beaumont to ensure that parcels for which the City has assumed maintenance responsibilities have been officially accepted, legally dedicated to the City, and recorded with the Riverside County Clerk Recorder's Office.

City staff has identified several parcels from Pardee Homes that were accepted by the City from 2005 through 2016 that have not yet been recorded in the City's name.

Attached are the signed grant deeds from Pardee Homes and related resolutions for the acceptance of park dedications and their recordations.

This is an ongoing project and additional acceptance and recordations may be required.

### Fiscal Impact:

City staff estimates it cost \$7,800 to prepare this report. All maintenance for these lots has been included in the current budget.

### Recommended Action:

Waive the full reading and adopt by title only the following Resolutions:  
 "A Resolution of the City of Beaumont, Authorizing the City Manager to Accept the Offers of Dedication for Drainage and Landscape Purposes,"

“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Landscape Purposes and Maintenance Thereof,”  
“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Open Space Purposes and Maintenance Thereof,”  
“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Drainage, Trail and Landscape Purposes,”  
“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Landscape Maintenance Purposes,”  
“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Landscape Maintenance Purposes,”  
“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Open Space Purposes and Maintenance Thereof,”  
“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Drainage and Landscape Maintenance Thereof,”  
“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Landscape Maintenance Purposes,”  
“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Landscape and Open Space Purposes and the Maintenance thereof,” and  
“A Resolution of the City of Beaumont Authorizing the City Manager to Accept the Offers of Dedication for Drainage and Landscape Purposes.”

**Attachments:**

- A. Resolutions
- B. Certificates of Acceptance
- C. Grant Deeds

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING THE CITY MANAGER TO ACCEPT THE OFFERS OF DEDICATION FOR DRAINAGE AND LANDSCAPE PURPOSES**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Number 37427 filed December 19, 2019 in Book 470 of Maps at Page 094 for drainage and landscape purposes with regards to lot “33”; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned Lots will be recorded with the Riverside County Clerk Recorder’s Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 37427 filed December 19, 2019 in Book 470 of Maps at Page 094 for drainage and landscape purposes with regards to lot “33”:

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder’s Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_

Mike Lara, Mayor, City of Beaumont

ATTEST:

Steven Mehlman  
CITY CLERK

By: \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING  
THE CITY MANAGER TO ACCEPT THE OFFERS OF  
DEDICATION FOR LANDSCAPE PURPOSES AND  
MAINTENANCE THEREOF**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Number 31469-1 filed March 19, 2015 in Book 445 of Maps at Page 005 for landscape purposes and maintenance thereof with regards to lot “122”; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned lots will be recorded with the Riverside County Clerk Recorder’s Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 31469-1 filed March 19, 2015 in Book 453 of Maps at Page 098 for landscape purposes and maintenance thereof with regards to lot “122”:

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder’s Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_

Mike Lara, Mayor, City of Beaumont

ATTEST:

Steven Mehlman  
CITY CLERK

By: \_\_\_\_\_

## RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING  
THE CITY MANAGER TO ACCEPT THE OFFERS OF  
DEDICATION FOR OPEN SPACE PURPOSES AND  
MAINTENANCE THEREOF**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Number 31468-3 filed March 20, 2006 in Book 398 of Maps at Page 072 for open space purposes and maintenance thereof with regards to lots "82, 83, 84, and 85"; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned Lots will be recorded with the Riverside County Clerk Recorder's Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 31468-3 filed March 20, 2006 in Book 398 of Maps at Page 072 for open space purposes and maintenance thereof with regards to lots "82, 83, 84, and 85":

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder's Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_

Mike Lara, Mayor, City of Beaumont

ATTEST:

Steven Mehlman  
CITY CLERK

By: \_\_\_\_\_



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING  
THE CITY MANAGER TO ACCEPT THE OFFERS OF  
DEDICATION FOR DRAINAGE, TRAIL AND LANDSCAPE  
PURPOSES**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Number 31469-9 filed December 28, 2016 in Book 453 of Maps at Page 098 for drainage, trail and landscape purposes with regards to lot “90”; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned Lots will be recorded with the Riverside County Clerk Recorder’s Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 31288 filed December 28, 2016 in Book 453 of Maps at Page 098 for drainage, trail and landscape purposes with regards to lot “90”:

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder’s Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_

Mike Lara, Mayor, City of Beaumont

ATTEST:

Steven Mehlman  
CITY CLERK

By: \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING THE CITY MANAGER TO ACCEPT THE OFFERS OF DEDICATION FOR LANDSCAPE MAINTENANCE PURPOSES**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Number 31288-4 filed July 23, 2007 in Book 424 of Maps at Page 010 for landscape maintenance purposes with regards to lot "123"; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned Lots will be recorded with the Riverside County Clerk Recorder's Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 31288-4 filed July 23, 2007 in Book 424 of Maps at Page 010 for landscape maintenance purposes with regards to lot "123":

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder's Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_

Mike Lara, Mayor, City of Beaumont

ATTEST:

Steven Mehlman  
CITY CLERK

By: \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING  
THE CITY MANAGER TO ACCEPT THE OFFERS OF  
DEDICATION FOR LANDSCAPE MAINTENANCE**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Numbe filed January 21, 2016 in Book 448 of Maps at Page 093 for landscape maintenance with regards to lot “118”; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned Lots will be recorded with the Riverside County Clerk Recorder’s Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 31468-7 filed January 21, 2016 in Book 448 of Maps at Page 093 for landscape maintenance with regards to lot “118”:

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder’s Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_

Mike Lara, Mayor, City of Beaumont

ATTEST:

Steven Mehlman  
CITY CLERK

By: \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING  
THE CITY MANAGER TO ACCEPT THE OFFERS OF  
DEDICATION FOR OPEN SPACE PURPOSES AND  
MAINTENANCE THEREOF**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Number 31288-1 filed December 29, 2006 in Book 415 of Maps at Page 014 for open space purposes and maintenance thereof with regards to lots “124, 126, and 127”; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned Lots will be recorded with the Riverside County Clerk Recorder’s Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 31288-1 filed December 29, 2006 in Book 415 of Maps at Page 014 for open space purposes and maintenance thereof with regards to lots “124, 126 and 127”:

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder’s Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_

Mike Lara, Mayor, City of Beaumont

ATTEST:

Steven Mehlman  
CITY CLERK

By: \_\_\_\_\_



## RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING  
THE CITY MANAGER TO ACCEPT THE OFFERS OF  
DEDICATION FOR DRAINAGE AND LANDSCAPE  
MAINTENANCE THEREOF**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Number 31288 filed December 30, 2008 in Book 431 of Maps at Page 089 for drainage and landscape maintenance thereof with regards to lots “125 and 128”; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned Lots will be recorded with the Riverside County Clerk Recorder’s Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 31288 filed December 30, 2008 in Book 431 of Maps at Page 089 for drainage and landscape maintenance thereof with regards to lots “125 and 128”:

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder’s Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_

Mike Lara, Mayor, City of Beaumont

ATTEST:

Steven Mehlman  
CITY CLERK

By: \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING THE CITY MANAGER TO ACCEPT THE OFFERS OF DEDICATION FOR LANDSCAPE MAINTENANCE PURPOSES**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Number 31288-5 filed October 3, 2007 in Book 425 of Maps at Page 052 for landscape maintenance purposes with regards to lot "95"; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned Lots will be recorded with the Riverside County Clerk Recorder's Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 31288-5 filed October 3, 2007 Book 425 of Maps at Page 010 for landscape maintenance purposes with regards to lot "95":

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder's Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_

Mike Lara, Mayor, City of Beaumont

ATTEST:

Steven Mehlman  
CITY CLERK

By: \_\_\_\_\_

## RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING  
THE CITY MANAGER TO ACCEPT THE OFFERS OF  
DEDICATION FOR LANDSCAPE AND OPEN SPACE PURPOSES  
AND THE MAINTENANCE THEREOF**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Number 31468-5 filed December 27, 2006 in Book 414 of Maps at Page 074 for landscape and open space purposes and the maintenance thereof with regards to lot "112"; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned lots will be recorded with the Riverside County Clerk Recorder's Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 31468-5 filed December 27, 2006 in Book 414 of Maps at Page 074 for landscape and open space purposes and the maintenance thereof with regards to lot "112" :

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder's Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_  
Mike Lara, Ma, City of Beaumont

ATTEST:

Steven Mehlman

CITY CLERK

By: \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF BEAUMONT AUTHORIZING  
THE CITY MANAGER TO ACCEPT THE OFFERS OF  
DEDICATION FOR DRAINAGE AND LANDSCAPE PURPOSES**

WHEREAS, Pardee Homes executed offers of dedication by the following instrument: Tract Map Number 34290 filed March 19, 2008 in Book 408 of Maps at Page 080 for drainage and landscape maintenance purposes with regards to lot "25"; and

WHEREAS, the improvements have been completed and are ready to accept; and

WHEREAS, Government Code Section 27281 provides that instruments conveying an interest in real property to the City may not be recorded without a Certificate of Acceptance approved by the City Council; and

WHEREAS, Government Code Section 27281 also provides that the City Council may, by a resolution, authorize one or more officers to accept instruments conveying an interest in real property by executing a Certificate of Acceptance; and

WHEREAS, the City Council desires to delegate to the City Manager the authority to accept the within described real property interests on behalf of the City.

WHEREAS, a certificate of acceptance for accepting the aforementioned lots will be recorded with the Riverside County Clerk Recorder's Office once this resolution is adopted by City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Beaumont does authorize accepting offers of dedication under the following instrument: Tract Map Number 34290 filed March 19, 2008 in Book 408 of Maps at Page 080 for drainage and landscape purposes with regards to lot "25":

**Provision 1.** Recordation of the aforementioned certificate of acceptance shall be executed by the City Manager and recorded with the Riverside County Clerk Recorder's Office.

**MOVED, PASSED AND ADOPTED** this \_\_\_\_ day of January 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

By: \_\_\_\_\_  
Mike Lara, Mayor, City of Beaumont

ATTEST:

Steven Mehlman  
CITY CLERK

By: \_\_\_\_\_



**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER GOVERNMENT CODE SECTIONS 6103 AND 27383**

**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 31288 filed December 30, 2008 in Book 431 of Maps at Page 089 for drainage and landscape maintenance purposes with regards to lot "125 and 128" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-\_\_\_\_\_ adopted on January \_\_\_\_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

By: \_\_\_\_\_  
Todd Parton, City Manager

\_\_\_\_\_  
Dated

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER GOVERNMENT CODE SECTIONS 6103 AND 27383**

**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 31288-1 filed December 29, 2006 in Book 415 of Maps at Page 014 for open space purposes and maintenance thereof with regards to lot "124, 126 and 127" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-\_\_\_ adopted on January \_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

By: \_\_\_\_\_  
Todd Parton, City Manager

\_\_\_\_\_  
Dated

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

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**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 31288-4 filed July 23, 2007 in Book 424 of Maps at Page 010 for landscape maintenance purposes with regards to lot "123" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-\_\_\_\_\_ adopted on January \_\_\_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

By: \_\_\_\_\_  
Todd Parton, City Manager

\_\_\_\_\_  
Dated

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

**When Recorded Return  
Original To:**

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City of Beaumont  
550 East 6<sup>th</sup> Street  
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**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 31288-5 filed October 3, 2007 in Book 425 of Maps at Page 052 for landscape maintenance purposes with regards to lot "95" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-\_\_\_\_\_ adopted on January \_\_\_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

By: \_\_\_\_\_  
Todd Parton, City Manager

\_\_\_\_\_  
Dated

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER GOVERNMENT CODE SECTIONS 6103 AND 27383**

**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 31468-3 filed March 20, 2006 in Book 398 of Maps at Page 072 for open space purposes and maintenance thereof with regards to lots "82, 83, 84, and 85" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-\_\_\_ adopted on January \_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

\_\_\_\_\_  
Dated

By: \_\_\_\_\_  
Todd Parton, City Manager

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER GOVERNMENT CODE SECTIONS 6103 AND 27383**

**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 31468-7 filed March 21, 2007 in Book 418 of Maps at Page 072 for landscape maintenance with regards to lot "136" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-  
\_\_\_\_\_ adopted on January \_\_\_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

By: \_\_\_\_\_  
Todd Parton, City Manager

\_\_\_\_\_  
Dated

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER GOVERNMENT CODE SECTIONS 6103 AND 27383**

**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 31468-5 filed December 27, 2006 in Book 414 of Maps at Page 074 for landscape and open space purposes and maintenance thereof with regards to lot "112" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-\_\_\_\_\_ adopted on January \_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

By: \_\_\_\_\_  
Todd Parton, City Manager

\_\_\_\_\_  
Dated

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER GOVERNMENT CODE SECTIONS 6103 AND 27383**

**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 31469-1 filed March 19, 2015 in Book 445 of Maps at Page 005 for landscape purposes and maintenance thereof with regards to lot "122" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-\_\_\_\_\_ adopted on January \_\_\_\_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

By: \_\_\_\_\_  
Todd Parton, City Manager

\_\_\_\_\_  
Dated

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney



**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER GOVERNMENT CODE SECTIONS 6103 AND 27383**

**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 31469-3 filed January 21, 2016 in Book 448 of Maps at Page 093 for landscape maintenance with regards to lot "118" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-  
\_\_\_\_\_ adopted on January \_\_\_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

\_\_\_\_\_  
Dated

By: \_\_\_\_\_  
Todd Parton, City Manager

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER GOVERNMENT CODE SECTIONS 6103 AND 27383**

**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 31469-9 filed December 28, 2016 in Book 452 of Maps at Page 098 for drainage, trail and landscape purposes with regards to lot "90" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-\_\_\_\_\_ adopted on January \_\_\_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

\_\_\_\_\_  
Dated

By: \_\_\_\_\_  
Todd Parton, City Manager

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER GOVERNMENT CODE SECTIONS 6103 AND 27383**

**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 34290 filed March 19, 2008 in Book 428 of Maps at Page 080 for drainage and landscape purposes with regards to lot "25" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-\_\_\_\_\_ adopted on January \_\_\_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

By: \_\_\_\_\_  
Todd Parton, City Manager

\_\_\_\_\_  
Dated

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

**When Recorded Return  
Original To:**

City Clerk  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

**NO RECORDING FEE REQUIRED PER GOVERNMENT CODE SECTIONS 6103 AND 27383**

**CERTIFICATE OF ACCEPTANCE OF AN INTEREST IN REAL  
PROPERTY BY THE CITY OF BEAUMONT  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the fee interest in real property conveyed by the following instrument: Tract Map Number 37427 filed December 11, 2019 in Book 470 of Maps at Page 094 for drainage and landscape purposes with regards to lot "33" to the City of Beaumont, a general law city in the State of California, is hereby accepted by order of City Council of the City, pursuant to the authority conferred by City Council Resolution No. 2021-\_\_\_\_\_ adopted on January \_\_\_\_, 2021, and the City as grantee further consents to its recordation thereof by its duly authorized officer, the City Manager.

City of Beaumont, a general law city

By: \_\_\_\_\_  
Todd Parton, City Manager

\_\_\_\_\_  
Dated

ATTEST:

\_\_\_\_\_  
Steven Mehlman, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Pinkney, City Attorney

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-620-053

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*


**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.45 ACRES M/L IN LOT 128 MB 431/089 TR 31288

**GRANTOR:**

Pardee Homes

Michael C Taylor  
  
Division President

Dated: 12/07/20

By: \_\_\_\_\_

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

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

-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.  
  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

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

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

THIS SUBDIVISION CONTAINS:

129 NUMBERED LOTS  
130 UNNUMBERED LOTS  
67.5 ACRES OR LESS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE RECORD IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTRICT OF THE BAY AREA.

WE HEREBY RESERVE LOTS 121, 124, 128 AND 127 FOR OPEN SPACE PURPOSES AND LOT 129 FOR OPEN SPACE PURPOSES, ASSIGNED, AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS 121, 124, 128 AND 127 FOR OPEN SPACE PURPOSES AND LOT 129 FOR OPEN SPACE PURPOSES, ASSIGNED, AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS 121, 124, 128 AND 127 FOR OPEN SPACE PURPOSES AND LOT 129 FOR OPEN SPACE PURPOSES, ASSIGNED, AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS 121, 124, 128 AND 127 FOR OPEN SPACE PURPOSES AND LOT 129 FOR OPEN SPACE PURPOSES, ASSIGNED, AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS 121, 124, 128 AND 127 FOR OPEN SPACE PURPOSES AND LOT 129 FOR OPEN SPACE PURPOSES, ASSIGNED, AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS 121, 124, 128 AND 127 FOR OPEN SPACE PURPOSES AND LOT 129 FOR OPEN SPACE PURPOSES, ASSIGNED, AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

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WE HEREBY RESERVE LOTS 121, 124, 128 AND 127 FOR OPEN SPACE PURPOSES AND LOT 129 FOR OPEN SPACE PURPOSES, ASSIGNED, AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288**

BEING A SUBDIVISION OF PARCEL 1 AND 2, 06-114-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-048857 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND A PORTION OF PARCEL B, 03-14-11, RECORDED A JULY 7, 2003 AS INSTRUMENT NO. 2003-00663 OF OFFICIAL RECORDS, ALL LING WITHIN PORTIONS OF SECTIONS 31 AND 32, T.2S., R.17W., AND A PORTION OF RANGELAND SECTION 6, T.3S., R.17W., SAN BERNARDINO MEMORIAL STATE OF CALIFORNIA  
LEVI D. COV, L.S. 7930  
DECEMBER, 2006

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$100,000.00 HAS BEEN EXECUTED AND FILED WITH THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TO SAID PROPERTY BUT NOT PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAKES EMPHATIC NOTICE OF THE RECORDS OF THIS OFFICE.

**SOILS REPORT NOTE**

PER LUNAR SOILS INVESTIGATION REPORT FOR TRACT NO. 31288, DATED JANUARY 20, 2005, AS MORE ORDER 70064, WAS PREPARED BY PRACTICE SOILS ENGINEERING, INC., AS REQUIRED BY SECTIONS 17953.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 6543.4 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEER'S OFFICE.

**SIGNATURE DISCLOSURES NOTE**

PERMITS TO SECTION 6646 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EXISTING AND/OR OTHER INTERESTS HAVE BEEN OBTAINED:  
PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR POLE LINES, CROSSINGS AND INCIDENTAL PURPOSES RECORDED NOVEMBER 12, 1915, IN BOOK 434, PAGE 440 OF DEEDS.  
SOUTHERN CALIFORNIA EDISON COMPANY OWNERS OF AN EASEMENT FOR UTILITY PURPOSES RECORDED MARCH 2, 1951 IN BOOK 1249 PAGE 96, OFFICIAL RECORDS.  
SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL QUALITY ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, OWNERS OF AN EASEMENT FOR GOLF COURSE USE RECORDED DECEMBER 28, 2000 AS INSTRUMENT NO. 2000-510795, OFFICIAL RECORDS AND AMENDED BY DOCUMENT RECORDED JULY 12, 2005 AS INSTRUMENT NO. 2005-055381.  
SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL QUALITY ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, OWNERS OF AN EASEMENT FOR LIGHT AND IMPACT OF BURNING GOLF BALLS RECORDED DECEMBER 28, 2000 AS INSTRUMENT NO. 2000-516796, OFFICIAL RECORDS.  
CARTS DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, HOLDER OF EASEMENT RECHECKING GRADING EASEMENT(S) PER DOCUMENT RECORDED MARCH 29, 2004 AS INSTRUMENT NO. 2004-021936 AND DOCUMENT RECORDED MARCH 29, 2004 AS INSTRUMENT 2004-021937 AND AMENDED BY DOCUMENT RECORDED APRIL 1, 2005 AS INSTRUMENT NO. 2005-023929.  
DINK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF EXISTING FOR DRIVEWAYS, SIDEWALKS, WALKS OR FENCES, LANDSCAPING, IRRIGATION, DRAINAGE SYSTEMS AND LIKE IMPROVEMENTS, UTILITIES, AND SLABS RESERVED IN DEEDS RECORDED JULY 15, 2003 AS INSTRUMENT NO. 2003-526433, AND RECORDED APRIL 15, 2004 AS INSTRUMENT NO. 2004-027261, OFFICIAL RECORDS.  
SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, OWNERS OF AN EASEMENT FOR TRANSPORTATION OF GAS, ENERGY, COMMUNICATIONS, RECREATION PRODUCTS AND OTHER SUBSTANCES RECORDED JULY 20, 2006 AS INSTRUMENT NO. 2006-053281, OFFICIAL RECORDS.

RECORDER'S STATEMENT

FILED THIS 20th DAY OF Dec 2006 AT 9:00PM, IN BOOK 131 OF MAPS AT PAGES 591-103 AT THE OFFICE OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2006-061594  
LEE M. WARD, COUNTY ASSESSOR-CLERK-RECORDER  
LARRY M. WARD, COUNTY ASSESSOR-CLERK-RECORDER  
BY: *[Signature]*  
SUBDIVISION GUARANTEE: CHITWOOD TITLE COMPANY  
DEPUTY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP COMES WITHIN THE FIELD OF MY PROFESSION. I HAVE BEEN ADVISED BY THE CITY ENGINEER THAT THIS MAP IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PAGES HAWES, A CALIFORNIA CORPORATION, IN DECEMBER OF 2006. I HEREBY STATE THAT ALL THE INSTRUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE INSTRUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SATISFACTORY CONDITIONS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THINK THAT THE SUBDIVISION AS SHOWN HEREON IS IN ACCORDANCE WITH THE MAP ACT AND THE SUBDIVISION MAP ACT AND THAT THE MAP IS IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE THAT ARE IN EFFECT AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP. I HAVE BEEN ADVISED BY THE CITY ENGINEER THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE WORKS, AND SEWER SYSTEMS TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF SAID DRAINAGE, DRAINAGE WORKS, AND SEWER SYSTEMS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, OR THAT THE SUBDIVISION HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED OCTOBER 19, 2004.

**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON DAY OF NOV, 2006, AND THAT THE OFFER(S) OF DEDICATION(S) DEPICTED HEREON WERE NOT ACCEPTED. THE CITY COUNCIL MAY, HOWEVER, BY RESOLUTION AT ANY LATER DATE, AND WITHOUT FURTHER ACTION BY THE SUBDIVIDER, REScind ITS ACTION AND ACCEPT THE FOLLOWING DEDICATION(S) AND AMENDMENTS FOR PUBLIC USE, WHICH ACCEPTANCE SHALL BE RECORDED IN THE OFFICE OF THE RIVERSIDE COUNTY ENGINEER:

THE OFFER OF DEDICATION OF LOT "J", SHOWN AS ONE VALLEY PARKWAY, AS OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.  
THE OFFER OF DEDICATION TO PUBLIC USE, EXISTING FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, LOCATED WITHIN THE TRACT OF INTEREST AND EXISTING FOR PRIVATE LOTS SHOWN WITHIN THIS MAP.  
THE OFFER OF DEDICATION TO PUBLIC USE, EXISTING FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, LOCATED WITHIN THE TRACT OF INTEREST AND EXISTING FOR PRIVATE LOTS SHOWN WITHIN THIS MAP.  
THE OFFER OF DEDICATION TO PUBLIC USE, EXISTING FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, AS OFFERED FOR DEDICATION AND AS SHOWN WITHIN THIS MAP.

THE OFFER OF DEDICATION TO PUBLIC USE, EXISTING FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, AS OFFERED FOR DEDICATION AND AS SHOWN WITHIN THIS MAP.  
WITNESS MY HAND  
DATE: 9-3, 2008  
BY: *[Signature]*  
CITY CLERK, CITY OF BEAUMONT  
RIVERSIDE COUNTY, CALIFORNIA

2006-061594 ORIGINAL





RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223


APN 400-630-073, 400-620-050                      SPACE ABOVE THIS LINE RECORDER'S USE  
*Transfer Tax Not Applicable: R&T Code 11922*  
*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.54 ACRES M/L IN POR LOT 125 MB 431/089 TR 31288

**GRANTOR:**  
Pardee Homes

Michael C. Taylor  
By:   
Division President

Dated: 12/7/20

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

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

-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

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

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

THIS SUBDIVISION CONTAINS:

- 120 UNIMATED LOTS
- 120 UNIMATED STREET LOTS
- 120 LOTS TOTAL
- 67.55 ACRES GROSS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO THE LAND WITHIN THE DISTRICTING BORDER LINE.

WE HEREBY RESERVE LOTS "A", THROUGH "I", INCLUDING, INDICATED HEREON AS "PRIVATE STREETS", FOR PRIVATE STREET USE AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS 121, 124, 126 AND 127 FOR OPEN SPACE PURPOSES, AND LOT 129 FOR OPEN SPACE AND DRAINAGE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "J", SHOWN AS OAK VALLEY PARKWAY, AS SHOWN WITHIN THIS MAP.

WE HEREBY RESERVE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN STRAIGHTWAY COURT, LOT "E", SHOWN AS LINSEMAN DRIVE, LOT "G", SHOWN AS BRADY STREET, LOT "H", SHOWN AS NORTON LANE, LOT "I", SHOWN AS STRAIGHTWAY DRIVE, LOT "J", SHOWN AS BRADY STREET, LOT "K", SHOWN AS NORTON LANE, LOT "L", SHOWN AS STRAIGHTWAY DRIVE AND LOT "M", SHOWN AS BRADY STREET, SHOWN HEREON.

WE HEREBY OFFER FOR DEDICATION TO THE CITY OF BEAUMONT, LOT 125 AND 128, IN FEE SIMPLE, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT THE PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN HEREON.

**PROCEEDING PARAGRAPH IS TRUE AND CORRECT.**

**PAIGE PAKES**, A CALIFORNIA CORPORATION  
 VICE PRESIDENT  
 [Signature]

**ANDREW ADRIAN**, VICE PRESIDENT  
 [Signature]

**STATE OF CALIFORNIA**  
 COUNTY OF RIVERSIDE  
 ON BEHALF OF THE PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO THE LAND WITHIN THE DISTRICTING BORDER LINE, PERSONALLY PREPARED: **Shawn Adams**, **Shawn Adams**, **Shawn Adams**

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE ASSERIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT HAS EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESSES MY HAND  
 [Signature]  
 [Signature] **Commissioner of 166 9495**  
**Shawn Adams**  
 [Signature] **Shawn Adams**

**NOTARY APOSTOLIC STATEMENT**

STATE OF CALIFORNIA  
 COUNTY OF RIVERSIDE  
 I, **Notary Public**, **Notary Public**  
 DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS VOLUNTARILY AND LEGALLY EXECUTED BY THE PERSONS WHOSE NAMES I HAVE ASSERIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT HAS EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESSE MY HAND  
 [Signature] **Commissioner of 166 9495**  
**Shawn Adams**  
 [Signature] **Shawn Adams**

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288**

BEING A SUBDIVISION OF PARCEL 1 AND 2, 06-114-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-048887 OF OFFICIAL RECORDS OF OFFICIAL RECORDS, AND A PORTION OF PARCEL 8, 03-114-11, RECORDED A JULY 7, 2003 AS INSTRUMENT NO. 2003-500633 OF OFFICIAL RECORDS, ALL THING WITHIN PORTIONS OF SECTIONS 31 AND 32, T12S, R11W, AND A PORTION OF FRANCHISE SECTION 6, T13S, R11W, SAN BERNARDINO MEMORIAL STATE OF CALIFORNIA LEVI D. COX, U.S. 79350

DECEMBER, 2006

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES DUE TO THE COUNTY, MUNICIPAL, DISTRICT AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH I, THE COUNTY CLERK, FILED WITH THE BOARD OF SUPERVISORS, SAN BERNARDINO MEMORIAL STATE OF CALIFORNIA, AND A PORTION OF FRANCHISE SECTION 6, T13S, R11W, SAN BERNARDINO MEMORIAL STATE OF CALIFORNIA LEVI D. COX, U.S. 79350

DATE: \_\_\_\_\_

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

DEPUTY COUNTY CLERK

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES UNDER THE PROVISIONS OF THE CALIFORNIA GOVERNMENT CODE, A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEER'S OFFICE.

DATE: **Dec. 22**, 2008

BY: **Don Veldt**, COUNTY TAX COLLECTOR  
 [Signature]  
 DEPUTY

**SOILS REPORT NOTE**

PRELIMINARY SOILS INVESTIGATION REPORT FOR TRACTING TRACT NO. 31288, DATED JANUARY 20, 2005, AS MORE ORDER 2004A, WAS RECEIVED BY PACIFIC SOILS ENGINEERING, INC., AS REQUIRED BY THE 12951 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 65434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEER'S OFFICE.

**SIGNATURE DISMISSALS NOTE**

PURSUANT TO SECTION 6467 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR POWER LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED NOVEMBER 17, 1915, IN BOOK 434, PAGE 140 OF DEEDS; SOUTHERN CALIFORNIA Edison COMPANY OWNERS OF AN EASEMENT FOR UTILITY PURPOSES RECORDED MARCH 2, 1951 IN BOOK 1249 PAGE 96, OFFICIAL RECORDS;

SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL ENGINEERS ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, OWNERS OF AN EASEMENT FOR EIGHT AND IMPLICIT OF BRADY GOLF BULLS RECORDED DECEMBER 28, 2000 AS INSTRUMENT NO. 2000-518796, OFFICIAL RECORDS;

CHARIS DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, HOLDER OF TEMPORARY RECIPROCAL GRADING EASEMENT(S) PER DOCUMENT RECORDED MARCH 29, 2004 AS INSTRUMENT NO. 2004-0218356 AND DOCUMENT RECORDED MARCH 29, 2004 AS INSTRUMENT NO. 2004-0218357 AND AMENDED BY DOCUMENT RECORDED APRIL 1, 2005 AS INSTRUMENT NO. 2005-0230039;

SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL ENGINEERS ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, OWNERS OF AN EASEMENT FOR EIGHT AND IMPLICIT OF BRADY GOLF BULLS RECORDED DECEMBER 28, 2000 AS INSTRUMENT NO. 2000-518796, OFFICIAL RECORDS;

OK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF EASEMENTS FOR DRAINAGES, STORMWATER, WELLS OF FENCES, LANDSCAPING, IRRIGATION, DRAINAGE SYSTEMS AND LINE IMPROVEMENTS, UTILITIES, AND STOPS RESERVED IN DEEDS RECORDED JULY 15, 2003 AS INSTRUMENT NO. 2003-526453, AND RECORDED APRIL 19, 2004 AS INSTRUMENT NO. 2004-0272891, OFFICIAL RECORDS;

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, OWNERS OF AN EASEMENT FOR TRANSPORTATION OF GAS, ENERGY, COMMUNICATIONS, FERTILIZATION PRODUCTS AND OTHER SUBSTANCES RECORDED MAY 20, 2006 AS INSTRUMENT NO. 2006-0532283, OFFICIAL RECORDS.

**RECORDER'S STATEMENT**

FILED THIS 20th DAY OF Dec., 2008 AT 8:00 PM IN BOOK 105 OF MAPS AT PAGE 105 AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2008-0415041

FEES \$ 50.00

LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER  
 DEPUTY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTS OF FIFTEEN (15) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PAIGE PAKES, A CALIFORNIA CORPORATION, IN DECEMBER OF 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRANSMITTED AND THAT THIS FINAL MAP SUBSTITUTEDLY CORRECTS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND CORRECT AS SHOWN.

DATE: **March 30**, 2008

BY: **Levi David Cox**, L.S. 79350  
 [Signature]

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION, AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL ON SEPTEMBER 14, 2006 AND ANY APPROVED ALTERNATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE WORKS, AND SEWER SYSTEMS TO PROVIDE ALL LOTS IN THE SUBDIVISION WITH FLOODS HAVE BEEN APPROVED BY THE SAN BERNARDINO COUNTY PUBLIC HEALTH DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL NECESSARY APPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL.

FOR DEEPAK KADAM, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT  
 [Signature]  
 S. 6359  
 (LIC. EXPIRES 12/31/2008)

DATE: **25 Aug 08**

**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, AND THAT THE OFFICIAL(S) OF DEDICATION(S) DERIVED HEREON WERE NOT ACCEPTED BY THE CITY COUNCIL MAP, HOWEVER, BY RESOLUTION AT ANY LATER DATE, AND WITHOUT FURTHER ACTION BY THE SUBDIVIDER, RESIGNED HIS ACTIVITY AND ACCEPT THE FOLLOWING DEDICATION(S) AND OFFICIAL RESIGNATION OF THE PUBLIC USE, WHICH ACCEPTANCE SHOULD BE RECORDED IN THE OFFICE OF THE INTERESTED PARTY REQUESTER.

THE OFFER OF DEDICATION OF LOT "J", SHOWN AS OAK VALLEY PARKWAY, AS OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE OFFER OF DEDICATION TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN STRAIGHTWAY COURT, LOT "E", SHOWN AS LINSEMAN DRIVE, LOT "G", SHOWN AS BRADY STREET, LOT "H", SHOWN AS NORTON LANE, LOT "I", SHOWN AS STRAIGHTWAY DRIVE, LOT "J", SHOWN AS BRADY STREET, LOT "K", SHOWN AS NORTON LANE, LOT "L", SHOWN AS STRAIGHTWAY DRIVE AND LOT "M", SHOWN AS BRADY STREET, AS SHOWN HEREON AND DID NOT ACCEPT THE OFFER OF DEDICATION OF LOTS 125 AND 128, IN FEE SIMPLE, FOR DRAINAGE AND LANDSCAPE PURPOSES, AS OFFERED FOR DEDICATION AND AS SHOWN WITHIN THIS MAP.

THE OFFER OF DEDICATION FOR PUBLIC USE THE PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN HEREON.

DATE: **9-3-**, 2008

[Signature] **Kevin Stinson**  
 CITY CLERK, CITY OF BEAUMONT  
 RIVERSIDE COUNTY, CALIFORNIA

2008-0675961  
 ORIGINAL

SHEET 1 OF 15 SHEETS



2008-0675961  
ORIGINAL

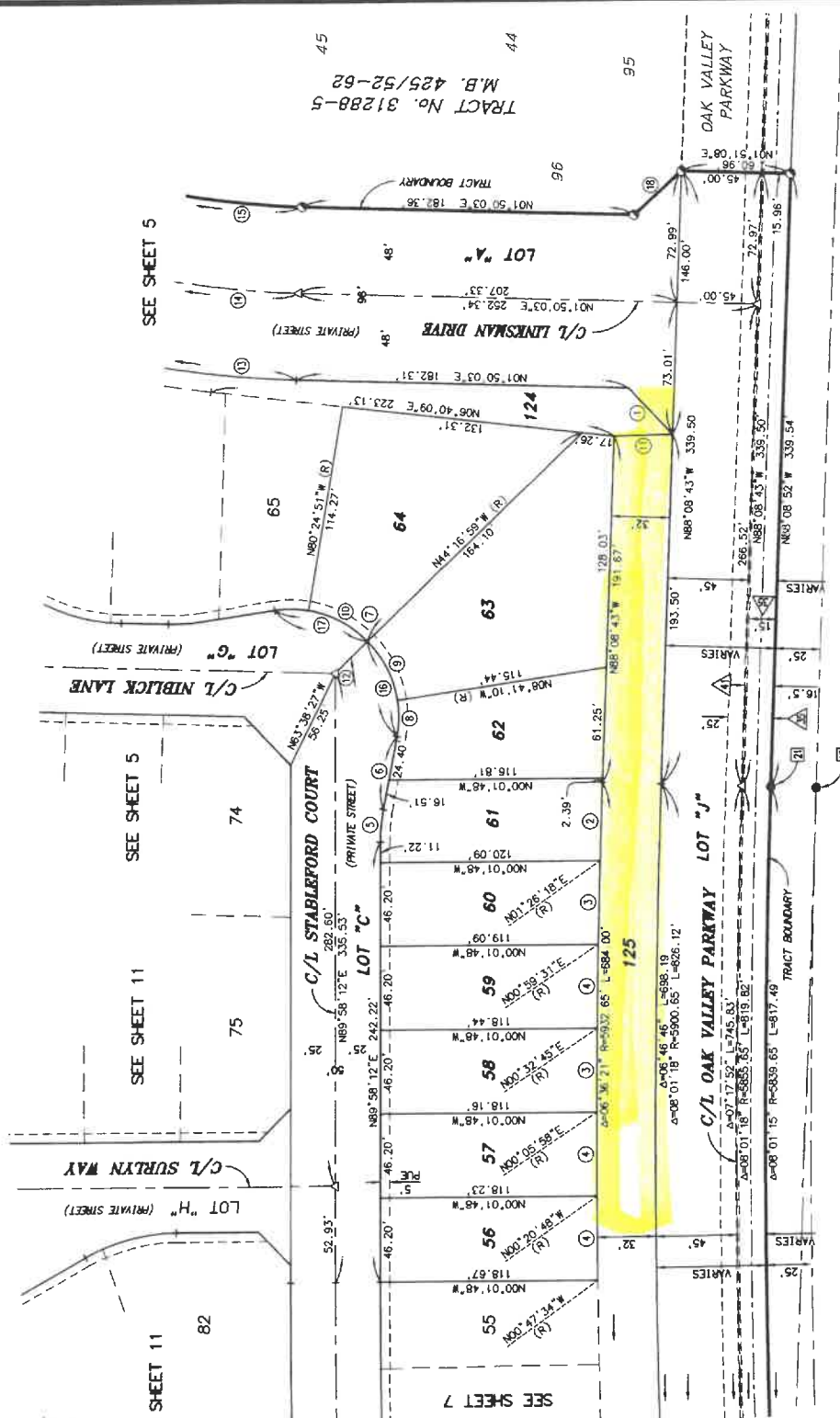
43/94

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288**

SHEET 6 OF 15 SHEETS

BEING A SUBDIVISION OF PARCELS 1 AND 2, 06-LLA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0675961, AND PARCELS 3 AND 4, 06-LLA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0675962, AND PARCELS 5 AND 6, 06-LLA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0675963, AND PARCELS 7 AND 8, 06-LLA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0675964, ALL LING WITHIN PORTIONS OF SECTIONS 31 AND 32, T.25S., R.1W., AND A PORTION OF FRACTIONAL SECTION 6, T.25S., R.1W., SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
LEVI D. COX, L.S. 7930  
DECEMBER, 2006



DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH
1	N46°50'40"E	---	35.36'
2	N00°24'59"	5932.65'	43.11'
3	00°26'47"	5932.65'	46.22'
4	00°26'46"	5932.65'	46.19'
5	10°23'19"	100.00'	18.13'
6	N79°36'29"W	---	40.91'
7	108°36'17"	60.00'	14.11'
8	35°35'41"	60.00'	19.24'
9	36°07'52"	60.00'	37.84'
10	N01°24'26"W	---	32.05'
11	N44°29'54"W	---	25.19'
12	24°30'48"	548.00'	234.46'
13	24°30'48"	500.00'	213.92'
14	24°30'48"	452.00'	193.38'
15	24°30'48"	404.00'	172.84'
16	54°38'30"	60.00'	57.22'
17	54°19'47"	60.00'	56.89'
18	N43°09'20"W	---	35.35'

**NOTE**  
SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 3 FOR SHEET INDEX MAP, SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-120-061

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.33 ACRES M/L IN LOT 124 MB 415/014 TR 31288-1

**GRANTOR:**

Pardee Homes

*Michael C Taylor*  
*[Signature]*  
Division President

Dated: 12/07/20

By: \_\_\_\_\_

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

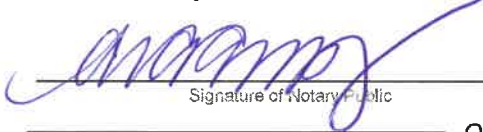
personally appeared Michael C. Taylor  
Name of Signer (1)

-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:  
 Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

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

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

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

2006-0953786 ORIGINAL 415 14

SHEET 1 OF 13 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT NO. 31288-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT NO. 06-114-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-084857 OF OFFICIAL RECORDS...

LEVI D. COX, L.S. 7930

AUGUST, 2005

RECORDED'S STATEMENT FILED THIS DAY OF OCTOBER, 2006 AT 2:05 P.M. IN BOOK 415 OF MAPS AT PAGES 145-216 AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT...

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA...

DAVID M. MORGAN, 2006

CLERK OF THE BOARD OF SUPERVISORS COUNTY TAX COLLECTOR BY: LEVI D. COX, L.S. 7930 DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES...

DAVID MORGAN, 29, 2006

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Keiston MacGillis, DEPUTY

SOILS REPORT NOTE

PERI SURVEY INVESTIGATION REPORT FOR TRACTIVE TRACT NO. 11288, DATED JANUARY 30, 2005, AS WORK ORDER 700468, WAS PREPARED BY PACIFIC SOILS ENGINEERING, INC. AS REQUIRED BY SECTION 66045 OF THE CALIFORNIA HEALTH AND SAFETY CODE...

SIGNATURE OMISSIONS NOTE

- 1) SOUTHERN CALIFORNIA GAS COMPANY, OWNERS OF AN EASEMENT FOR PRIVATE ROAD PARCELS RECORDED DECEMBER 7, 1951 IN BOOK 1325, PAGE 83, OFFICIAL RECORDS.
2) SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR PRIVATE ROAD RECORDED JANUARY 1, 1966 AS INSTRUMENT NO. 10292, OFFICIAL RECORDS.
3) SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS ASSOCIATION OF AMERICA, OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF ERRANT GOLF BALLS RECORDED DECEMBER 28, 2000 AS INSTRUMENT NO. 2000-516796, OFFICIAL RECORDS.
4) GAK VALLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF EASEMENTS FOR DRIVEWAYS, SIDEWALKS, WALLS OR FENCES, LANDSCAPING, IRRIGATION, DRAINAGE SYSTEMS AND LINE IMPROVEMENTS, UTILITIES, AND SIGNS RECORDED JULY 15, 2000 AS INSTRUMENT NO. 2000-358433, OFFICIAL RECORDS.
5) STATE OF CALIFORNIA, OWNERS OF ACCESS RIGHTS, RECORDED OCTOBER 28, 1949 IN BOOK 1118, PAGE 487, OFFICIAL RECORDS.

THIS SUBDIVISION CONTAINS:

128 NUMBERED LOTS 8 LETTERED STREET LOTS 136 LOTS TOTAL 37.20 ACRES GROSS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CERTAINABLE MAP FOR DEDICATION AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RESERVE LOTS "A" THROUGH "G", INCLUSIVE, INDICATED HEREON AS "PRIVATE STREETS", FOR PRIVATE STREET USE AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS 121, 126 AND 128 FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "H", AS SHOWN AS RESERT LAWN DRIVE, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, WITHIN LOTS "A" THROUGH "G", INCLUSIVE, SHOWN AS BIRDE DRIVE, WALTER WAY, DIVOT DRIVE, HOSEL STREET, BOWMER PLAY COURT AND MULLIGAN DRIVE, RESPECTIVELY.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT, LOTS 124, 125 AND 127 FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

POWER OF ATTORNEY

I, JAMES ARVIN, VICE PRESIDENT of the California Corporation...

NOTARY ACKNOWLEDGEMENT

STATE OF California )
COUNTY OF Los Angeles )
I, James Arvin, Vice President of the California Corporation, personally appeared before me and acknowledged to me that he is the duly authorized officer of the California Corporation, and that he is duly qualified to execute the instrument...

Notary Public in and for said State: Sybil J. Jensen

NOTARY ACKNOWLEDGEMENT

STATE OF California )
COUNTY OF Riverside )
I, Kelly Marie Klein, personally appeared before me and acknowledged to me that she is the duly authorized officer of the California Corporation, and that she is duly qualified to execute the instrument...

Notary Public in and for said State: Kelly Marie Klein

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THIRTEEN (13) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DAVID MORGAN, L.S. 2006

LEVI DAVID COX, L.S. 7930

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL ON SEPTEMBER 14, 2004 AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINAGE, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN SUBMITTED TO THE CITY ENGINEER, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORANI, F. E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DAVID MORGAN, L.S. 6359

BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PRESERVED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 15th DAY OF OCTOBER 2006, AND THAT THERE UPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF BEAUMONT, SUBJECT TO IMPROVEMENTS...

THE DEDICATION OF LOT "H", SHOWN AS RESERT LAWN DRIVE, AS OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE DEDICATION FOR PUBLIC UTILITY EASEMENTS TOGETHER WITH THE RIGHT OF ADDRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL WITHIN LOTS "A" THROUGH "G", INCLUSIVE, SHOWN AS BIRDE DRIVE, WALTER WAY, DIVOT DRIVE, HOSEL STREET, BOWMER PLAY COURT AND MULLIGAN DRIVE, RESPECTIVELY.

THE DEDICATION OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

AND DO NOT ACCEPT THE OFFER OF DEDICATION OF LOTS 124, 125 AND 127, IN FEE SIMPLE, FOR OPEN SPACE PURPOSES AND MAINTENANCE THEREOF, ALL AS OFFERED FOR DEDICATION AND SHOWN WITHIN THIS MAP.

WALTER L. CHANCE, CITY CLERK OF THE CITY OF BEAUMONT





2006-0953786  
 ORIGINAL  
 415  
 25

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288-1**

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT NO. 06-LLA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-084857 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA

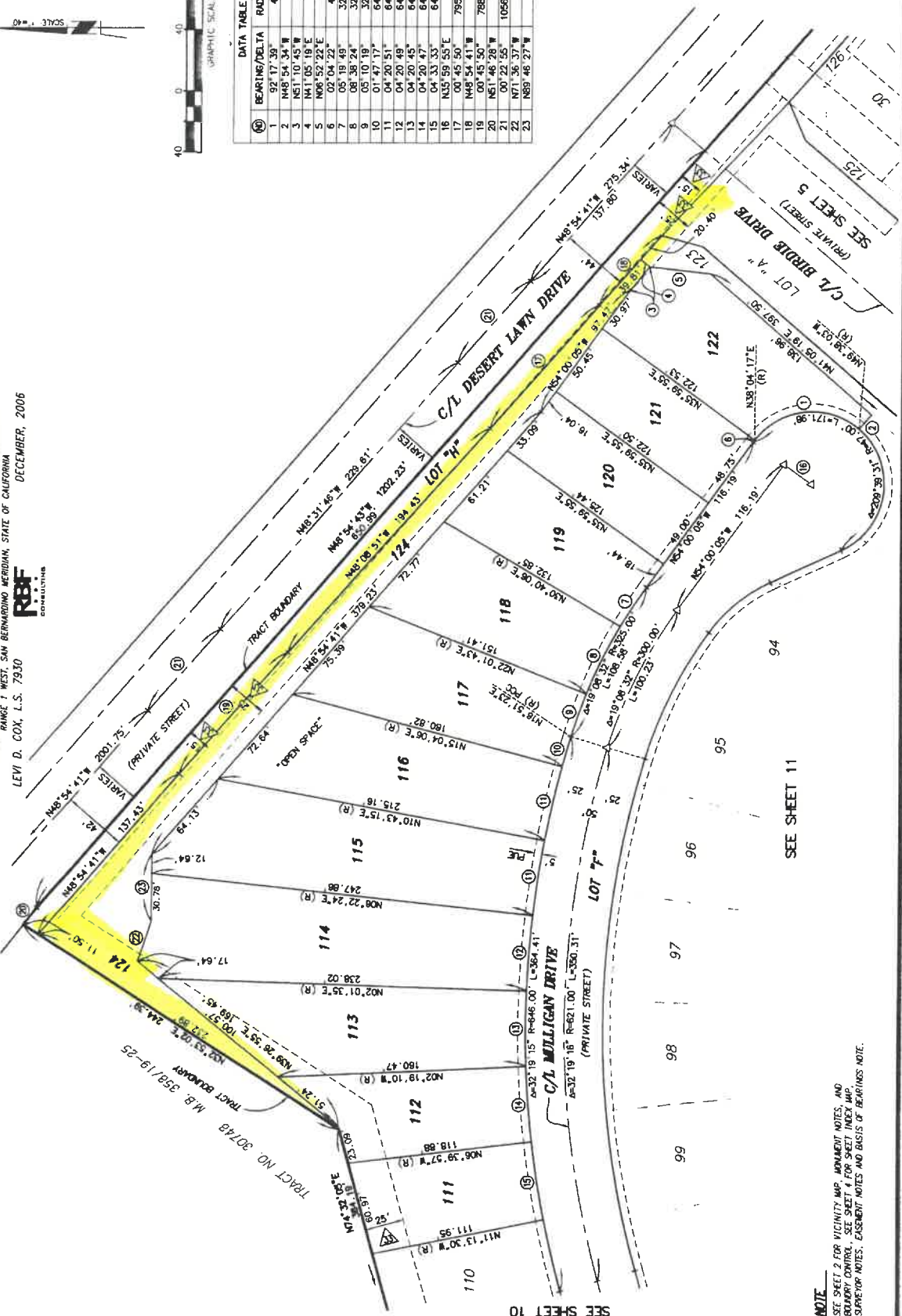
LEVI D. COX, L.S. 7930 DECEMBER, 2006



SHEET 12 OF 13 SHEETS



NO	BEARINGS/Delta	RADIUS	LENGTH
1	92°17'39"	47.00	75.71
2	N48°54'34"W	---	12.16
3	N51°10'45"W	---	19.27
4	N41°05'19"E	---	7.59
5	N06°52'22"E	---	38.83
6	02°04'22"	47.00	1.70
7	05°19'49"	325.00	30.23
8	08°10'19"	325.00	48.01
9	01°47'17"	646.00	20.18
10	04°20'51"	646.00	48.02
11	04°20'49"	646.00	48.01
12	04°20'45"	646.00	48.00
13	04°20'47"	646.00	48.00
14	04°20'47"	646.00	48.00
15	04°33'33"	646.00	51.40
16	N15°59'55"E	---	22.00
17	00°45'50"	7956.00	106.07
18	N48°54'41"W	---	60.20
19	00°45'50"	7984.00	105.11
20	N01°46'28"W	---	13.87
21	07°36'37"W	10560.00	70.40
22	N89°46'27"W	---	43.42



**NOTE**  
 SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 4 FOR SHEET INDEX MAP. SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-130-064, 400-120-063

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.52 ACRES M/L IN POR LOT 126 MB 415/014 TR 31288-1

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

Michael C Taylor  
By: Michael C Taylor  
Division President

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Names of Notary Public, Title

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

\_\_\_\_\_  
Name of Signer (2)

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

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

WITNESS my hand and official seal.  
  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

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

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- Additional Signer  Signer(s) Thumbprints(s)
- \_\_\_\_\_

2006-0953786  
415  
14  
ORIGINAL

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THIS SUBDIVISION CONTAINS:

128 NUMBERED LOTS  
8 LETTERED STREET LOTS  
139 LOTS TOTAL  
37.20 ACRES GROSS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND, INCLUDING WITHIN THE SUBDIVISION... WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA...

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS FOR EMERGENCY VEHICLES AND LOCAL DRIVEWAYS WITHIN LOTS "A" THROUGH "C", INCLUSIVE, SHOWN AS BIRDALE DRIVE, AMATEUR WAY, DIVOT DRIVE, HOBEL STREET, BOMBER PLAY COURT AND MALLIGAN DRIVE, RESPECTIVELY.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND 127 FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PARTEK INC., A CALIFORNIA CORPORATION  
VINCE TAYLOR  
VICE PRESIDENT

**NOTARY ACKNOWLEDGEMENT**  
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
I, Stephan Jossen, Notary Public in and for said State, do hereby certify that the foregoing instrument was acknowledged before me and that the signatory is the person(s) named therein and that he/she/they is/are duly authorized to execute the instrument.

BY COMMISSION EXPIRES June 9, 2007 MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY, CALIFORNIA.

Stephan Jossen  
NOTARY PUBLIC AND FOR SAID STATE (PRINT NAME)

**NOTARY ACKNOWLEDGEMENT**  
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
I, Kelly Marie Klein, do hereby certify that the foregoing instrument was acknowledged before me and that the signatory is the person(s) named therein and that he/she/they is/are duly authorized to execute the instrument.

BY COMMISSION EXPIRES September 21, 2008 MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY, CALIFORNIA.

Kelly Marie Klein  
NOTARY PUBLIC AND FOR SAID STATE (PRINT NAME)

**TRACT NO. 31288-1**

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT ONE ADJUSTMENT NO. 06-114-0, COMMENCED WITH INSTRUMENT NO. 2005-01696, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO HERDIANO, STATE OF CALIFORNIA.  
LEVI D. COX, L.S. 7930  
AUGUST, 2005

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$100,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDS ARE A LIEN AGAINST THE PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DOLLY FORWARDED BY THE BOARD OF SUPERVISORS.

DATED: August 2, 2005  
COUNTY TAX COLLECTOR  
BY: Levi David Cox, DEPUTY

**TAX COLLECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THE (S) 128 LOTS WITHIN THIS MAP ARE SUBJECT TO THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDS ARE A LIEN AGAINST THE PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DOLLY FORWARDED BY THE BOARD OF SUPERVISORS.

DATED: November 29, 2005  
PAUL MCCOMMELL, COUNTY TAX COLLECTOR  
BY: Kevin MacCallin, DEPUTY

**SOILS REPORT NOTE**  
PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31288, DATED JANUARY 20, 2005, AS WORK ORDER 700048, WAS PREPARED BY PACIFIC SOILS ENGINEERING, INC., AS REQUIRED BY SECTIONS 17983 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 66434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

**SIGNATURE OMISSIONS NOTE**  
PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:  
1) SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR PRIVATE ROAD PURPOSES RECORDED DECEMBER 7, 1951 IN BOOK 1325, PAGE 83, OFFICIAL RECORDS.  
2) SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, OWNERS OF AN EASEMENT FOR PRIVATE ROAD RECORDED JANUARY 1, 1986 AS INSTRUMENT NO. 10282, OFFICIAL RECORDS.  
3) SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS'S ASSOCIATION OF AMERICA, OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF BRANT GOLF BALLS RECORDED DECEMBER 28, 2000 AS INSTRUMENT NO. 2000-516796, OFFICIAL RECORDS.  
4) GUY WILLEY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF EASEMENTS FOR DRINKING WATER, UTILITIES, LANDSCAPING, IRRIGATION, DRAINAGE SYSTEMS AND LIFE IMPROVEMENTS UTILITIES, AND SIGNS RECORDED JULY 15, 2003 AS INSTRUMENT NO. 2003-506433, OFFICIAL RECORDS.  
5) STATE OF CALIFORNIA, OWNERS OF ACCESS RIGHTS, RECORDED OCTOBER 26, 1949 IN BOOK 1118, PAGE 487, OFFICIAL RECORDS.

**RECORDER'S STATEMENT**

I FILED THIS MAP ON August 2, 2005 AT 10:15 AM IN BOOK 415 OF MAPS AT PAGES 14-26, AT THE REQUEST OF THE CITY CLERK, Clara G. Belmont, NO. 2006-0953786.  
LARRY F. MARD, COUNTY ASSESSOR-CLERK-RECORDER  
BY: Alina, DEPUTY

**SUBMITTER'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THIRTEEN (13) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARTEK INC., A CALIFORNIA CORPORATION, IN JANUARY OF 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO EMBLEM THE SURVEY TO BE REPEATED AND THAT THIS TIME THE MONUMENTS ARE, OR WILL BE, INITIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: November 14, 2005  
LEVI DAVID COX, L.S. 7930  
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL ON SEPTEMBER 14, 2004 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; SUBDIVISION PLANS AND RECORDS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OF THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORJANI, P.E. 51047, CITY ENGINEER, CITY OF BEAUMONT  
DATED: 22 DEC 06

**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING HELD ON THE 15th DAY OF October 2006, AND THAT THERE UPON SAID COUNCIL DID, BY AN ORDER DAILY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF BEAUMONT, SUBJECT TO IMPROVEMENTS:  
THE DEDICATION OF LOT "H", SHOWN AS DESERT LAWN DRIVE, AS OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.  
THE DEDICATION FOR PUBLIC UTILITY EASEMENTS TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS FOR EMERGENCY VEHICLES AND LOCAL DRIVEWAYS WITHIN LOTS "A" THROUGH "C", INCLUSIVE, SHOWN AS BIRDALE DRIVE, AMATEUR WAY, DIVOT DRIVE, HOBEL STREET, BOMBER PLAY COURT AND MALLIGAN DRIVE, RESPECTIVELY.  
THE DEDICATION OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

AND DID NOT ACCEPT THE OFFER OF DEDICATION OF LOTS 124-186-187, IN FEE TITLE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, ALL AS OFFERED FOR DEDICATION AND SHOWN WITHIN THIS MAP.  
MARTHA L. CHANCE, CITY CLERK OF THE CITY OF BEAUMONT  
DATED: 11-22, 2006



2006-09153786

415 / 20

ORIGINAL

SHEET 7 OF 13 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31288-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT NO. 06-L24-10, RECORDS OF RIVERSIDE COUNTY, BEING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
LEVY D. COX, L.S., 7930

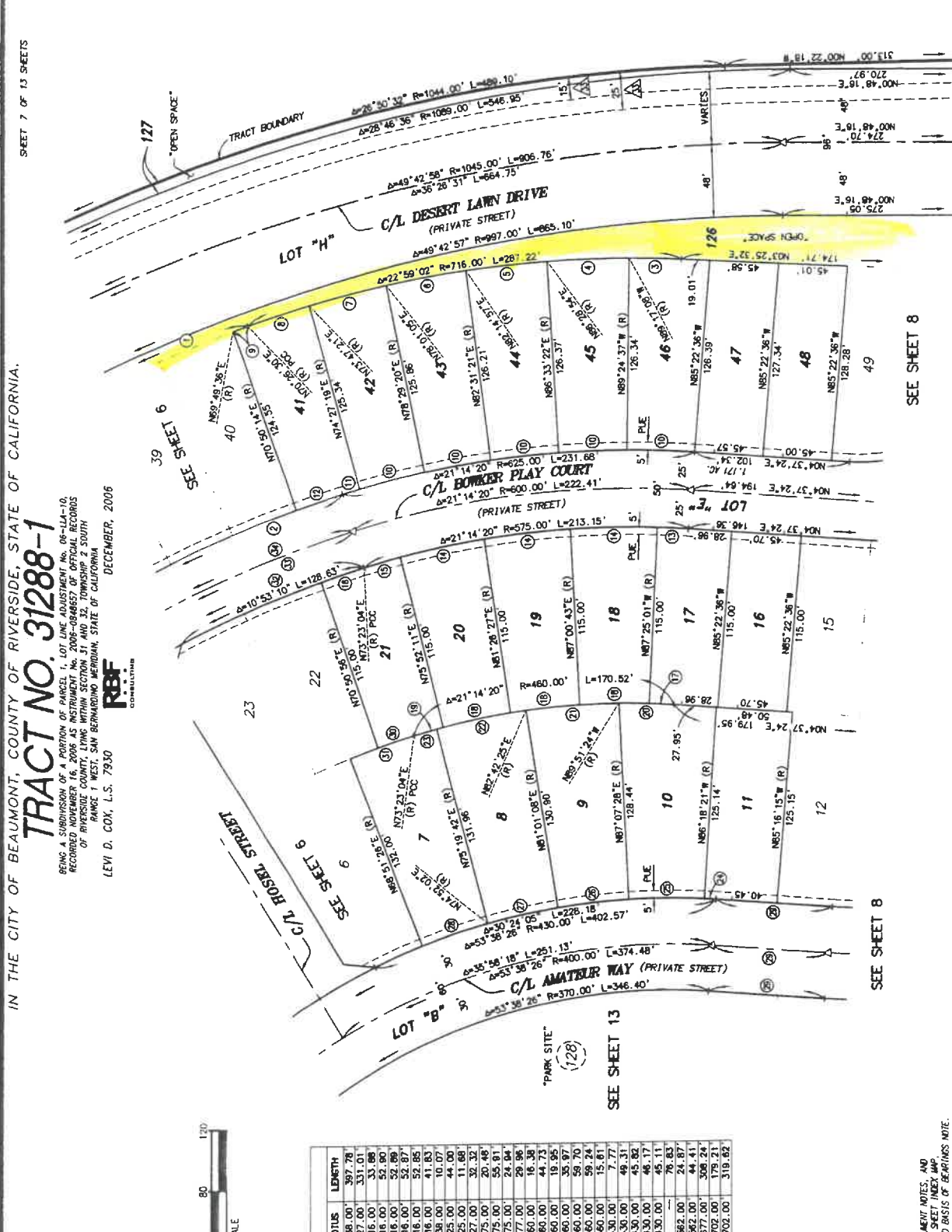
RFI CONSULTANTS

DECEMBER, 2006

SCALE 1" = 40'



NO	BEARING/Delta	RADIUS	LENGTH
1	24°17'48"	938.00	397.78
2	26°05'16"	727.00	331.01
3	04°15'58"	716.00	52.90
4	04°13'57"	716.00	52.90
5	04°13'52"	716.00	52.87
6	04°13'44"	716.00	52.85
7	03°20'51"	938.00	41.83
8	03°20'54"	938.00	41.83
9	04°02'01"	625.00	44.00
10	01°04'15"	625.00	11.68
11	01°04'15"	625.00	11.68
12	02°32'50"	727.00	32.32
13	02°02'28"	975.00	20.46
14	03°29'03"	575.00	34.81
15	03°30'08"	677.00	26.98
16	03°30'08"	677.00	26.98
17	02°02'25"	460.00	44.73
18	05°34'16"	460.00	19.95
19	02°29'07"	460.00	35.97
20	04°28'48"	460.00	59.70
21	07°26'11"	460.00	59.74
22	07°22'43"	460.00	15.61
23	01°56'38"	460.00	7.77
24	01°02'05"	430.00	49.31
25	08°34'11"	430.00	45.92
26	08°06'20"	430.00	46.17
27	08°09'06"	430.00	46.11
28	08°09'06"	430.00	46.11
29	02°32'08"	562.00	24.87
30	04°31'38"	677.00	44.41
31	26°05'14"	702.00	308.24
32	14°37'38"	702.00	179.21
33	26°05'15"	702.00	319.62
34			



SEE SHEET 8

SEE SHEET 8

SEE SHEET 13

NOTE: SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 4 FOR SHEET INDEX MAP. SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.

2006-0953786  
ORIGINAL  
415  
19

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288-1**

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT No. 06-114-10  
RECORDED NOVEMBER 16, 2006 AS INSTRUMENT No. 2006-0848857 OF OFFICIAL RECORDS  
OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH  
RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
LEVI D. COX, L.S. 7930

**RBF**  
CONSULTING

DECEMBER, 2006

SHEET 6 OF 13 SHEETS

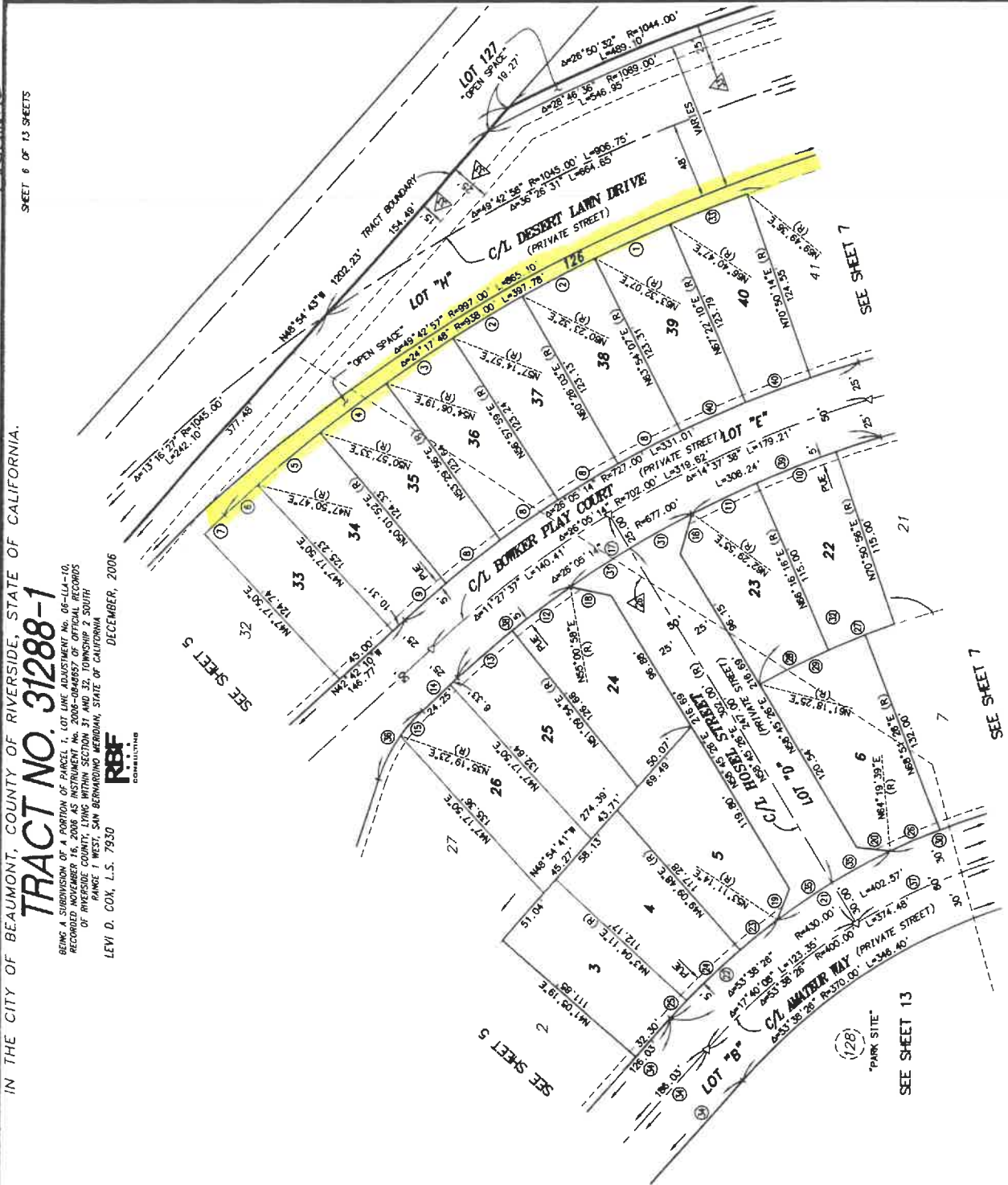
SCALE: 1" = 40'



GRAPHIC SCALE

NO.	BEARING/Delta	RADIUS	LENGTH
1	03°08'40"	938.00	51.48
2	03°08'35"	938.00	51.46
3	03°08'38"	938.00	51.47
4	03°08'46"	938.00	51.51
5	03°08'46"	938.00	50.96
6	03°08'46"	938.00	17.65
7	03°08'46"	938.00	17.65
8	03°28'04"	727.00	44.00
9	03°44'02"	727.00	34.69
10	04°34'40"	677.00	54.08
11	03°46'21"	677.00	44.58
12	03°51'04"	677.00	45.50
13	03°52'04"	677.00	45.70
14	N42°42'10"W	100.00	30.58
15	N11°58'27"W	100.00	20.90
16	N74°22'19"W	28.27	26.27
17	N11°52'39"E	677.00	88.41
18	N11°52'39"E	677.00	88.41
19	N68°56'46"W	21.16	21.16
20	N68°27'41"E	21.16	21.16
21	N11°08'26"	430.00	63.61
22	N12°05'54"	430.00	90.80
23	04°01'25"	430.00	30.20
24	06°05'37"	430.00	45.73
25	01°58'52"	430.00	14.87
26	04°31'47"	430.00	34.00
27	04°34'40"	582.00	44.90
28	07°35'01"	582.00	48.69
29	03°44'58"	591.00	74.08
30	03°44'58"	591.00	74.08
31	12°04'40"	562.00	118.44
32	12°04'40"	562.00	118.44
33	03°08'49"	938.00	51.52
34	N49°54'41"W	270.00	41.80
35	05°34'13"	430.00	63.86
36	29°39'31"	100.00	51.77
37	35°58'18"	400.00	251.13
38	07°43'08"	677.00	91.21
39	10°53'10"	677.00	128.63
40	03°28'03"	727.00	44.00

**NOTE**  
SEE SHEET 2 FOR VICINITY MAP. UPWARD NOTES. AND  
SEE SHEET 4 FOR SHEET INDEX MAP.  
BOUNDARY CONTROL. SEE SHEET 4 FOR SHEET INDEX MAP.  
SURVEYOR NOTES. EASEMENT NOTES AND BASIS OF BEARINGS. NOTE.



RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-130-065

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.11 ACRES M/L IN LOT 127 MB 415/014 TR 31288-1

**GRANTOR:**  
Pardee Homes

Michael C Taylor  
By: Michael C Taylor  
Division President

Dated: 12/07/20

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

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

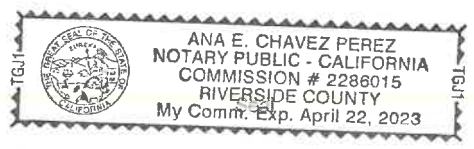
\_\_\_\_\_  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

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

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



2006-09537860  
415  
114

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THIS SUBDIVISION CONTAINS:

128 MARKED LOTS  
8 LETTERED STREET LOTS  
136 LOTS TOTAL  
37.20 ACRES GROSS

**OWNER'S STATEMENT**

I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT I AM THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE IN SAID MAP AND WHOSE SIGNATURE IS NECESSARY TO RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHIVE BORDER LINE.

I HEREBY RESERVE LOTS "A" THROUGH "G", INCLUSIVE, INDICATED HEREON AS "PRIVATE STREETS", FOR PRIVATE STREET USE AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

I HEREBY RESERVE LOTS "H" AND "I" FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

I HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "H", SHOWN AS DESERT LAMN DRIVE, AS SHOWN WITHIN THIS MAP.

I HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF WAY THEREFOR, TOGETHER WITH THE RIGHT OF WAY FOR "H" THROUGH "I", INCLUSIVE, SHOWN AS BIRCH DRIVE, HAWKLEIGH WAY, DIAMOND DRIVE, HOSEL STREET, BOMBER PLAY COURT AND MALLIGAN DRIVE, RESPECTIVELY.

I HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, LOT (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

I HEREBY OFFER FOR DEDICATION IN FEES SUBJECT TO THE CITY OF BEAUMONT LOTS 124, 126 AND 127 FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PROVIDED HOWEVER, A CALIFORNIA CORPORATION

*[Signature]*  
DAVID ARVIN  
VICE PRESIDENT

*[Signature]*  
WIFE TAYLOR  
VICE PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Los Angeles )  
I, David Arvin, Notary Public for and within said State, do hereby certify that the foregoing instrument was acknowledged to me by the persons whose names are subscribed to the within instrument and that the person(s) acknowledged to be the person(s) who 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/entities upon which the person(s) acted, executed the instrument.

MY COMMISSION EXPIRES March 9, 2007  
AT PRINCIPAL PLACE OF BUSINESS  
IS IN Los Angeles COUNTY.

*[Signature]*  
NOTARY PUBLIC (P) AND FOR SAID STATE  
(PRINT NAME)

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Los Angeles )  
I, Kellie Marie Klein, Notary Public for and within said State, do hereby certify that the foregoing instrument was acknowledged to me by the persons whose names are subscribed to the within instrument and that the person(s) acknowledged to be the person(s) who 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/entities upon which the person(s) acted, executed the instrument.

MY COMMISSION EXPIRES November 21, 2008  
AT PRINCIPAL PLACE OF BUSINESS  
IS IN Los Angeles COUNTY.

*[Signature]*  
NOTARY PUBLIC (P) AND FOR SAID STATE  
(PRINT NAME)

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Los Angeles )  
I, Kellie Marie Klein, Notary Public for and within said State, do hereby certify that the foregoing instrument was acknowledged to me by the persons whose names are subscribed to the within instrument and that the person(s) acknowledged to be the person(s) who 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/entities upon which the person(s) acted, executed the instrument.

MY COMMISSION EXPIRES November 21, 2008  
AT PRINCIPAL PLACE OF BUSINESS  
IS IN Los Angeles COUNTY.

*[Signature]*  
NOTARY PUBLIC (P) AND FOR SAID STATE  
(PRINT NAME)

**TRACTION NO. 31288-1**

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT NO. 06-114-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0848857 OF OFFICIAL RECORDS COUNTY OF LOS ANGELES, AND 32, TOWNSHIP 2 SOUTH RANGE 1 WEST SAN BERNARDINO MERRIDIAN STATE OF CALIFORNIA.

LEVY D. COX, L.S. 7930

DEPUTY

AUGUST, 2005

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE CLERK OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER, ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN FULLY ASSURED BY SAID BOARD OF SUPERVISORS.

DAVID ARVIN, 2005  
CLERK OF SUPERVISORS  
COUNTY TAX COLLECTOR

LEVY D. COX, L.S. 7930  
DEPUTY

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DAVID ARVIN, 2005  
CLERK OF SUPERVISORS  
COUNTY TAX COLLECTOR

LEVY D. COX, L.S. 7930  
DEPUTY

**SOILS REPORT NOTE**

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31288, DATED JANUARY 20, 2005, AS WORK ORDER 700204, WAS PREPARED BY PACIFIC SOILS ENGINEERING, INC. AS REQUIRED BY SECTIONS 19533 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 66349.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

PAUL McDONNELL, 2005  
COUNTY TAX COLLECTOR

KEVIN MACGILLIVRAY, 2005  
DEPUTY

**RECORDER'S STATEMENT**

I FILED THIS MAP ON August 21, 2005 AT 10:15 AM IN BOOK 415 OF MAPS AT PHASES 12-216, AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2006-09537860. FEE \$ 31. LARRY R. WARD, COUNTY ASSESSOR-CLERK-RECORDER

BY: *[Signature]* DEPUTY  
SUBDIVISION GUARANTEE, CHICAGO TITLE COMPANY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THIRTEEN (13) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE MAKES, A CALIFORNIA CORPORATION, IN JANUARY OF 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MOVEMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP IS SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DAVID ARVIN, 2006  
PROFESSIONAL LAND SURVEYOR  
No. 7800  
Exp. 12/31/07

LEVY DAVID COX, L.S. 7930

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL ON SEPTEMBER 14, 2004 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINAGE, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM OVERSIGHTS WHICH ARE BEING OFFERED WITH THE CITY ENGINEER'S DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORJANI, P.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DAVID ARVIN, L.S. 6389  
BY: *[Signature]*  
(LIC. EXPIRES 12/31/2008)

**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING HELD ON THE 15th DAY OF October 2006, AND THAT THESE (UPON SAID MEETING) DID, BY AN ORDER DAILY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF BEAUMONT, SUBJECT TO IMPROVEMENTS.

THE DEDICATION OF LOT "H", SHOWN AS DESERT LAMN DRIVE, AS OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE DEDICATION FOR PUBLIC UTILITY EASEMENTS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL WITHIN LOTS "A", THROUGH "I", INCLUSIVE, SHOWN AS BIRCH DRIVE, DIAMOND DRIVE, HOSEL STREET, BOMBER PLAY COURT AND MALLIGAN DRIVE, RESPECTIVELY.

THE DEDICATION OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

AND I DO NOT ACCEPT THE OFFER OF DEDICATION OF LOTS 124 BECAUSE, IN FEE TITLE, FOR OPEN SPACE PURPOSES AND MAINTENANCE THEREOF, ALL AS OFFERED FOR DEDICATION AND SHOWN WITHIN THIS MAP.

DAVID ARVIN, L.S. 6389  
BY: *[Signature]*  
(LIC. EXPIRES 12/31/2008)

WALTER L. CHANCE, 2006  
CITY CLERK OF THE CITY OF BEAUMONT



2006-09153786 415  
 ORIGINAL 20

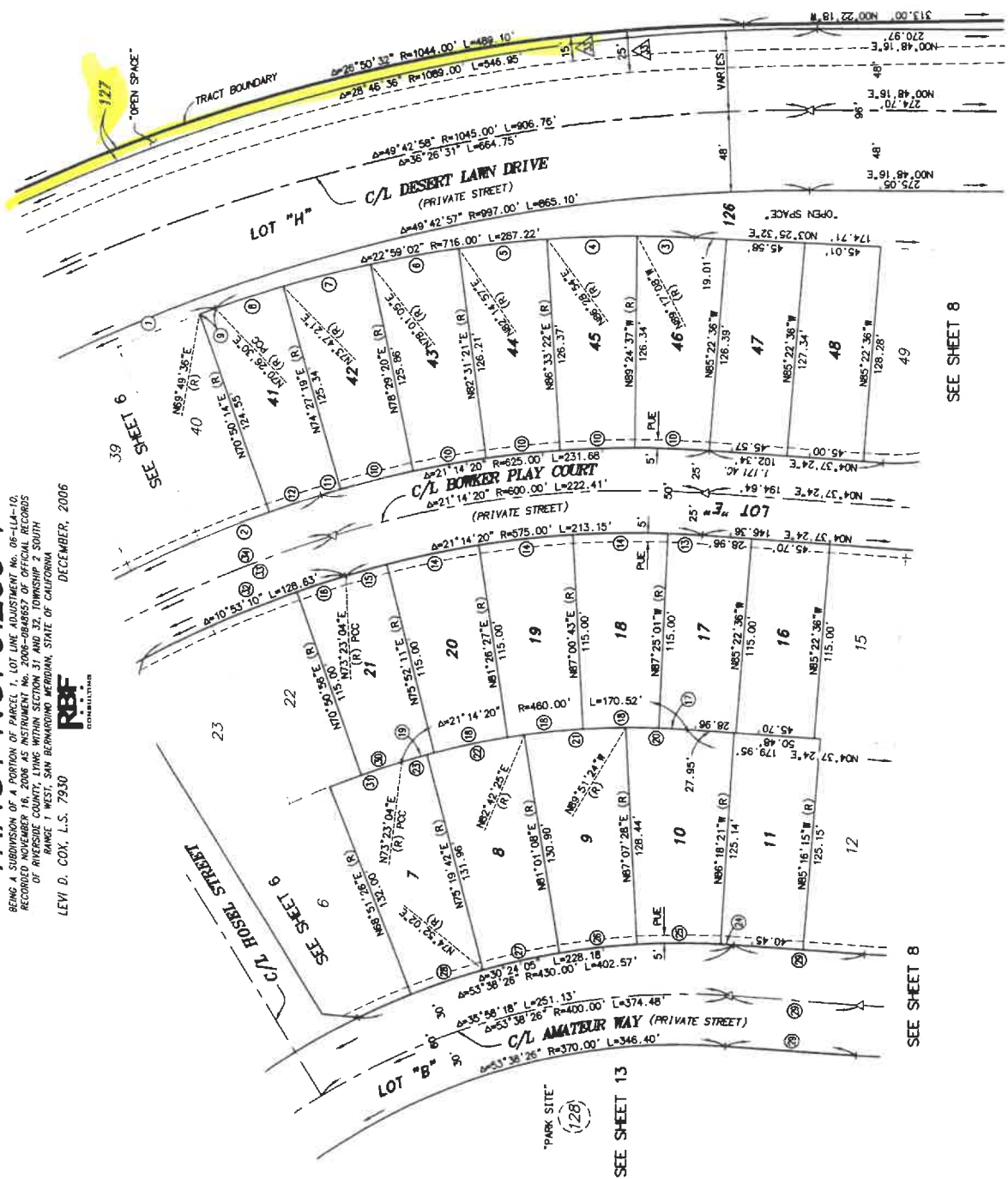
Item 3.

SHEET 7 OF 13 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288-1**

BEING A SUBDIVISION OF A PORTION OF PARCEL 1, LOT LINE ADJUSTMENT NO. 06-11A-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0848657 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH RANGE 7 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
 LEVI D. COX, L.S. 7930  
 DECEMBER, 2006  
**RFB**  
 CONSULTING



**DATA TABLE**

BEARING/Delta	RADIUS	LENGTH
1 24°17'48"	938.00'	397.78'
2 26°05'16"	727.00'	331.01'
3 02°42'40"	716.00'	33.98'
4 04°13'58"	716.00'	52.90'
5 04°13'57"	716.00'	52.98'
6 04°13'52"	716.00'	52.87'
7 04°13'44"	716.00'	52.85'
8 03°20'51"	716.00'	41.83'
9 00°35'04"	825.00'	10.07'
10 01°04'15"	825.00'	11.98'
11 02°32'50"	727.00'	32.38'
12 02°02'25"	575.00'	20.48'
13 05°34'16"	575.00'	55.91'
14 02°29'07"	575.00'	24.94'
15 02°02'08"	677.00'	29.98'
16 02°02'25"	460.00'	16.38'
17 05°34'16"	460.00'	44.73'
18 02°29'07"	460.00'	19.95'
19 04°28'48"	460.00'	36.97'
20 07°29'11"	460.00'	59.70'
21 01°56'38"	460.00'	15.81'
22 01°02'05"	430.00'	7.77'
23 08°34'11"	430.00'	49.31'
24 06°06'20"	430.00'	45.82'
25 06°05'06"	430.00'	46.17'
26 06°05'06"	430.00'	45.11'
27 04°43'45"E	582.00'	24.87'
28 04°51'38"	562.00'	44.41'
29 26°05'14"	677.00'	308.24'
30 14°37'38"	702.00'	179.21'
31 26°05'15"	702.00'	319.82'

**NOTE**  
 SEE SHEET 6 FOR VIGNETTE MAP, MONUMENT NOTES, AND SURVEYOR NOTES. SEE SHEET 7 FOR SHEET INDEX MAP. SURVEYOR NOTES, EXEMPTION NOTES AND BASIS OF BEARINGS NOTE.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-580-021, 400-570-046

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.37 ACRES M/L IN POR LOT 123 MB 424/010 TR 31288-4

**GRANTOR:**  
Pardee Homes

Michael C Taylor  
By: [Signature]  
Division President

Dated: 12/07/00

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

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

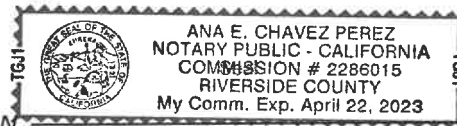
-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)

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

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

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



2007-0476710  
Original  
12/15

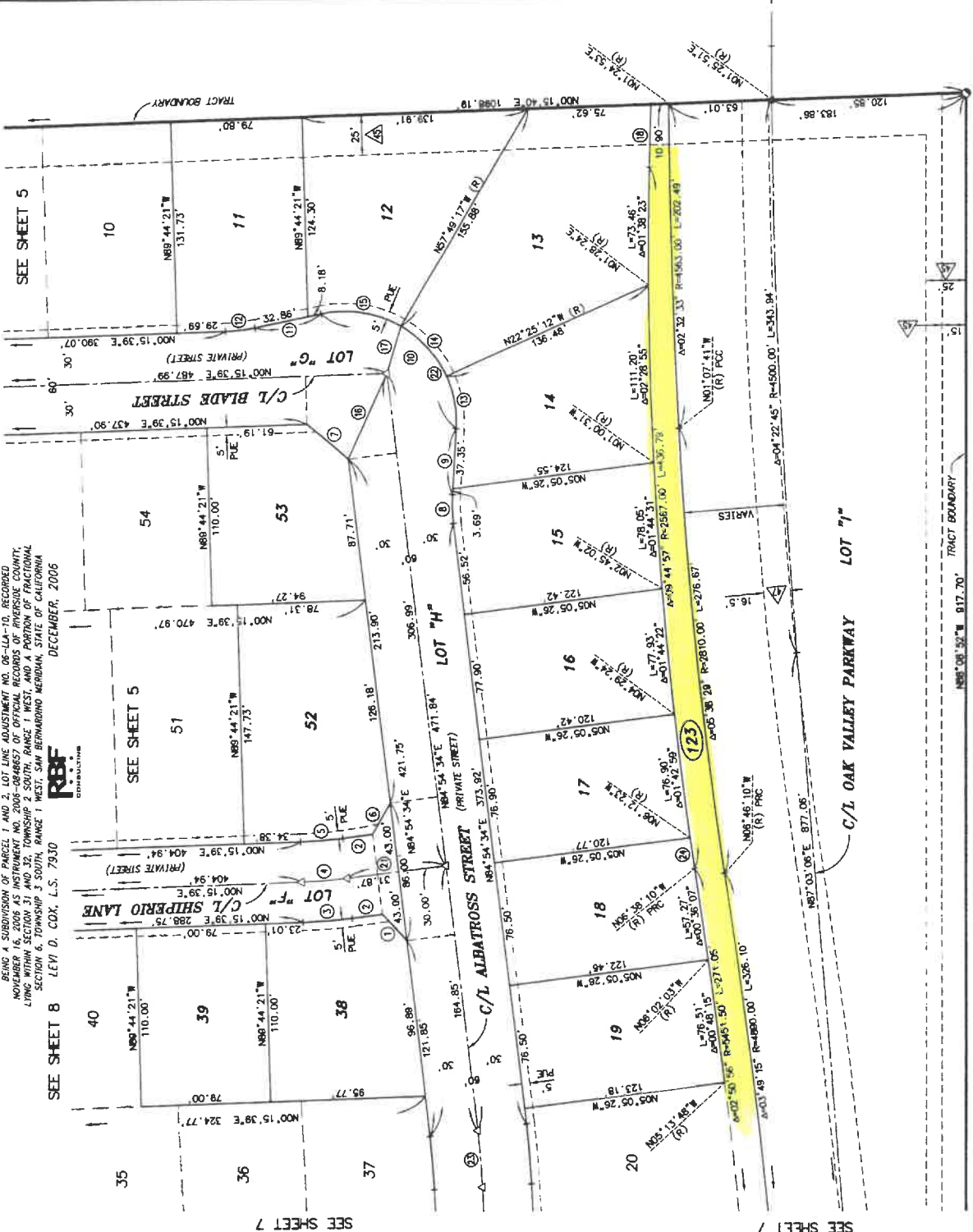
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288-4**

BEING A SUBDIVISION OF PARCEL 1 AND 2, LOT LINE ADJUSTMENT NO. 06-LLA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-084857 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
DECEMBER, 2006  
LEVI D. COX, L.S. 7930



SHEET 6 OF 12 SHEETS



SEE SHEET 5

SEE SHEET 5

SEE SHEET 7

SEE SHEET 7



LINE AND CURVE DATA TABLE	BEARINGS/Delta	LENGTH	RADIUS
1	N43°04'19"E	22.20	---
2	N45°05'26"W	12.87	---
3	N65°21'06"W	325.00	325.00
4	S05°21'06"E	300.00	287.00
5	S05°21'06"E	275.00	255.66
6	N59°15'10"W	---	22.20
7	N42°35'07"E	---	33.67
8	N01°14'14"W	100.00	17.87
9	N84°51'12"W	---	41.04
10	S05°07'22"E	70.00	128.43
11	N09°56'34"W	---	41.04
12	N10°14'13"E	100.00	17.87
13	S24°24'00"E	70.00	33.98
14	S24°24'00"E	70.00	33.98
15	S42°09'17"E	70.00	51.50
16	N84°10'18"W	---	58.39
17	N71°30'38"W	---	30.97
18	N86°53'13"W	---	38.74
21	N05°05'26"W	---	61.87
22	S2°58'05"E	70.00	76.93
23	S04°01'09"E	500.00	35.07
24	S02°25'47"E	2567.00	19.25

**NOTE**  
SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 3 FOR SHEET INDEX MAP. SUPERVISOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

2007-0476710  
Original  
4/24/16

Item 3.

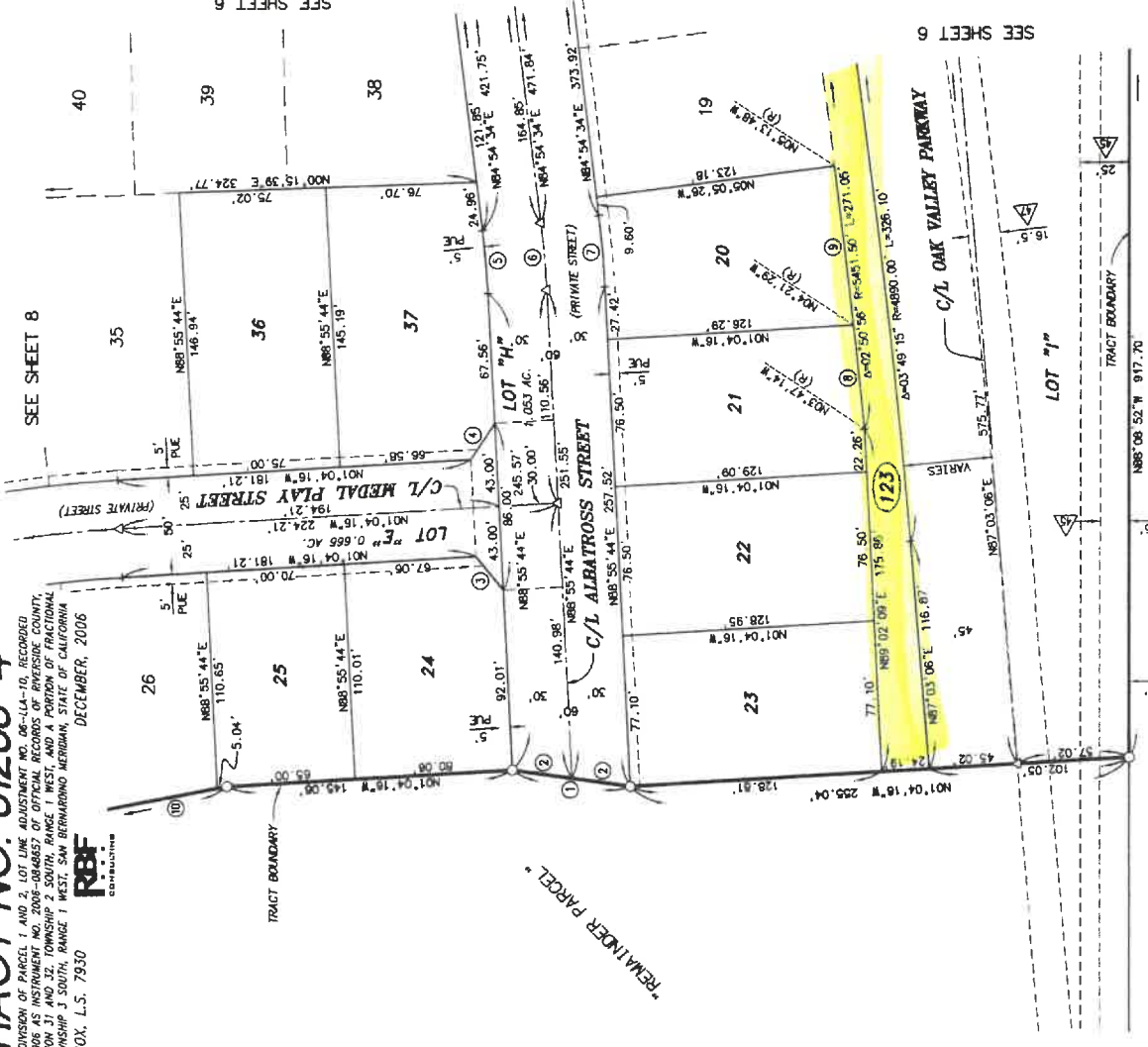
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288-4**

BEING A SUBDIVISION OF PARCEL 1 AND 2, LOT LINE ADJUSTMENT NO. 06-114-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-084857 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
DECEMBER, 2006  
LEVI D. COX, L.S. 7930



SHEET 7 OF 12 SHEETS



LINE AND CURVE DATA TABLE	BEARING/Delta	RADIUS	LENGTH
1	N10°11'24"E	---	61.18
2	N10°11'24"E	---	50.99
3	N82°03'28"E	---	22.20
4	N04°01'08"W	470.00'	32.07'
5	04°01'08"	500.00'	35.07'
6	04°01'08"	530.00'	37.18'
7	00°34'15"	5451.50'	54.31'
8	00°52'19"	5451.50'	82.96'
9	N08°20'28"W	---	127.43'

**NOTE**

SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 1 FOR SHEET INDEX MAP. SURVEYOR'S NOTES, EMBLEM NOTES AND BASIS OF BEARINGS NOTE.



RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 400-580-050, 400-610-038                      SPACE ABOVE THIS LINE RECORDER'S USE  
*Transfer Tax Not Applicable: R&T Code 11922*  
*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.81 ACRES M/L IN POR LOT 95 MB 425/052 TR 31288-5

**GRANTOR:**  
Pardee Homes

Michael C Taylor  
By: Michael C Taylor  
Division President

Dated: 12/07/20

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

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

-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

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

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

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

2.007-0616405 ORIGINAL

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT NO. 31288-5

BEING A SUBDIVISION OF PARCEL 1 AND 2, LOT LINE ADJUSTMENT NO. 08-114-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0848627 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 1 WEST, AND A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA DECEMBER, 2006 LEVI D. COX, L.S. 7930

THIS SUBDIVISION CONTAINS 97 NUMBERED LOTS 7 LETTERED STREET LOTS 104 LOTS TOTAL 251 05 ADDRESS BLOCKS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE ARE CONSENTING TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHED BORDER LINE.

WE HEREBY OBTAIN LOT 97 FOR OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP. WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INTERESS AND EGRESS FOR PERSONAL VEHICLES AND PERSONAL PURPOSES, LOT 4, SHOWN AS STRAIGHTWAY DRIVE, LOT 5, SHOWN AS GALLERY LAKE, LOT 6, SHOWN AS AMATEUR WAY, LOT 7, SHOWN AS CLEAR STREET, LOT 8, SHOWN AS ALBERTA STREET, AND LOT 9, SHOWN AS BALATA STREET, SHOWN HEREON.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT 10, SHOWN AS OAK VALLEY PARKWAY, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INTERESS AND EGRESS FOR PERSONAL VEHICLES AND PERSONAL PURPOSES, LOT 11, SHOWN AS GALLERY LAKE, LOT 12, SHOWN AS AMATEUR WAY, LOT 13, SHOWN AS CLEAR STREET, LOT 14, SHOWN AS ALBERTA STREET, AND LOT 15, SHOWN AS BALATA STREET, SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT THE PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

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WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

RECORDER'S STATEMENT

FILED THIS 3 DAY OF OCTOBER, 2007 AT 5:30 P.M. IN BOOK 1432 OF MAPS AT PAGES 53-55. AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, NO. 2007-0616405 FEE \$ 71.00 LARRY W. IRAD, COUNTY ASSESSOR-CLERK-RECORDER

DEPUTY SUBDIVISION QUANTIFIER: CHICAGO TITLE COMPANY

DEPUTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF ELEVEN (11) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARCELS, A CALIFORNIA CORPORATION, IN DECEMBER OF 2006. I HEREBY STATE THAT I HAVE REVIEWED THE RECORDS OF THE CITY OF BEAUMONT AND THAT THE RECORDS CONTAIN THE INFORMATION REQUIRED TO SUBMIT THIS MAP TO THE CITY OF BEAUMONT FOR REVIEW AND APPROVAL. I WILL BE IN CONTACT WITH THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE TO COMPLETE THE NECESSARY PERMITS AND RECORDING OF THIS MAP. I HEREBY STATE THAT I HAVE REVIEWED THE RECORDS OF THE CITY OF BEAUMONT AND THAT THE RECORDS CONTAIN THE INFORMATION REQUIRED TO SUBMIT THIS MAP TO THE CITY OF BEAUMONT FOR REVIEW AND APPROVAL. I WILL BE IN CONTACT WITH THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE TO COMPLETE THE NECESSARY PERMITS AND RECORDING OF THIS MAP.

DATE: 10/10/07 2007 LEVI DAVID COX, L.S. 7930

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31288, WHICH WAS APPROVED BY THE CITY COUNCIL ON OCTOBER 11, 2007. THE SUBDIVISION MAP ACT AND TITLE 18 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE TO THE SUBDIVISION MAP HAVE BEEN COMPLIED WITH THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THAT THE PLANS FOR THE DRAINAGE, DRAINAGE EASEMENTS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED. THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN DECIDED AND APPROVED. THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE. THAT THE CITY ENGINEER'S OFFICE HAS REVIEWED THE MAP AND THAT THE CITY ENGINEER'S OFFICE HAS REVIEWED THE MAP AND THAT THE CITY ENGINEER'S OFFICE HAS REVIEWED THE MAP.

DATE: 10/10/07 2007 LEVI DAVID COX, L.S. 7930

BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON THE 23 DAY OF OCTOBER, 2007, AND THAT THE OFFERS OF DEDICATIONS DEPOSITED HEREON WERE NOT ACCEPTED. THE CITY COUNCIL MAY HOWEVER, BY RESOLUTION AT ANY LATER DATE, AND WITHOUT FURTHER ACTION BY THE SUBDIVIDER, REScind ITS ACTION AND ACCEPT THE FOLLOWING DEDICATIONS AND IMPROVEMENTS FOR PUBLIC USE, WHICH ACCEPTANCE SHALL BE RECORDED IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

THE DEDICATION OF LOT 97, SHOWN AS OAK VALLEY PARKWAY, AS OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE DEDICATION TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INTERESS AND EGRESS FOR PERSONAL VEHICLES AND PERSONNEL WITHIN LOT 4, SHOWN AS STRAIGHTWAY DRIVE, LOT 5, SHOWN AS GALLERY LAKE, LOT 6, SHOWN AS AMATEUR WAY, LOT 7, SHOWN AS CLEAR STREET, LOT 8, SHOWN AS ALBERTA STREET, AND LOT 9, SHOWN AS BALATA STREET, AS SHOWN HEREON.

THE OFFER OF DEDICATION FOR PUBLIC USE, THE PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN HEREON.

THE OFFER OF DEDICATION OF LOT 97, IN FEE SIMPLE, FOR LANDSCAPE MAINTENANCE PURPOSES.

THE OFFER OF DEDICATION OF THE EASEMENT FOR SEWER PURPOSES OVER LOT 97, AS SHOWN HEREON.

DATE: 9/28/07 2007 KAREN R. BONDAN, CITY CLERK OF THE CITY OF BEAUMONT, RIVERSIDE COUNTY, CALIFORNIA

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 110,700 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDERS ARE A LIEN AGAINST SAID PROPERTY BUT NOT PAYABLE AND SAID BOND HAS BEEN FILED APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: May 29, 2007

LEVI DAVID COX, L.S. 7930

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NEW A LIEN BUT NOT PAYABLE, WHICH ARE ESTIMATED TO BE \$ 110,700.

DATE: May 29, 2007 PAUL MCNEILL, COUNTY TAX COLLECTOR

VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

A PUBLIC NOTICE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

A PUBLIC NOTICE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

A PUBLIC NOTICE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

A PUBLIC NOTICE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

A PUBLIC NOTICE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

A PUBLIC NOTICE TO THE CITY OF BEAUMONT, THE SEWER EASEMENT OVER LOT 97, AS SHOWN HEREON.

NOTARY PUBLIC IN AND FOR SAID STATE

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2007-0616405  
ORIGINAL

1125

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31288-5**

BEING A SUBDIVISION OF PARCEL 1 AND 2, LOT LINE ADJUSTMENT No. 06-LA-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT No. 2006-0848657 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA  
LEVY D. COX, L.S. 7930



SHEET 6 OF 11 SHEETS

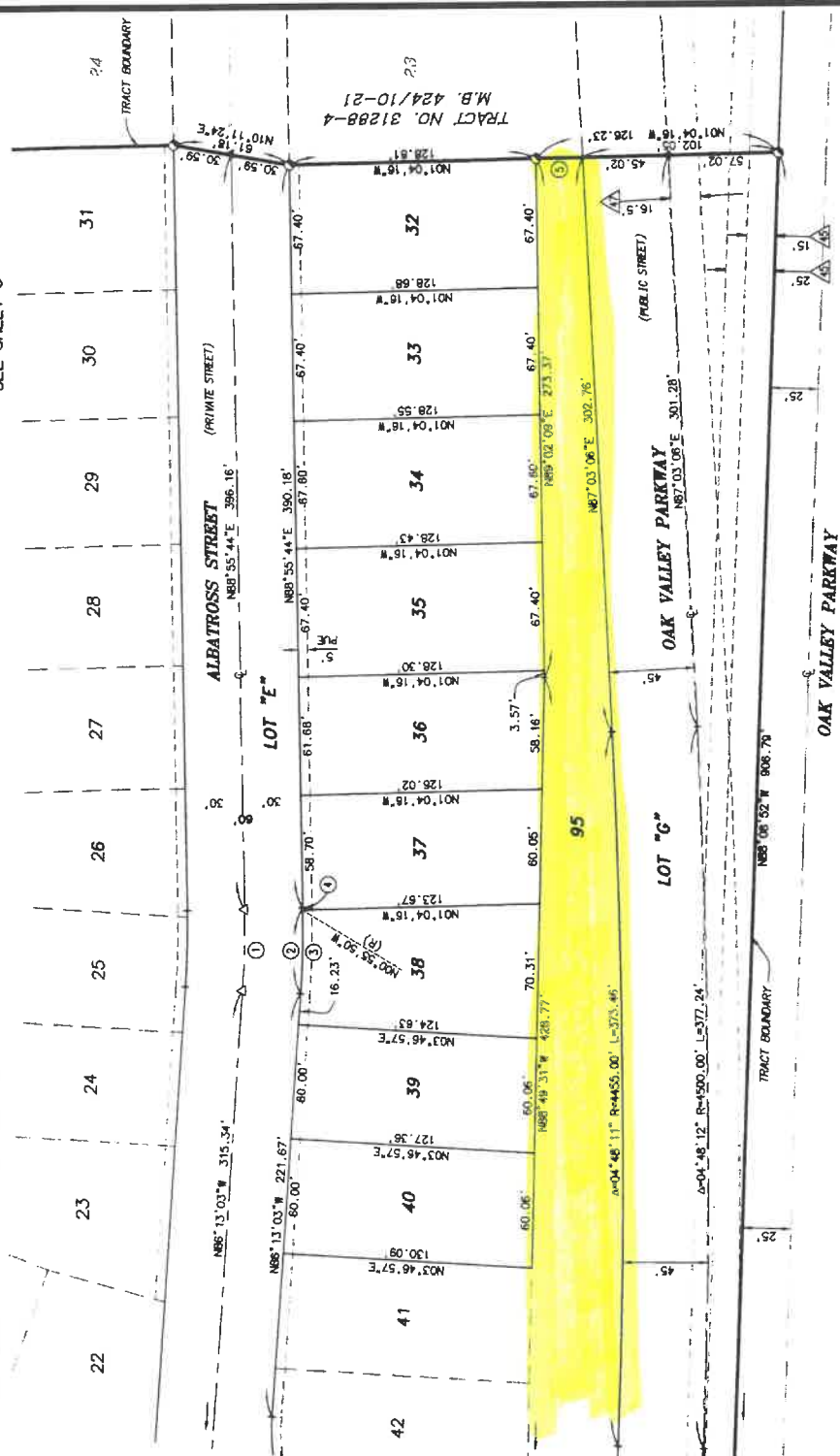


NO.	BEARING/Delta	RADIUS	LENGTH
1	04°51'13"	500.00'	42.36'
2	04°51'13"	530.00'	44.80'
3	04°42'47"	530.00'	43.60'
4	00°06'26"	530.00'	1.50'
5	N01°04'16"W		24.19'

SEE SHEET 7

SEE SHEET 5

SEE SHEET 5



SEE SHEET 7

**NOTE:**  
SEE SHEET 2 FOR VICINITY MAP, MONUMENT NOTES, AND BOUNDARY CONTROL. SEE SHEET 3 FOR SHEET INDEX MAP, SURVEYOR NOTES, EASEMENT NOTES AND BASIS OF BEARINGS NOTE.

Item 3.

2007-0616405 ORIGINAL

158 159

SHEET 7 OF 17 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31288-5

BEING A SUBDIVISION OF PARCEL 1 AND 2, LOT LINE ADJUSTMENT NO. 06-11A-10, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-084857 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 7 WEST, AND A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERRIMAN, STATE OF CALIFORNIA LEVY D. COX, L.S. 7930



DECEMBER, 2006

SEE SHEET 11

"PARK SITE"

BALATA B STREET

SEE SHEET 6

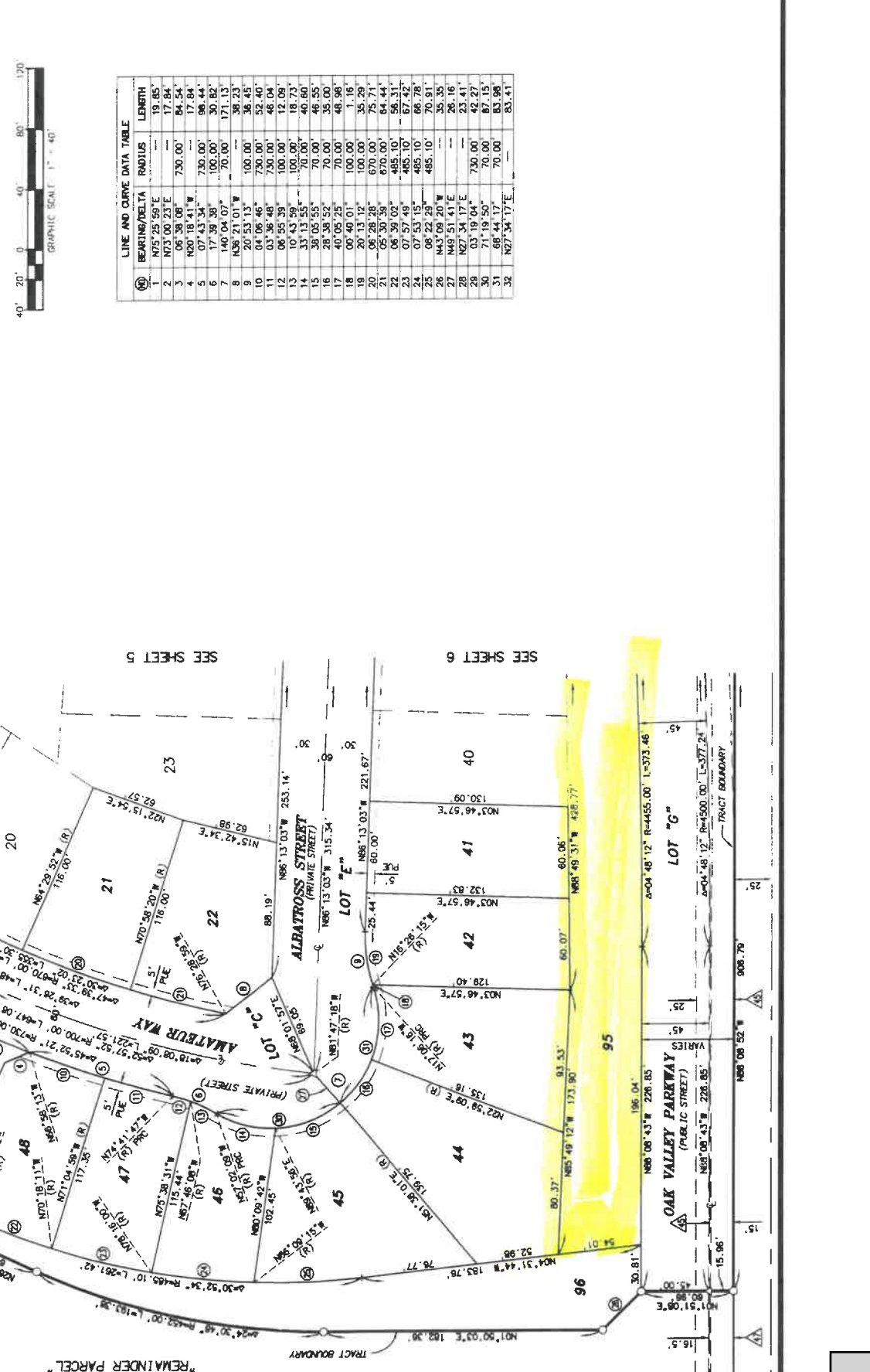
REMAINDER PARCEL"

ALBARTROSS STREET (PRIVATE STREET)

OAK VALLEY PARKWAY (PUBLIC STREET)



LINE AND CURVE DATA TABLE	BEARING/Delta	RADIUS	LENGTH
1	N75°25'59"E	---	19.85
2	N75°30'20"E	---	17.84
3	N65°38'08"E	730.00'	14.54
4	N80°18'41"W	---	17.84
5	07°43'34"W	730.00'	06.44'
6	17°39'38"	100.00'	30.82'
7	140°04'07"	70.00'	171.13'
8	N36°21'01"W	---	36.23'
9	20°53'13"	100.00'	36.45'
10	04°06'46"	730.00'	52.40'
11	03°36'48"	730.00'	46.04'
12	06°55'39"	100.00'	12.09'
13	10°43'59"	100.00'	18.73'
14	38°13'53"	70.00'	48.60'
15	38°08'52"	70.00'	48.60'
16	28°38'52"	70.00'	35.00'
17	40°05'25"	70.00'	48.98'
18	00°40'01"	100.00'	1.16'
19	20°13'12"	100.00'	35.29'
20	06°28'28"	670.00'	75.71'
21	05°30'36"	670.00'	84.44'
22	06°39'02"	485.10'	56.31'
23	07°57'49"	485.10'	67.42'
24	07°53'15"	485.10'	66.78'
25	06°22'29"	485.10'	70.91'
26	N63°09'20"W	---	36.38'
27	N42°54'17"E	---	23.41'
28	03°19'04"	730.00'	42.27'
29	71°19'50"	70.00'	87.15'
30	66°44'17"	70.00'	83.98'
31	N27°34'17"E	---	83.41'



SEE SHEET 5

SEE SHEET 6

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-642-003  
*Transfer Tax Not Applicable: R&T Code 11922*  
*Exempt from Recording Fees: Gov. Code 27383*


SPACE ABOVE THIS LINE RECORDER'S USE

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.01 ACRES M/L IN POR LOT 85 MB 398/072 TR 31468-3

**GRANTOR:**  
Pardee Homes

Michael C Taylor  
By:   
Division President

Dated: 12/07/20

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

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

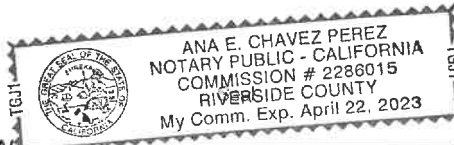
-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

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

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

2006-0196057  
ORIGINAL

388  
172

SHEET 1 OF 14 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31468-3

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-114-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0822072 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEVI D. COX, L.S. 7930  
DEPUTY  
COUNTY CLERK

## THIS SUBDIVISION CONTAINS:

- 96 ALBERED LOTS
- 9 LETTERED STREET LOTS
- 115 LOTS TOTAL
- 271,229 SQUARE FEET

## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND MAINTENANCE THEREOF, LOTS 80 AND 81, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SWAMPSON WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, AND DANIELA PLACE, RESPECTIVELY, WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (5) FIVE 700' WIDE EASEMENTS FOR PUBLIC UTILITY PURPOSES, ALONG AND ADJACENT TO ALL INTERIOR STREETS, AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANIELA PLACE, AND CARRANION LANE, RESPECTIVELY WITHIN THIS MAP.

WE HEREBY DEDICATE IN FEE TITLE TO THE CITY OF BEAUMONT LOTS 82 THROUGH 85, INCLUSIVE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE IN FEE TITLE TO THE CITY OF BEAUMONT LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PHOENIX HOMES, A CALIFORNIA CORPORATION

Patricia Colon  
VICE PRESIDENT

## NOTARY ACKNOWLEDGEMENT

STATE OF California )  
COUNTY OF Riverside )  
ON March 3, 2006, BEFORE ME, Deborah D. Davis,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR 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/IT/ETC. EXECUTED THE SAME IN HIS/HER/IT/ETC. AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/ETC. SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES: 11/15/09  
WITNESS MY HAND AND OFFICIAL SEAL.

Deborah D. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE  
(PRINT NAME)

## NOTARY ACKNOWLEDGEMENT

STATE OF California )  
COUNTY OF Los Angeles )  
ON March 3, 2006, BEFORE ME, Deborah D. Davis,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR 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/IT/ETC. EXECUTED THE SAME IN HIS/HER/IT/ETC. AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/ETC. SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES: 11/15/09  
WITNESS MY HAND AND OFFICIAL SEAL.

Deborah D. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE  
(PRINT NAME)

## RECORDER'S STATEMENT

FILED THIS 2d DAY OF March, 2006 AT 8:00 A.M. IN BOOK 548 OF MAPS AT PAGES 12-13, AT THE REQUEST OF THE CITY OF BEAUMONT.  
FILE # 03-000

LARRY R. HARR, COUNTY ASSESSOR-CLERK-RECORDER  
DEPUTY  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

## SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PHOENIX HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP. THESE MONUMENTS WILL BE SUFFICIENT TO EMBLE THIS SURVEY TO BE RETRIEVED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: February 27th, 2006



LEVI DAVID COX, L.S. 7930  
DEPUTY

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, WHICH WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2004 AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THAT THE PLANS FOR THE DRAINAGE, DRAINAGE WORKS, AND SEWERS ARE SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED. THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN ORDERED AND APPROVED. AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORJANI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT



DATED: 15 March, 2006  
BY: Deepak Moorjani  
R.C.E. 51047 (C.E. EXPIRES 12/31/2006)

## BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 1st DAY OF March, 2006, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS:

THE DEDICATION OF LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SWAMPSON WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANIELA PLACE, AND CARRANION LANE, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT AS SHOWN A "S" P.U.E. OFFERED FOR DEDICATION ALONG AND ADJACENT TO ALL INTERIOR STREETS AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANIELA PLACE, AND CARRANION LANE, RESPECTIVELY, AND DID NOT ACCEPT ON BEHALF OF THE CITY OF BEAUMONT THE OFFER OF LOTS 82 THROUGH 85, INCLUSIVE, IN FEE TITLE FOR OPEN SPACE PURPOSES, AND THE MAINTENANCE THEREOF, AND THE OFFER OF LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF. ALL AS DESIGNATED AND SHOWN WITHIN THIS MAP.

DATED: 3/15, 2006

Deborah D. Davis  
CITY CLERK OF THE CITY OF BEAUMONT

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR ANY OF THE STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, AND A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$44,240.

DATED: March 3, 2006

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Amie Donald  
DEPUTY

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF 300,000 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: March 3, 2006

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Amie Donald  
DEPUTY

## SIGNATURE DISMISSALS NOTE

PURSUANT TO SECTION 6648 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1993, IN BOOK 4, PAGE 335 OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
- 2) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
- 3) COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1943, IN BOOK 804, PAGE 154, OF OFFICIAL RECORDS.
- 4) RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES, RECORDED AUGUST 18, 1954, IN BOOK 1620, PAGE 573, OF OFFICIAL RECORDS.

## SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31468, DATED NOVEMBER 14, 2003, HAS PROJECT NO. 04-191-01, WAS PREPARED BY RIVERSIDE SAFETY CONSULTANTS, AS REQUIRED BY SECTIONS 72053 OF THE CALIFORNIA HEALTH CARE CODE AND AS REQUIRED BY SECTION 88434.5 OF THE CALIFORNIA HEALTH CARE CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEER'S OFFICE.



2006-D196057 ORIGINAL 37 28

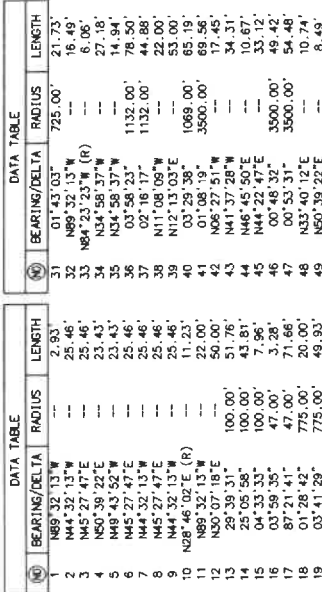
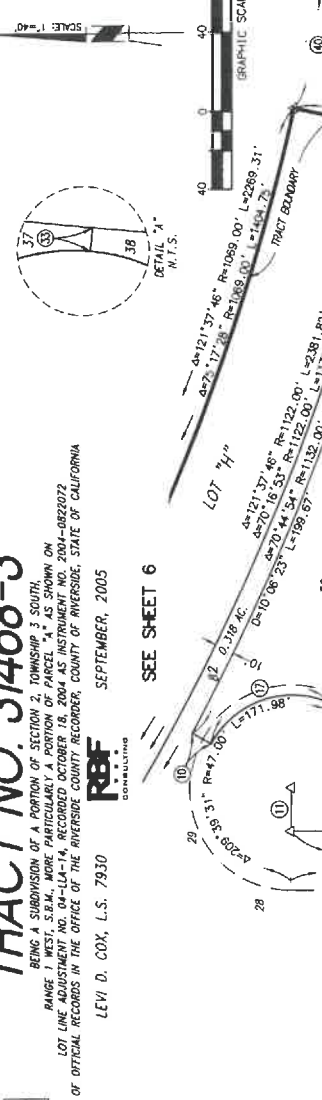
SHEET 7 OF 14 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31468-3

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.R.M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-114-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0822072 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY CLERK, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 LEVI D. COX, L.S. 7930  
 SEPTEMBER, 2005  
**RFB** CONSULTING

DATA TABLE		DATA TABLE					
NO.	BEARINGS/Delta	RADIUS	LENGTH	NO.	BEARINGS/Delta	RADIUS	LENGTH
1	N89°32'13"W	725.00'	21.73'				
2	N89°32'13"W	725.00'	16.49'				
3	N89°32'13"W (R)	---	6.06'				
4	N84°23'23"W (R)	---	27.18'				
5	N34°58'37"W	---	14.94'				
6	N34°58'37"W	1132.00'	78.50'				
7	N34°58'37"W	1132.00'	44.88'				
8	N02°16'17"W	---	22.00'				
9	N11°08'09"W	---	53.00'				
10	N28°46'02"E (R)	1068.00'	65.19'				
11	N02°16'17"W	3500.00'	69.98'				
12	N02°16'17"W	---	34.31'				
13	N01°37'26"W	---	10.74'				
14	N05°58'58"W	100.00'	43.81'				
15	N04°33'33"W	100.00'	7.96'				
16	N03°59'35"W	47.00'	3.28'				
17	N01°28'42"W	20.00'	20.00'				
18	N01°28'42"W	775.00'	49.93'				
19	N03°41'29"W	775.00'	49.93'				
20	N03°41'29"W	775.00'	37.03'				
21	N02°44'16"W	47.00'	60.09'				
22	N02°44'16"W	47.00'	3.84'				
23	N02°44'16"W	47.00'	3.84'				
24	N02°44'16"W	47.00'	3.84'				
25	N53°57'28"E	100.00'	60.72'				
26	N34°47'18"E	100.00'	11.22'				
27	N53°57'28"E	100.00'	38.78'				
28	N53°57'28"E	100.00'	34.62'				
29	N19°50'13"W	100.00'	26.09'				
30	N14°57'03"W	100.00'	26.09'				



SEE SHEET 6

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RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-640-031, 419-542-015  
*Transfer Tax Not Applicable: R&T Code 11922*  
*Exempt from Recording Fees: Gov. Code 27383*

SPACE ABOVE THIS LINE RECORDER'S USE

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.33 ACRES M/L IN POR LOT 82 MB 398/072 TR 31468-3

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

Michael C Taylor  
By: Michael C Taylor  
Division President

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

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

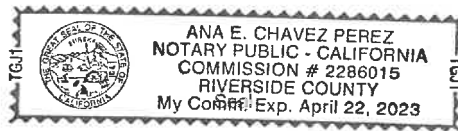
-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

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

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

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

2006-0196057  
ORIGINAL

88  
7

**THIS SUBDIVISION CONTAINS:**

96 IMAGED LOTS  
9 LETTERED STREET LOTS  
115 LOTS TOTAL  
271.229 ACRES GROSS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND MAINTENANCE THEREOF LOTS 80 AND 81, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SHIMPOURON WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, AND DANJIA PLACE, RESPECTIVELY, WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS FOR PUBLIC UTILITY PURPOSES, ALONG AND ADJACENT TO ALL INTERIOR STREETS, AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJIA PLACE, AND CARNATION LANE, RESPECTIVELY WITHIN THIS MAP.

WE HEREBY DEDICATE IN FEE TITLE TO THE CITY OF BEAUMONT LOTS 80 THROUGH 86, INCLUSIVE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE IN FEE TITLE TO THE CITY OF BEAUMONT LOT 86 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PARADE HOMES, A CALIFORNIA CORPORATION

*Patricia Colon*  
*Patricia Colon*  
VICE PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Los Angeles )  
ON March 3, 2006, BEFORE ME, Deborah D. Davis  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
Patricia Colon  
PERSONALLY KNOWN TO ME (OR 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 BE THAT HE/SHE/HEY 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/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
MY COMMISSION EXPIRES 11/10/08  
WITNESS MY HAND AND OFFICIAL SEAL.

Deborah D. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

STATE OF California )  
COUNTY OF Los Angeles )  
ON March 3, 2006, BEFORE ME, Deborah D. Davis  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR 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 BE THAT HE/SHE/HEY 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/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 11/10/08  
WITNESS MY HAND AND OFFICIAL SEAL.  
Deborah D. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31468-3**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M., MORE PARTICULARLY A PORTION OF PARCEL "A", AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-LA-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-082202 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, STATE OF CALIFORNIA

LEVI D. COX, L.S. 7930

SEPTEMBER, 2005

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID SPECIAL ASSESSMENTS, SPECIAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, FOR A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$44,340.

DATED: March 3, 2006

PHIL McDONNELL, COUNTY TAX COLLECTOR

BY: America Orndell DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$500,000 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: March 3, 2006

CASH TAX BOND  
PHIL McDONNELL  
COUNTY TAX COLLECTOR

BY: America Orndell DEPUTY

**SIGNATURE OMISSIONS NOTE**

- FOLLOWING TO SECTION 68426 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:
- SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1981, IN BOOK 4, PAGE 335 OF DEEDS, (CANNOT BE LOCATED FROM THE RECORD).
  - RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1915, IN BOOK 371, PAGE 177, OF DEEDS, (CANNOT BE LOCATED FROM THE RECORD).
  - COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1943, IN BOOK 604, PAGE 154, OF OFFICIAL RECORDS.
  - RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES, RECORDED AUGUST 18, 1954, IN BOOK 1620, PAGE 573, OF OFFICIAL RECORDS.

**SOILS REPORT NOTE**

PEEL (UNARY) SOILS INVESTIGATION REPORT FOR TRACT NO. 31468-3, DATED NOVEMBER 14, 2001, AS PROJECT NO. 01-81-201-01, WAS PREPARED BY PROFESSIONAL CONSULTANTS, AS REQUIRED BY SECTIONS 72053 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 68434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

**RECORDER'S STATEMENT**

FILED THIS 20 DAY OF March, 2006 AT 3:00 P.M. IN BOOK 3548 OF MAPS AT PHOENIX 12-15 AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT.  
FILED 20060320  
LEVI D. COX, COUNTY ASSESSOR-CLERK-RECORDER  
BY: Levi D. Cox DEPUTY  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2004. I HEREBY STATE THAT HIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP. THESE MONUMENTS WILL BE SUFFICIENT TO EMBLE THIS SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: February 27th, 2006

LEVI DAVID COX, L.S. 7930

BY: Levi David Cox DEPUTY

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, WHICH WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2004 AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 16 OF THE BEAUMONT MUNICIPAL CODE, APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINAGE, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN ORDERED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOODJANI, R.G.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DATED: 15 March 2006

BY: Deepesth DEPUTY

(L.I.C. EXPIRES 12/31/2006)

**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 17th DAY OF March, 2006, AND THAT THESE (UPON SAID COUNCIL DED.) BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS.

THE DEDICATION OF LOTS "A" THROUGH "I", INCLUSIVE, AS SHOWN AS SHIMPOURON WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJIA PLACE, AND CARNATION LANE, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT AS SHOWN AS "S" P.U.E." OFFERED FOR DEDICATION ALONG AND ADJACENT TO ALL INTERIOR STREETS AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJIA PLACE, AND CARNATION LANE, RESPECTIVELY, AND DID NOT ACCEPT ON BEHALF OF THE CITY OF BEAUMONT THE OFFER OF LOTS 80 THROUGH 86, INCLUSIVE, IN FEE TITLE FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AND THE OFFER OF LOT 86 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, ALL AS DEDICATED AND SHOWN WITHIN THIS MAP.

DATED: 3/15, 2006

CITY CLERK OF THE CITY OF BEAUMONT

BY: Chadley Johnson



2006-0194057  
ORIGINAL

SHEET 4 OF 14 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

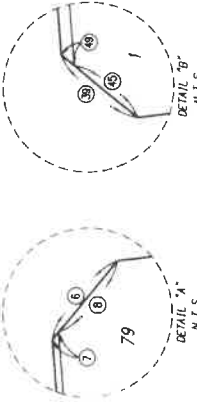
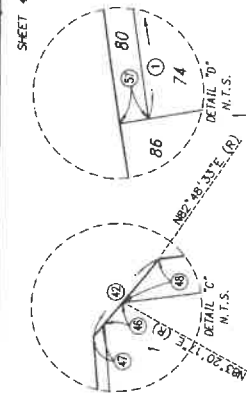
# TRACT NO. 31468-3

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S 1/4 MORE PARTICULARS BEING SHOWN ON MAP NO. 2004-082302Z LOT LINE ADJUSTMENT NO. 04-LA-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-082302Z OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEVI D. COX, L.S. 7930



SEPTEMBER, 2005



NO.	BEARING/Delta	RADIUS	LENGTH
1	N81°27'36"E	---	48.81
2	N82°33'46"E	---	50.20
3	N84°13'32"E	---	50.35
4	N85°36'13"E	---	58.83
5	N86°02'09"E	---	92.93
6	N86°08'10"W	---	23.05
7	N86°08'10"W	---	23.05
8	N86°09'10"W	---	15.84
9	03°54'59"	1287.00'	87.97
10	01°56'08"	1287.00'	43.47
11	01°56'51"	1287.00'	44.50
12	29°39'31"	100.00'	51.76
13	N72°52'32"W	---	50.00
14	N12°32'02"W	---	22.00
15	N72°52'32"W	---	19.35
16	N72°52'32"W	---	30.65
17	14°31'14"	100.00'	25.34
18	14°31'14"	100.00'	26.42
19	41°50'50"	47.00'	30.33
20	77°05'50"	47.00'	30.33
21	74°47'57"	47.00'	63.86
22	15°54'45"	---	13.05
23	N78°10'40"E	---	16.54
24	N33°24'37"E	---	25.03
25	N58°28'41"W	---	25.03
26	01°54'53"	1262.00'	42.17
27	01°54'53"	1262.00'	42.17
28	01°53'18"	1262.00'	41.59
29	02°01'17"	1262.00'	44.53
30	N01°45'28"	---	5.72
31	02°13'28"	1287.00'	48.97
32	02°15'29"	1287.00'	50.72
33	02°17'05"	1237.00'	49.33
34	02°31'25"	1237.00'	54.48
35	02°31'25"	1237.00'	54.48
36	02°31'25"	1237.00'	54.48
37	02°31'25"	1237.00'	54.48
38	04°09'46"E	---	23.83
39	N85°09'32"E	---	83.31
40	N85°09'32"E	---	77.47
41	N44°31'56"W	---	31.28
42	N44°31'56"W	---	49.63
43	02°39'38"	1069.00'	18.53
44	02°39'38"	1069.00'	18.53
45	N44°31'56"W	---	10.91
46	N44°31'56"W	---	3.90
47	N44°31'56"W	---	16.48
48	N44°31'56"W	---	4.50
49	N43°17'49"E	---	31.29
50	N34°51'42"E	---	45.68
51	02°18'43"	1132.00'	45.68
52	02°31'25"	1132.00'	49.86
53	02°31'25"	1132.00'	49.86
54	02°31'25"	1132.00'	49.86
55	02°31'25"	1132.00'	49.86
56	N36°17'45"	---	49.86
57	N36°17'45"	---	40.80
58	03°46'36"E	1287.00'	86.05
59	N85°09'32"E	---	104.18
60	05°19'12"	---	---

SEE SHEET 14

SEE SHEET B

SEE SHEET B

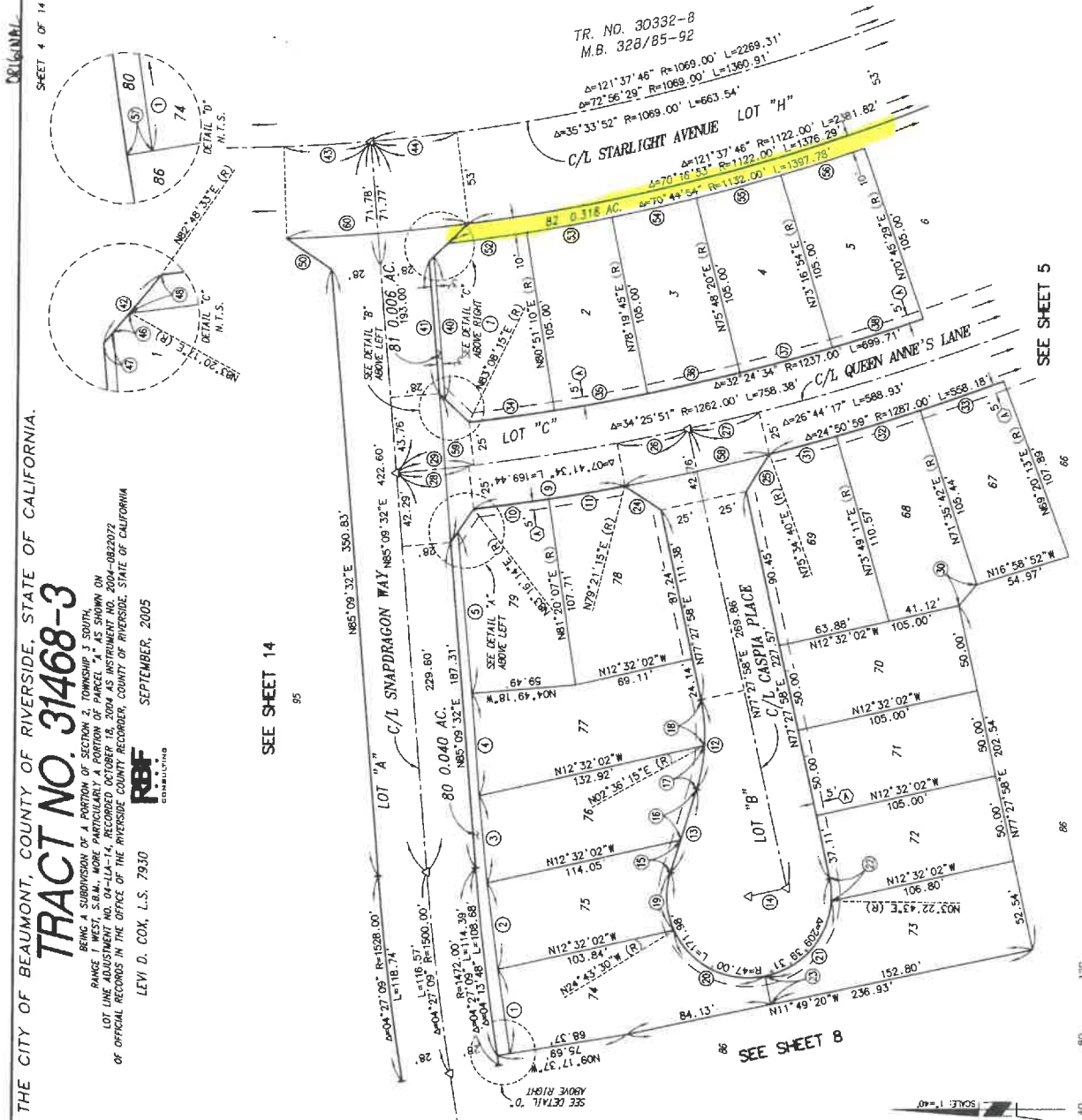
SEE SHEET 5



GRAPHIC SCALE

**NOTE**

SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, AND BASIS OF BEARINGS. SEE SHEET J FOR VICINITY MAP, EXCISEMENT NOTES, BASIS OF BEARINGS, AND SURVEYOR'S NOTES.



TR. NO. 30332-B  
M.B. 328/85-92  
Δ=121°37'46" R=1069.00' L=2269.31'  
Δ=72°56'29" R=1069.00' L=1360.91'  
Δ=35°33'52" R=1069.00' L=663.54'  
Δ=121°37'46" R=1122.00' L=2381.82'  
Δ=70°16'53" R=1122.00' L=1376.291'  
Δ=70°44'54" R=1132.00' L=1397.73'  
Δ=32°24'34" R=1237.00' L=699.71'  
Δ=26°44'17" R=1287.00' L=588.93'  
Δ=24°50'59" R=1287.00' L=568.181'

2006-01946057 ORIGINAL

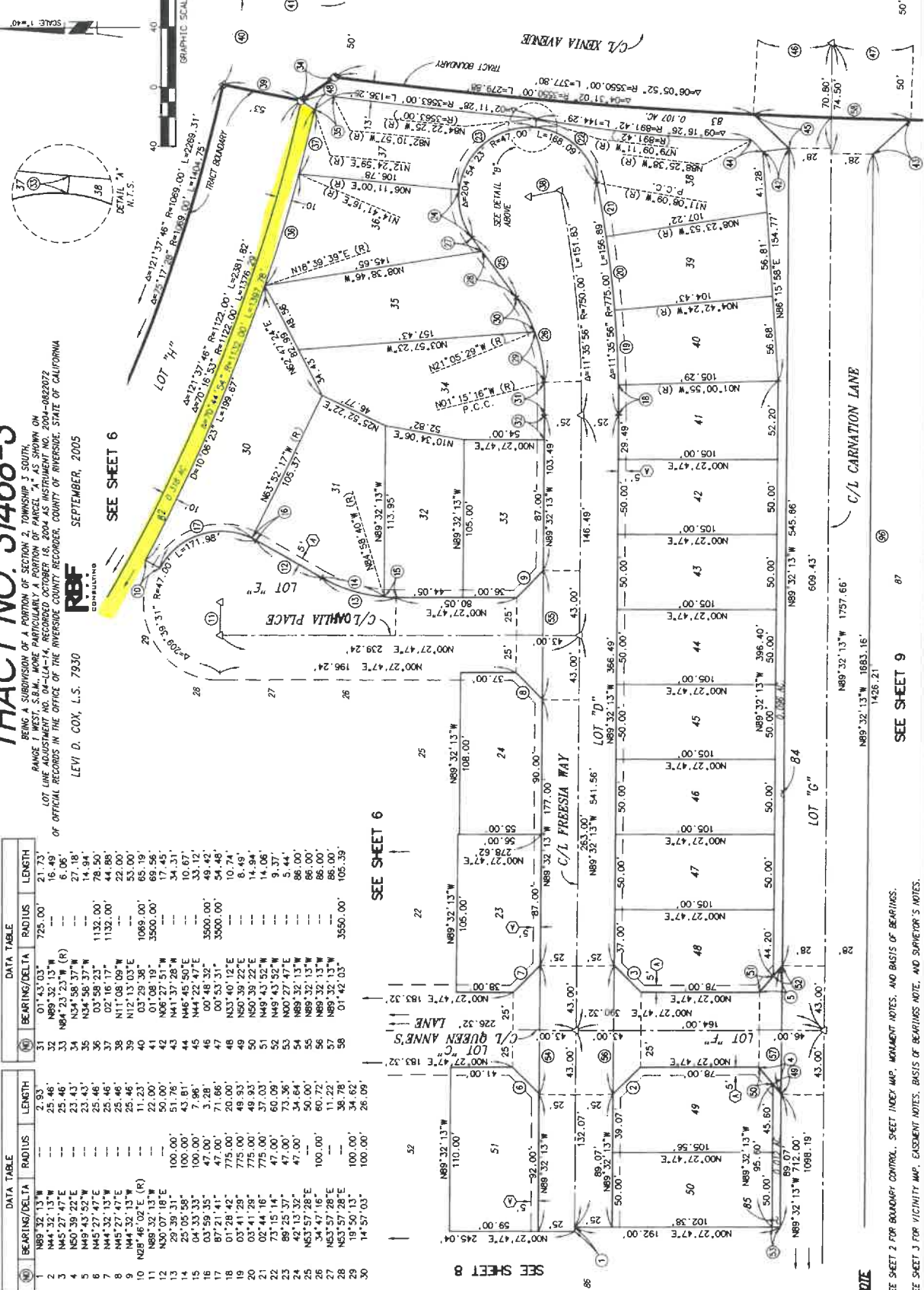
SHEET 7 OF 14 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**TRACT NO. 31468-3**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.E.M. MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-14-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-082072 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 LEVI D. COX, L.S. 7930  
 REF CONSULTING  
 SEPTEMBER, 2005

NO.	BEARING/Delta	RADIUS	LENGTH	DATA TABLE
1	N89°32'13"W	---	2.93'	BEARING/Delta
2	N44°32'13"W	725.00'	16.49'	RADIUS
3	N89°32'13"W	---	6.06'	LENGTH
4	N84°23'23"W (R)	---	27.18'	BEARING/Delta
5	N34°58'37"W	---	14.94'	RADIUS
6	N34°58'37"W	1132.00'	78.50'	LENGTH
7	N03°58'23"E	---	44.89'	BEARING/Delta
8	N44°32'13"W	---	22.00'	RADIUS
9	N45°27'47"E	---	53.00'	LENGTH
10	N11°08'09"W	1089.00'	65.84'	BEARING/Delta
11	N12°13'03"E	3500.00'	37.31'	RADIUS
12	N01°08'10"E	---	10.67'	LENGTH
13	N06°27'51"W	---	10.67'	BEARING/Delta
14	N46°45'50"E	---	33.12'	RADIUS
15	04°33'33"	3500.00'	49.42'	LENGTH
16	03°59'35"	---	54.48'	BEARING/Delta
17	87°21'41"	---	10.74'	RADIUS
18	01°28'42"	775.00'	6.49'	LENGTH
19	03°41'28"	---	14.84'	BEARING/Delta
20	02°44'18"	775.00'	14.06'	RADIUS
21	71°15'14"	---	9.24'	LENGTH
22	89°25'37"	---	86.00'	BEARING/Delta
23	42°13'30"	---	86.00'	RADIUS
24	N53°57'28"E	---	60.72'	LENGTH
25	N34°47'16"	100.00'	11.22'	BEARING/Delta
26	N53°57'28"E	---	38.78'	RADIUS
27	N53°57'28"E	---	34.62'	LENGTH
28	19°50'13"	100.00'	34.62'	BEARING/Delta
29	14°57'03"	---	26.09'	RADIUS
30	---	---	---	LENGTH



NOTE

SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, AND BASIS OF BEARINGS.  
 SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, BASIS OF BEARINGS, AND SURVEYOR'S NOTES.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-641-006, 419-542-017  
*Transfer Tax Not Applicable: R&T Code 11922*  
*Exempt from Recording Fees: Gov. Code 27383*

SPACE ABOVE THIS LINE RECORDER'S USE

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.09 ACRES M/L IN POR LOT 84 MB 398/072 TR 31468-3

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

Michael C Taylor  
By: [Signature]  
Division President

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title


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

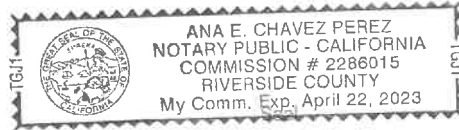
-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

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

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

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



2006-0196057  
ORIGINAL

58  
17

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THIS SUBDIVISION CONTAINS

08 NUMBERED LOTS  
9 LETTERED STREET LOTS  
115 LOTS TOTAL  
271.229 ACRES GROSS

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND MAINTENANCE THEREOF LOTS 80 AND 41, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "T", INCLUSIVE, AS SHOWN AS SWAMPBROOK WAY, CASPIA DRIVE, GREEN ANNE'S LANE, FREESIA WAY, AND DANILUA PLACE, RESPECTIVELY, WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS FOR PUBLIC UTILITY PURPOSES, ALONG AND ADJACENT TO ALL INTERIOR STREETS, AS SHOWN AS CASPIA DRIVE, GREEN ANNE'S LANE, FREESIA WAY, DANILUA PLACE, AND CARNATION LANE, RESPECTIVELY WITHIN THIS MAP.

WE HEREBY DEDICATE, IN FEE TITLE TO THE CITY OF BEAUMONT LOTS 80 THROUGH 85, INCLUSIVE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE, IN FEE TITLE TO THE CITY OF BEAUMONT LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PARADE HOMES, A CALIFORNIA CORPORATION

*Patricia Cohen*  
VIZI PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

STATE OF California )  
COUNTY OF Riverside )  
I, *Patricia Cohen*, )  
a Notary Public in and for said State, do hereby certify that the foregoing instrument was signed and acknowledged by the persons named therein, and that the instrument is a true and correct copy of the original instrument.

BY COMMISSION EXPIRES *11/15/08* )  
MY COMM. NO. *111101* )  
I AM NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY PREPARED )  
BY PRINCIPAL PLACE OF BUSINESS )  
IS IN *Los Angeles* COUNTY.

*Deborah D. Davis*  
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF California )  
COUNTY OF Los Angeles )  
I, *Deborah D. Davis*, )  
a Notary Public in and for said State, do hereby certify that the foregoing instrument was signed and acknowledged by the persons named therein, and that the instrument is a true and correct copy of the original instrument.

BY COMMISSION EXPIRES *11/15/08* )  
MY COMM. NO. *111101* )  
I AM NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY PREPARED )  
BY PRINCIPAL PLACE OF BUSINESS )  
IS IN *Los Angeles* COUNTY.

*Deborah D. Davis*  
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF California )  
COUNTY OF Los Angeles )  
I, *Deborah D. Davis*, )  
a Notary Public in and for said State, do hereby certify that the foregoing instrument was signed and acknowledged by the persons named therein, and that the instrument is a true and correct copy of the original instrument.

BY COMMISSION EXPIRES *11/15/08* )  
MY COMM. NO. *111101* )  
I AM NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY PREPARED )  
BY PRINCIPAL PLACE OF BUSINESS )  
IS IN *Los Angeles* COUNTY.

*Deborah D. Davis*  
NOTARY PUBLIC IN AND FOR SAID STATE

**TRACT NO. 31468-3**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M. MORE PARTICULARLY A PORTION OF PARCEL "A", AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-LL-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-082202 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LEVI D. COX, L.S. 7930  
SEPTEMBER, 2005

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MANICIPAL, AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOR A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE 344,340

DATED March 3, 2006

PAIL MCDONNELL, COUNTY TAX COLLECTOR

BY: *Amiee Spald*  
DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF 344,340 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MANICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: March 3, 2006

OSALD A. WALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: *Amiee Spald*  
DEPUTY

**SIGNATURE OMISSIONS NOTE**

PURSUANT TO SECTION 5606 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1983, IN BOOK 4, PAGE 335 OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
- 2) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1915, IN BOOK 371, PAGE 177, OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
- 3) COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1940, IN BOOK 604, PAGE 154, OF OFFICIAL RECORDS.
- 4) RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES, RECORDED AUGUST 18, 1954, IN BOOK 1620, PAGE 573, OF OFFICIAL RECORDS.

**SOILS REPORT NOTE**

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31883, DATED NOVEMBER 14, 2001, AS PROJECT NO. 01-017-301-01, WAS PREPARED BY CONVERSE CONSULTANTS, INC. (CONVERSE) UNDER CONTRACT NO. 01-017-301-01 AND SAFETY CODE NO. 15, AS REQUIRED BY SECTION 6504.5 OF THE CALIFORNIA PENAL CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

**RECORDER'S STATEMENT**

FILED THIS 20 DAY OF March, 2006 AT 8:00 A.M. IN BOOK 518 OF MAPS AT PHASES 7A-13, AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT. FILE # 2005-0196057

LARRY E. WARD, COUNTY ASSESSOR-CLERK-RECORDER  
BY: *Larry E. Ward*  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY, DEPUTY

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2004. I HEREBY STATE THAT HIS FIELD SURVEY SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP. THESE MONUMENTS WILL BE SUFFICIENT TO EMBLEM THIS SURVEY TO BE RETROCED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: February 27th, 2006

LEVI DAVID COX, L.S. 7830

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, WHICH WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2004 AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOOLWANI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DATED: 15 March, 2006

BY: *Deepek Moolwani*  
L.S. 6359  
(LIC. EXPIRES 12/31/2006)

**BEAUMONT CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 15th DAY OF March, 2006, AND THAT THE CITY COUNCIL HAS, BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS:

THE DEDICATION OF LOTS "A" THROUGH "T", INCLUSIVE, AS SHOWN AS SWAMPBROOK WAY, CASPIA DRIVE, GREEN ANNE'S LANE, FREESIA WAY, DANILUA PLACE, AND CARNATION LANE, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT AS SHOWN A "S" P.U.E. OFFERED FOR DEDICATION ALONG AND ADJACENT TO ALL INTERIOR STREETS AS SHOWN AS CASPIA DRIVE, GREEN ANNE'S LANE, FREESIA WAY, DANILUA PLACE, AND CARNATION LANE, RESPECTIVELY, INCLUSIVE, IN FEE TITLE FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF; AND THE OFFER OF LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, ALL AS DEDICATED AND SHOWN WITHIN THIS MAP.

DATED: 15th, 2006

BY: *Deborah D. Davis*  
CITY CLERK OF THE CITY OF BEAUMONT



2006-D196057  
ORIGINAL  
28

SHEET 7 OF 14 SHEETS

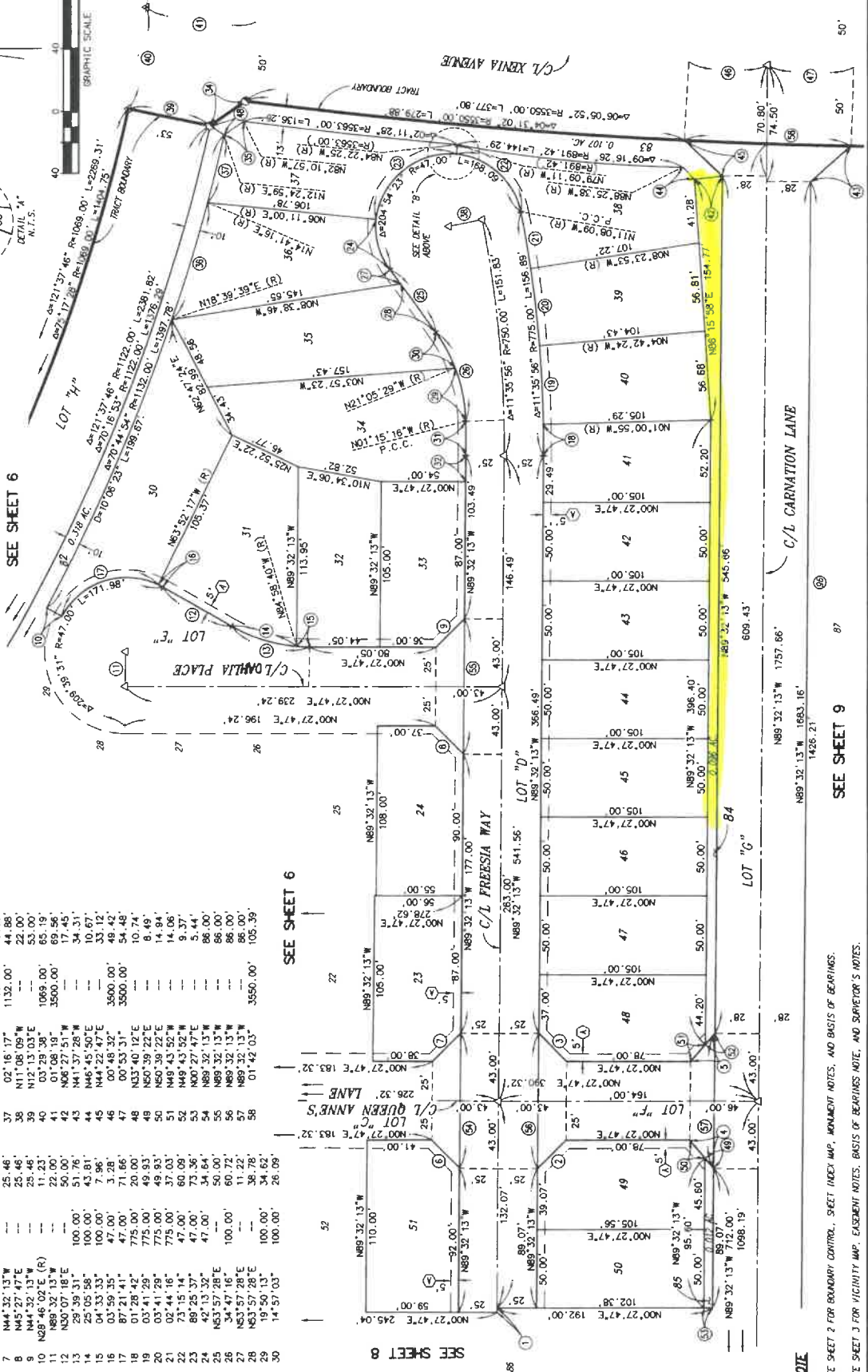
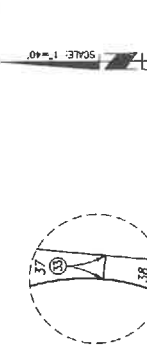
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31468-3

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-114-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0822072 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
LEVI D. COX, L.S. 7930  
SEPTEMBER, 2005  
RFB CONSTRUCTING

SEE SHEET 6

DATA TABLE			DATA TABLE		
NO.	BEARINGS/Delta	LENGTH	NO.	BEARINGS/Delta	LENGTH
1	N89°32'13"W	2.93'	31	01°43'03"	725.00'
2	N44°32'13"W	25.46'	32	N89°32'13"W (R)	16.49'
3	N45°27'47"E	25.46'	33	N84°23'23"W (R)	6.06'
4	N50°39'22"E	23.43'	34	N34°58'37"W	27.18'
5	N49°45'52"W	25.46'	35	N34°58'37"W	14.94'
6	N45°27'47"E	25.46'	36	03°58'23"	1132.00'
7	N44°32'13"W	25.46'	37	02°16'17"	44.88'
8	N44°32'13"W	25.46'	38	N11°08'09"W	22.00'
9	N44°32'13"W (R)	25.46'	39	N12°13'03"E	1069.00'
10	N28°46'02"E (R)	71.23'	40	03°28'38"	68.19'
11	N50°07'18"E	56.00'	41	N04°59'15"W	69.96'
12	N50°07'18"E	56.00'	42	N04°59'15"W	34.31'
13	N29°39'31"W	100.00'	43	N41°37'28"W	33.12'
14	N25°05'58"	100.00'	44	N46°45'50"E	10.67'
15	04°33'33"	47.00'	45	N44°22'47"E	33.12'
16	07°21'41"	47.00'	46	00°48'32"	3500.00'
17	01°28'42"	71.66'	47	00°53'31"	3500.00'
18	03°41'28"	75.00'	48	N33°40'12"E	10.74'
19	03°41'28"	75.00'	49	N50°39'22"E	8.49'
20	03°41'28"	75.00'	50	N50°39'22"E	14.94'
21	02°44'16"	47.00'	51	N49°43'52"W	14.06'
22	03°28'38"	47.00'	52	N49°43'52"W	9.37'
23	02°13'32"	47.00'	53	N49°43'52"W	8.46'
24	02°13'32"	47.00'	54	N89°32'13"W	86.00'
25	N53°57'28"E	60.72'	55	N89°32'13"W	86.00'
26	34°47'18"E	11.22'	56	N89°32'13"W	86.00'
27	N53°57'28"E	34.62'	57	N89°32'13"W	86.00'
28	19°50'13"	100.00'	58	01°42'03"	105.39'
29	14°57'03"	26.09'			



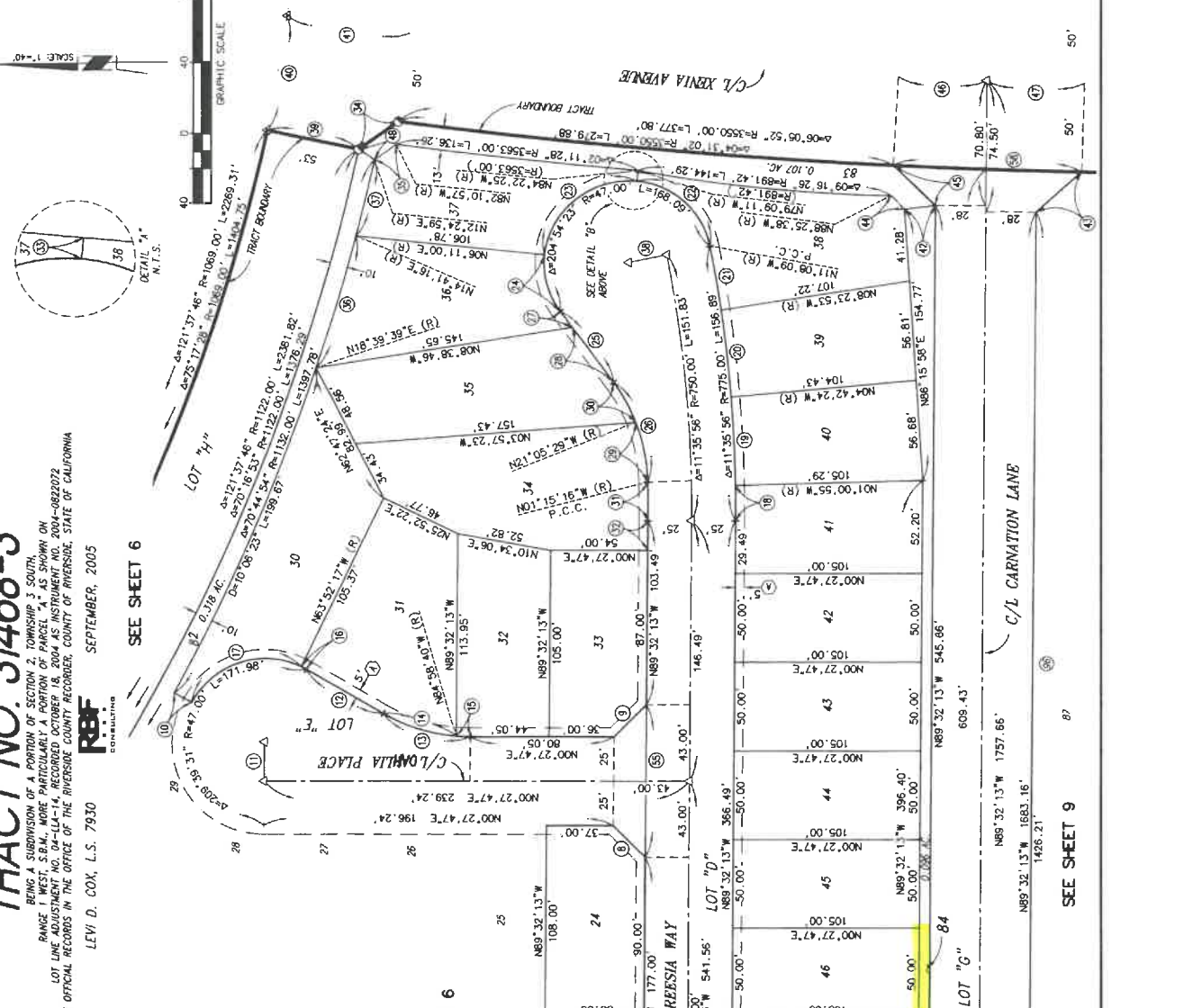
NOTE  
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, AND BASIS OF BEARINGS.  
SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND SURVEYOR'S NOTES.

2006-D196057  
 ORIGINAL  
 SHEET 7 OF 14 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**TRACT NO. 31468-3**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.18M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MAP NO. 8044-100-000-002073 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
 LEVI D. COX, L.S. 7930  
 SEPTEMBER, 2005  
**REF**  
 CONSULTANTS

DATA TABLE				DATA TABLE			
NO.	BEARINGS/Delta	RADIUS	LENGTH	NO.	BEARINGS/Delta	RADIUS	LENGTH
1	N89°32'13"W	---	2.93'	31	01°43'03"	725.00'	21.73'
2	N44°23'47"E	---	25.46'	32	N89°32'13"W	---	16.49'
3	N45°27'47"E	---	25.46'	33	N84°23'23"(R)	---	6.06'
4	N50°38'22"E	---	23.43'	34	N34°58'37"W	---	27.18'
5	N49°43'52"W	---	23.43'	35	N34°58'37"W	---	14.94'
6	N45°27'47"E	---	25.46'	36	03°58'23"	1132.00'	78.50'
7	N44°32'15"W	---	25.46'	37	02°16'17"	1132.00'	44.88'
8	N45°27'47"E	---	25.46'	38	N11°08'08"W	---	22.00'
9	N45°27'47"E	---	25.46'	39	N03°33'33"W	---	53.00'
10	N28°48'02"E (R)	---	11.23'	40	01°08'19"	1066.00'	69.86'
11	N89°32'13"W	---	22.00'	41	N06°37'51"W	3500.00'	37.45'
12	N30°07'18"E	---	50.00'	42	N06°37'51"W	---	34.31'
13	29°39'31"	100.00'	51.76'	43	N46°45'50"E	---	10.67'
14	25°05'58"	100.00'	43.81'	44	N46°45'50"E	---	33.12'
15	04°33'33"	100.00'	7.96'	45	N46°22'47"E	---	49.42'
16	03°59'35"	47.00'	3.28'	46	00°48'39"	3500.00'	54.48'
17	87°21'41"	47.00'	71.66'	47	00°53'31"	3500.00'	54.48'
18	01°28'42"	775.00'	20.00'	48	N33°40'12"E	---	10.74'
19	03°41'29"	775.00'	49.93'	49	N50°38'22"E	---	8.49'
20	03°41'29"	775.00'	49.93'	50	N50°38'22"E	---	14.94'
21	73°15'19"	47.00'	67.00'	51	N49°43'52"W	---	4.06'
22	73°15'19"	47.00'	67.00'	52	N49°43'52"W	---	5.74'
23	89°25'37"	47.00'	73.36'	53	N89°32'13"W	---	86.00'
24	42°13'32"	47.00'	34.84'	54	N89°32'13"W	---	86.00'
25	N53°57'28"E	---	50.00'	55	N89°32'13"W	---	86.00'
26	34°47'16"	100.00'	60.72'	56	N89°32'13"W	---	86.00'
27	N53°57'28"E	---	11.22'	57	N89°32'13"W	---	86.00'
28	N53°57'28"E	---	36.78'	58	01°42'03"	3550.00'	105.39'
29	19°50'13"	100.00'	34.62'				
30	14°57'03"	100.00'	26.09'				



SEE SHEET 6

SEE SHEET 8

SEE SHEET 9

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-542-016

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.11 ACRES IN LOT 83 MB 398/072 TR 31468-3

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

By: 

Michael C. Taylor  
IE Division President

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

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

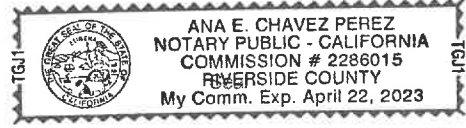
-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

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

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

2006-0196057 ORIGINAL

FILED THIS 20th DAY OF March, 2006 AT 3:00 P.M. IN BOOK 5118 OF MAPS AT PHOENIX, ARIZONA, AT THE REQUEST OF THE CITY OF BEAUMONT, ARIZONA.

RECORDED'S STATEMENT

BY: Larry K. Ward, County Assessor-Clerk-Recorder

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

DEPUTY

RECEIVED

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT NO. 31468-3

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.B.M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-LA-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0822072 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SEPTEMBER, 2005

LEVI D. COX, L.S. 7930

THIS SUBDIVISION CONTAINS

96 IMBERGED LOTS 9 LETTERED STREET LOTS 119 LOTS TOTAL 271.228 ACRES GROSS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RESERVE FOR OPEN SPACE, AND LANDSCAPE PURPOSES AND MAINTENANCE THEREOF LOTS 80 AND 81, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "T", INCLUSIVE, AS SHOWN AS SWAMPBROOK WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, AND DANJUN PLACE, RESPECTIVELY, WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS FOR PUBLIC UTILITY PURPOSES, ALONG AND ADJACENT TO ALL INTERIOR STREETS, AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJUN PLACE, AND CHARNIATION LANE, RESPECTIVELY WITHIN THIS MAP.

WE HEREBY DEDICATE, IN FEE TITLE TO THE CITY OF BEAUMONT LOTS 82 THROUGH 85, INCLUSIVE, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE, IN FEE TITLE TO THE CITY OF BEAUMONT LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PARADE HOMES, A CALIFORNIA CORPORATION

Notary Public in and for said State, Patricia Cohen, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF California, County of Los Angeles, I, Patricia Cohen, Notary Public in and for said State, personally appeared Deborah D. Davis, personally appeared

PERSONALLY KNOWN TO ME (OR PROVIDED 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 11/15/08, BEING MY HAND AND OFFICIAL SEAL.

Deborah D. Davis, Principal Place of Business is in Los Angeles County.

NOTARY ACKNOWLEDGEMENT

STATE OF California, County of Los Angeles, I, Patricia Cohen, Notary Public in and for said State, personally appeared Deborah D. Davis, personally appeared

PERSONALLY KNOWN TO ME (OR PROVIDED 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 11/15/08, BEING MY HAND AND OFFICIAL SEAL.

Deborah D. Davis, Principal Place of Business is in Los Angeles County.

FILED THIS 20th DAY OF March, 2006 AT 3:00 P.M. IN BOOK 5118 OF MAPS AT PHOENIX, ARIZONA, AT THE REQUEST OF THE CITY OF BEAUMONT, ARIZONA.

RECORDED'S STATEMENT

BY: Larry K. Ward, County Assessor-Clerk-Recorder

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

DEPUTY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2004. I HEREBY STATE THAT HIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP. THESE MONUMENTS WILL BE SUFFICIENT TO EMBLE THIS SURVEY TO BE RETROCED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: February 27th, 2006

LEVI DAVID COX, L.S. 7930

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, WHICH WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2004 AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR THE SPRINK, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MODKULANI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT



DATED: 15 March 2006, By: Dennis Janda, L.S. 6359 (L.I.C. EXPIRES 12/31/2006)

BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 15th DAY OF March, 2006, AND THAT THESE LOCAL COUNCIL ORD. BY AN ORDER ONLY PASSED AND ENTERED. APPROVED SAID MAP AND DID NOT ACCEPT ON BEHALF OF THE PUBLIC. SUBJECT TO IMPROVEMENTS.

THE DEDICATION OF LOTS "A" THROUGH "T", INCLUSIVE, AS SHOWN AS SWAMPBROOK WAY, CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJUN PLACE, AND CHARNIATION LANE, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT AS SHOWN A "S" P.U.E. OFFERED FOR DEDICATION ALONG AND ADJACENT TO ALL INTERIOR STREETS AS SHOWN AS CASPIA DRIVE, QUEEN ANNE'S LANE, FREESIA WAY, DANJUN PLACE, AND CHARNIATION LANE, RESPECTIVELY, AND DID NOT ACCEPT ON BEHALF OF THE CITY OF BEAUMONT THE OFFER OF LOTS 80 THROUGH 85, INCLUSIVE, IN FEE TITLE FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AND THE OFFER OF LOT 96 FOR PEDESTRIAN TRAIL PURPOSES AND THE MAINTENANCE THEREOF, ALL AS DEDICATED AND SHOWN WITHIN THIS MAP.

DATED: 3/15, 2006

City Clerk of the City of Beaumont

DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$44,300.

DATED: March 3, 2006

PILL MCDONNELL, COUNTY TAX COLLECTOR

By: Annie Spald, Deputy

TAX BOARD CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$44,300 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: March 3, 2006

GERALD A. WALONEY, CLERK OF THE BOARD OF SUPERVISORS

By: Annie Spald, County Tax Collector

By: Annie Spald, Deputy

SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 66038 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1981, IN BOOK 4, PAGE 335 OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
2) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).
3) COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1943, IN BOOK 604, PAGE 154, OF OFFICIAL RECORDS.
4) RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES, RECORDED AUGUST 18, 1954, IN BOOK 1620, PAGE 573, OF OFFICIAL RECORDS.

SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31468, DATED NOVEMBER 14, 2001, AS PROJECT NO. 01-01-301-01, WAS PREPARED BY COMPRES CONSULTING, 15300 SHERWOOD BLVD., SUITE 100, THE CALIFORNIA REALTY AND SAFETY CENTER, LOS ANGELES, CALIFORNIA 90044. THIS REPORT IS BEING FILED FOR YOUR INFORMATION. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

2006-0196057  
ORIGINAL

SHEET 7 OF 14 SHEETS

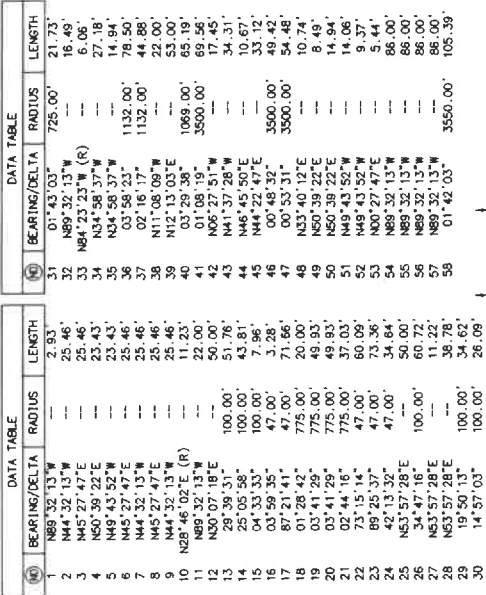
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31468-3

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.E.M., MORE PARTICULARLY A PORTION OF PARCEL "A" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04-14-14, RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-082022 OF OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
LEVI D. COX, L.S. 7930  
SEPTEMBER, 2005  
REF CONSULTING

NO.	BEARING/Delta	RADIUS	LENGTH
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7	N03°59'22"E	1132.00'	44.88'
8	N02°16'17"E	1132.00'	22.00'
9	N11°06'08"W	1069.00'	53.00'
10	N12°13'05"E	1069.00'	53.00'
11	N03°18'18"E	3500.00'	69.58'
12	N06°27'51"W	37.45'	37.45'
13	N01°37'28"W	10.67'	10.67'
14	N46°45'50"E	33.12'	33.12'
15	N44°22'47"E	35000.00'	49.42'
16	N00°48'32"E	35000.00'	54.48'
17	N00°53'31"E	10.74'	10.74'
18	N33°40'12"E	8.49'	8.49'
19	N50°39'22"E	14.84'	14.84'
20	N50°39'22"E	14.06'	14.06'
21	N49°43'52"W	8.24'	8.24'
22	N00°27'47"E	86.00'	86.00'
23	N89°32'13"W	3550.00'	105.39'
24	N89°32'13"W	3550.00'	105.39'
25	N89°32'13"W	3550.00'	105.39'
26	N89°32'13"W	3550.00'	105.39'
27	N89°32'13"W	3550.00'	105.39'
28	N89°32'13"W	3550.00'	105.39'
29	N89°32'13"W	3550.00'	105.39'
30	N89°32'13"W	3550.00'	105.39'

NO.	BEARING/Delta	RADIUS	LENGTH
31	01°43'03"	725.00'	21.73'
32	N89°32'13"W	725.00'	16.49'
33	N84°23'23"(R)	6.06'	6.06'
34	N34°58'37"W	27.18'	27.18'
35	N34°58'37"W	14.84'	14.84'
36	N03°59'23"	1132.00'	78.50'
37	N03°59'23"	1132.00'	44.88'
38	N02°16'17"E	1132.00'	22.00'
39	N11°06'08"W	1069.00'	53.00'
40	N12°13'05"E	1069.00'	53.00'
41	N03°18'18"E	3500.00'	69.58'
42	N06°27'51"W	37.45'	37.45'
43	N01°37'28"W	10.67'	10.67'
44	N46°45'50"E	33.12'	33.12'
45	N44°22'47"E	35000.00'	49.42'
46	N00°48'32"E	35000.00'	54.48'
47	N00°53'31"E	10.74'	10.74'
48	N33°40'12"E	8.49'	8.49'
49	N50°39'22"E	14.84'	14.84'
50	N50°39'22"E	14.06'	14.06'
51	N49°43'52"W	8.24'	8.24'
52	N00°27'47"E	86.00'	86.00'
53	N89°32'13"W	3550.00'	105.39'
54	N89°32'13"W	3550.00'	105.39'
55	N89°32'13"W	3550.00'	105.39'
56	N89°32'13"W	3550.00'	105.39'
57	N89°32'13"W	3550.00'	105.39'
58	N89°32'13"W	3550.00'	105.39'
59	N89°32'13"W	3550.00'	105.39'
60	N89°32'13"W	3550.00'	105.39'



TRACT NO. 31468-1 M.B. 388/1-5

SCALE 1"=40'

GRAPHIC SCALE

SEE SHEET 6

SEE SHEET 9

NOTE: SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, AND BASIS OF BEARINGS. SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND SURVEYOR'S NOTES.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-670-015, 419-680-019  
*Transfer Tax Not Applicable: R&T Code 11922*  
*Exempt from Recording Fees: Gov. Code 27383*

SPACE ABOVE THIS LINE RECORDER'S USE


**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.34 ACRES M/L IN POR LOT 112 MB 414/074 TR 31468-5

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

By:   
Michael C. Taylor  
IE Division President



# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

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

-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

- The signer(s) capacity or authority is/are as:
- Individual(s)
  - Attorney-in-fact
  - Corporate Officer(s) \_\_\_\_\_  
Title(s)
  
  - Guardian/Conservator
  - Partner - Limited/General
  - Trustee(s)
  - Other: \_\_\_\_\_

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

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

h1/h2

2006-0946412  
08661NAL

SHEET 1 OF 12 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 31468-5

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 95 OF TRACT NO. 51468-3, FILED IN BOOK 386, PAGES 72 THROUGH 83, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930  
DATE OF SURVEY: SEPTEMBER, 2005

## RECORDER'S STATEMENT

FILED THIS 27th DAY OF December, 2006 AT  
1:10 PM IN BOOK 411 OF MAPS AT PAGES  
74-75 AT THE REQUEST OF THE  
CITY CLERK, CITY OF BEAUMONT,  
NO. 0866-0946412  
FEE \$ 477.00  
LARRY W. HARD, COUNTY ASSESSOR-CLERK-RECORDER  
BY: Daniel D. Deady, DEPUTY  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

## SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWELVE (12) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARCELS OWNERS, A CALIFORNIA CORPORATION, IN JANUARY OF 2004. I HEREBY STATE THAT ALL THE INFORMATION ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE INSTRUMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE INSTRUMENTS ARE, OR WILL BE, SUFFICIENT TO EMERGE THE SURVEY TO BE RECORDED AND THAT THIS FIELD SURVEY IS SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: November 14th, 2006  
LEVI DAVID COX, L.S. 7930



## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP WITHIN THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, BY THE BEAUMONT CITY COUNCIL, ON MAY 4, 2004 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE PLANS FOR DRAINAGE, DRAINAGE WORKS, AND SERVICES SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE SPECIFIED PLANS OR APPROVED PLANS OR APPROVED PLANS AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAK MOORANI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DATED: 20 DEC, 2006  
BY: Deepak Moorani  
C.I.C. DENNIS JORDAN, L.S. 6359  
(C.I.C. EXPIRES 12/31/2008)



## BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF December, 2006, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS.

THE DEDICATION OF LOTS "A" THROUGH "M", INCLUDING, TULIP CIRCLE N., TULIP CIRCLE E., TULIP CIRCLE S., TIGER FLOWER DRIVE, SEA LAKEVIEW LANE, BUTTERCUP WAY, BILBERRY STREET, ARDITH COURT, SHIFFRIM COURT, AMBROSIA STREET, BARRANDY ROSE WAY, AND LIARIS WAY, RESPECTIVELY, OFFERED FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE DEDICATION OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS AS SHOWN WITHIN THIS MAP.

AND DID NOT ACCEPT, IN FEE TITLE, THE OFFER OF LOT 112 FOR LANDSCAPE AND OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AND THE OFFER OF LOT 114 FOR PARK SITE PURPOSES AND THE MAINTENANCE THEREOF, ALL AS OFFERED FOR DEDICATION AND SHOWN WITHIN THIS MAP.

DATED: 12/21, 2006

BY: Marsha L. Chance  
MARSHA L. CHANCE  
CITY CLERK OF THE CITY OF BEAUMONT

## THIS SUBDIVISION CONTAINS:

- 117 NUMBERED LOTS
- 130 LOTS
- 130 LOTS
- 38,397 ACRES

## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RESERVE LOTS 111, 113, 115, 116 AND 117 FOR LANDSCAPE AND OPEN SPACE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS 94, THROUGH "M", INCLUDING, TULIP CIRCLE N., TULIP CIRCLE E., TULIP CIRCLE S., TIGER FLOWER DRIVE, SEA LAKEVIEW LANE, BUTTERCUP WAY, BILBERRY STREET, ARDITH COURT, SHIFFRIM COURT, AMBROSIA STREET, BARRANDY ROSE WAY, AND LIARIS WAY, RESPECTIVELY, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT LOT 112 FOR LANDSCAPE AND OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO THE CITY OF BEAUMONT LOT 114 FOR PARK SITE PURPOSES AND THE MAINTENANCE THEREOF.

PARCELS OWNERS, A CALIFORNIA CORPORATION

BY: Mike Taylor  
MIKE TAYLOR  
VICE PRESIDENT

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
ON November 14th, 2006, BEFORE ME, Suzanne Jester,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
MIKE TAYLOR, SA. NEE WILSON,  
PERSONALLY KNOWN TO ME (OR WHOSE TRUE IDENTITY AS THE SIGNATURES OF THE SIGNATURES) IS SAME SUBSCRIBED TO THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT HE/SHESUBSCRIBED THE SAME IN HIS/HER AUTHORIZED  
CAPACITY(IES), AND THAT BY HIS/HER SIGNATURE(S) ON THE INSTRUMENT HE/SHESUBSCRIBED  
OR THE ENTIRETY/THEREOF UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES June 9, 2007  
# 142-2346  
BY PRINCIPAL PLACE OF BUSINESS  
IS IN Los Angeles COUNTY.

BY: Suzanne Jester  
SUZANNE JESTER  
(PRINT NAME)

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
ON November 14th, 2006, BEFORE ME, Kelly Marie Klein,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
MIKE TAYLOR, SA. NEE WILSON,  
PERSONALLY KNOWN TO ME (OR WHOSE TRUE IDENTITY AS THE SIGNATURES OF THE SIGNATURES) IS SAME SUBSCRIBED TO THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT HE/SHESUBSCRIBED THE SAME IN HIS/HER AUTHORIZED  
CAPACITY(IES), AND THAT BY HIS/HER SIGNATURE(S) ON THE INSTRUMENT HE/SHESUBSCRIBED  
OR THE ENTIRETY/THEREOF UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES November 21, 2007  
# 1528847  
BY PRINCIPAL PLACE OF BUSINESS  
IS IN Riverside COUNTY.

BY: Kelly Marie Klein  
KELLY MARIE KLEIN  
(PRINT NAME)

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES UNDER THE PROVISIONS OF THE REVENUE AND TAX CODE, TITLE 30, CHAPTER 1, ARTICLE 1, SECTION 10000, AND THE REVENUE AND TAX CODE, TITLE 30, CHAPTER 1, ARTICLE 1, SECTION 10000.

DATED: November 29, 2006

PAUL McDONNELL, COUNTY TAX COLLECTOR  
BY: Kerston MacPhelin  
KERSTON MACPHELIN  
DEPUTY

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1000 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER, ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DELIVERED BY SAID BOARD OF SUPERVISORS.

DATED: 12/20/06  
MIKE TAYLOR  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY TAX COLLECTOR

BY: Paul McDonnell  
PAUL MCDONNELL  
DEPUTY

## SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 6649 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS (CANNOT BE LOCATED FROM THE RECORD).
- 2) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1981, IN BOOK 4, PAGE 335 OF DEEDS. (CANNOT BE LOCATED FROM THE RECORD).

## SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31468-5, LOTS 31 THROUGH 58 AND LOT 114, DATED MARCH 27, 2006, AND PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31468-5, LOTS 1 THROUGH 30 AND LOTS 59 THROUGH 110, DATED SEPTEMBER 20, 2006, WERE BOTH PREPARED BY CONVERSE CONSULTANTS, AS PROJECT NO. 03-81-236-56, AS REQUIRED BY SECTION 17983.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

H:\PATA\PARCE...PH2\CADD\MAPPING\TR31468-5\6641M001.DWG JOHNM 11/14/06 P.38 90

2006-0946412  
ORIGINAL

SHEET 6 OF 12 SHEETS

Item 3.

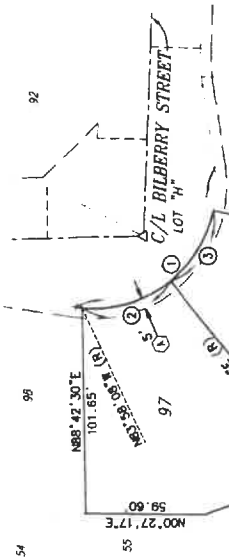
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 31468-5**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN,  
MORE PARTICULARLY BEING ALL OF LOT 95 OF TRACT NO. 31468-1 FILED IN BOOK 358, PAGES 72 THROUGH 82,  
INCLUDING OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

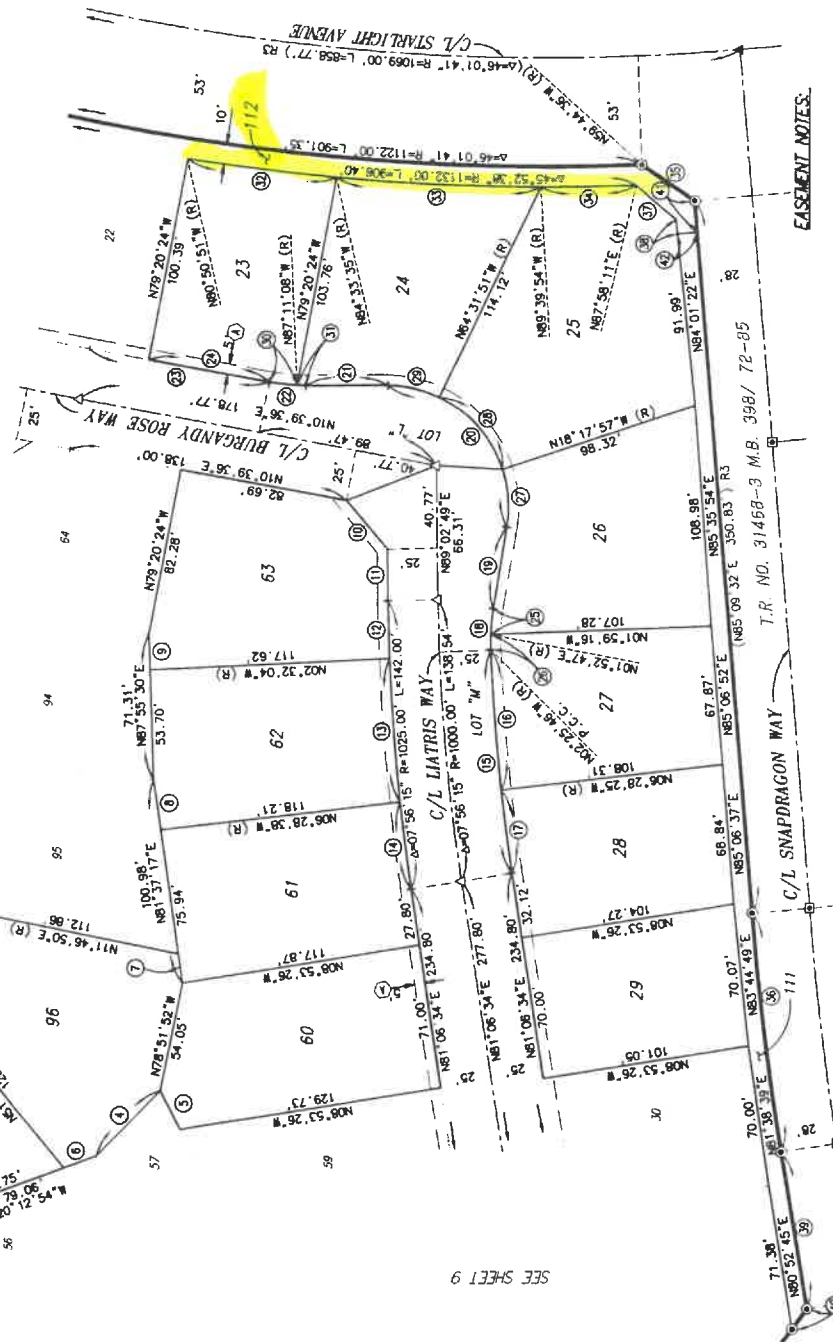
LEVI D. COX, L.S. 7930 DATE OF SURVEY: SEPTEMBER, 2005



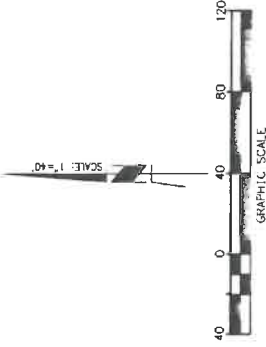
SEE SHEET 10



SEE SHEET 7



SEE SHEET 9



NO.	BEARING/DELTA	RADIUS	LENGTH
1	107°44'10"	60.00'	112.82'
2	44°58'03"	60.00'	47.11'
3	39°15'59"	60.00'	41.12'
4	N45°46'23"W	---	44.58'
5	N62°54'44"E	---	21.28'
6	N20°12'54"W	---	17.31'
7	N81°37'17"E	---	14.33'
8	N87°55'30"E	---	25.04'
9	N89°02'49"E	---	31.60'
10	N89°02'49"E	---	25.54'
11	01°34'53"	1025.00'	28.28'
12	03°56'34"	1025.00'	70.53'
13	02°24'48"	1025.00'	43.17'
14	06°27'40"	975.00'	106.95'
15	04°02'39"	975.00'	88.82'
16	02°25'01"	975.00'	41.13'
17	N80°38'23"W	100.00'	20.28'
18	N80°38'23"W	100.00'	103.59'
19	88°55'20"	---	40.87'
20	N90°16'18"E	100.00'	18.13'
21	N10°23'18"	---	89.33'
22	N10°39'36"E	---	59.55'
23	07°18'50"	100.00'	12.77'
24	04°18'33"	100.00'	7.52'
25	27°29'34"	60.00'	28.79'
26	25°11'51"	60.00'	48.41'
27	07°50'44"	100.00'	26.38'
28	03°42'44"	100.00'	13.68'
29	05°06'19"	1132.00'	73.34'
30	02°21'55"	1132.00'	100.87'
31	N04°51'02"E	(1528.00')	46.73'
32	04°22'09"	(116.74')	25.40'
33	N84°05'31"W	---	78.26'
34	N84°05'31"W	---	(12.41')
35	N85°09'32"E	---	15.36'
36	N04°50'28"W	---	9.71'

**NOTE**

SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, VICINITY MAP, MONUMENT NOTES, AND BASIS OF BEARINGS NOTE.

SEE SHEET 3 FOR EASEMENT NOTES, AND SURVEYOR'S NOTES.

**EASEMENT NOTES:**

(A) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF.

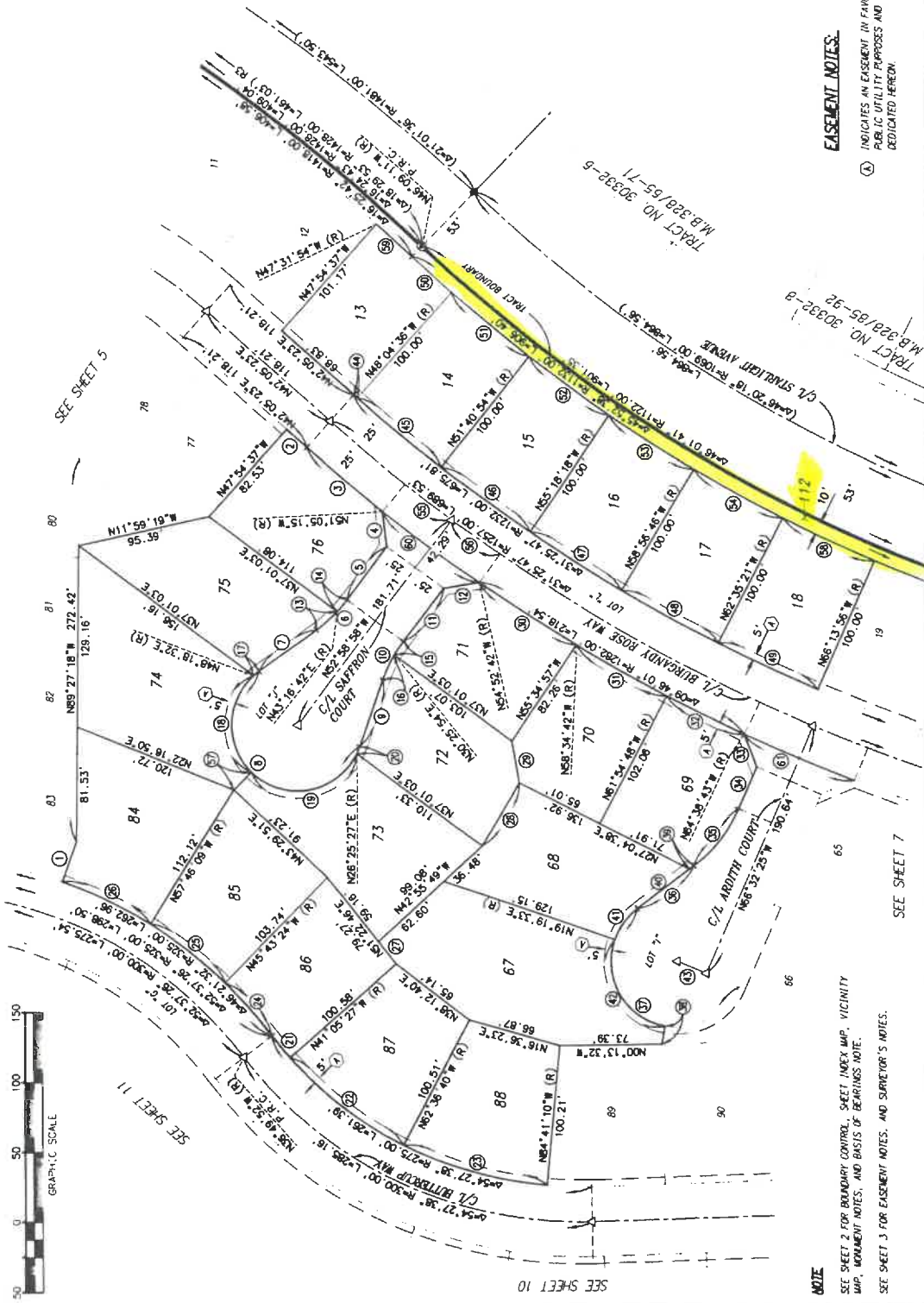
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 31468-5**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 95 OF TRACT NO. 31468-5, FILED IN BOOK 398, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930  
DATE OF SURVEY: SEPTEMBER, 2005



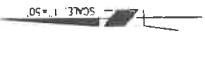
NO.	BEARINGS/Delta	RADIUS	LENGTH
1	N70°08'22"W (R)	---	30.13'
2	M42°05'23"E	1282.00'	19.11'
3	03°10'37"	---	71.09'
4	N82°57'54"E	---	25.03'
5	N52°58'58"W	---	47.31'
6	17°36'01"	100.00'	30.72'
7	N35°22'57"W	---	50.00'
8	215°12'02"	47.00'	176.53'
9	N70°35'00"W	---	50.00'
10	177°36'01"	100.00'	30.72'
11	N82°58'58"W	---	47.31'
12	N81°50'30"W	---	25.70'
13	03°10'40"	100.00'	71.09'
14	08°18'40"	100.00'	10.93'
15	08°35'08"	100.00'	11.49'
16	11°00'54"	100.00'	19.22'
17	06°18'31"	47.00'	5.18'
18	05°31'23"	47.00'	76.72'
19	108°21'42"	47.00'	88.89'
20	07°00'27"	47.00'	5.75'
21	04°15'35"	275.00'	20.45'
22	21°31'13"	275.00'	103.29'
23	27°04'30"	325.00'	105.95'
24	08°53'32"	325.00'	50.44'
25	12°02'45"	325.00'	68.33'
26	12°22'13"	325.00'	70.17'
27	N51°22'46"E	---	20.11'
28	N59°17'43"W	---	51.87'
29	N78°47'22"E	1282.00'	30.10'
30	03°42'08"	1282.00'	74.62'
31	02°43'55"	1282.00'	61.93'
32	N69°24'25"E	---	25.03'
33	M68°32'27"W	---	32.16'
34	28°39'30"	100.00'	51.76'
35	N36°52'56"W	---	50.00'
36	N36°52'56"W	---	50.00'
37	209°39'31"	47.00'	171.98'
38	N79°36'34"W (R)	---	13.16'
39	N36°52'56"W	---	46.37'
40	N36°52'56"W	---	46.37'
41	33°47'31"	47.00'	27.72'
42	N23°27'33"E	---	22.00'
43	00°09'59"	1232.00'	3.58'
44	03°36'18"	1232.00'	77.52'
45	03°37'24"	1232.00'	77.91'
46	03°36'28"	1232.00'	78.29'
47	03°36'28"	1232.00'	78.33'
48	03°36'28"	1232.00'	78.33'
49	03°36'28"	1232.00'	78.33'
50	03°36'11"	1132.00'	38.92'
51	03°37'24"	1132.00'	71.45'
52	03°36'28"	1132.00'	71.84'
53	03°36'28"	1132.00'	71.88'
54	01°53'44"	1257.00'	41.59'
55	01°53'44"	1257.00'	41.59'
56	M45°12'51"W (R)	---	17.55'
57	03°36'35"	1132.00'	71.98'
58	01°22'43"	1416.00'	34.12'
59	03°47'28"	1282.00'	84.82'
60	03°47'28"	1282.00'	84.82'
61	03°47'28"	1282.00'	84.82'



**EASEMENT NOTES:**

- (A) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, DEDICATED HEREOF.

**NOTE:**  
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, VICINITY MAP, MONUMENT NOTES, AND BASIS OF BEARINGS NOTE.  
SEE SHEET 3 FOR EASEMENT NOTES, AND SURVEYOR'S NOTES.



RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-741-032

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.06 ACRES M/L IN POR LOT 136 MB 418/072 TR 31468-7

**GRANTOR:**  
Pardee Homes

Dated: 12/07/12

By: 

Michael C. Taylor  
IE Division President

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title


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

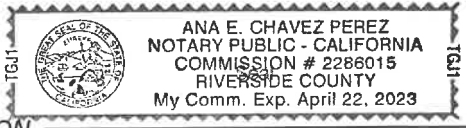
-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

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

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

2007-0206218  
ORIGINAL  
418/12

SHEET 1 OF 11 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 31468-7

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1, WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF SECTION 24 OF TRACT NO. 31468-3, FILED IN BOOK 388, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEVI D. COX, L.S. 7930

DATE OF SURVEY: SEPTEMBER, 2005

THIS SUBDIVISION CONTAINS:

- 140 NUMBERED LOTS
- 10 LETTICED STREET LOTS
- 150 LOTS TOTAL
- 28.49 ACRES GROSS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE HAVE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RESERVE FOR OPEN SPACE AND LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF, LOTS 133, 134, 135, 136, AND 139 FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" SHOWN AS PONSSETTA WAY, LOT "B" SHOWN AS VARRON LANE, LOT "C" SHOWN AS HEATH LANE, LOT "D" SHOWN AS BEGGIA WAY, LOT "E" SHOWN AS ORCHIS LANE, LOT "F" SHOWN AS VIKENTIAN WILLOW COURT, LOT "G" SHOWN AS VARRON LANE, LOT "H" SHOWN AS ACANTHUS LANE, LOT "I" SHOWN AS VERONICA COURT, AND LOT "J" SHOWN AS JARDINIL LANE, AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT FOR DRAINAGE PURPOSES OVER LOT 139, AS SHOWN WITHIN THIS MAP.

WE HEREBY OFFER FOR DEDICATION IN FEEL SIMPLE TO THE CITY OF BEAUMONT LOTS 137, 138, AND 140, FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS SHOWN WITHIN THIS MAP.

PAIREE HOMES, A CALIFORNIA CORPORATION

*James A. Straker*  
VICE PRESIDENT

*Mike Taylor*  
VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF California )  
COUNTY OF Riverside )  
ON 3/22/07, 2007, BEFORE ME, *Andrea Lyndatic*  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
*James A. Straker & Mike Taylor*  
PERSONALLY KNOWN TO ME (OR APPEARED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)  
TO BE THE PERSON(S) WHOSE NAMES HAVE 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/ENTITIES UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 2/14/09.  
BY PRINCIPAL PLACE OF BUSINESS  
IS IN SAID COUNTY OF RIVERSIDE, CALIFORNIA.

*Andrea Omay*  
NOTARY PUBLIC IN AND FOR SAID STATE (PRINT NAME)

SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TRACTIVE TRACT NO. 31468, DATED NOVEMBER 27, 2003, AS PROJECT NO. 03-87-28-02, WAS PREPARED BY COMMERCE CONSULTANTS, AS REQUIRED BY SECTION 71920 CALIFORNIA GOVERNMENT CODE AND AS REQUIRED BY SECTION 66003-5 CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$11,200.

DATED March 21, 2007

PULL McDONNELL, COUNTY TAX COLLECTOR

BY: *Keirsten MacPillio*  
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$11,200 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND THAT ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS BOND WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED March 21, 2007

WANTY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS

BY: *Keirsten MacPillio*  
DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF ELEVEN (11) SHEETS CORRECTLY REPRESENTS SURVEY MADE UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES THAT GOVERN THE SAME. I HAVE CALLED FOR ALL NECESSARY CORNER MARKS, AND I HEREBY CERTIFY THAT THE CORNER MARKS, CALL NEARBY CORNER MARKS, IN SEPTEMBER OF 2005, I HEREBY STATE THAT THE CORNER MARKS OF THE ENCLAVE AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MANAGEMENT AGREEMENT FOR THE MAP. I HEREBY STATE THAT THESE MONUMENTS OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRIEVED AND THAT THIS FINAL MAP ESSENTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED March 21, 2007

LEVI DAVID COX, L.S. 7930



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31468, WHICH WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2004, AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR DRAINAGE, WORKS, AND SEWERS SPECIFIC TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILLED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT CONCERNING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

FOR DEEPAH MOURHANI, R.C.E. 51047, CITY ENGINEER, CITY OF BEAUMONT

DATED 3/22/07

*DeePaah Mourhani*  
R.C.E. 51047, A.S. 6309  
(LIC. EXPIRES 12/31/2008)



BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON 03/22/07, AND THAT THE OTHER(S) OF DEDICATION(S) OF DEDICATION(S) DEFICITED HEREON WERE NOT ACCEPTED. THE CITY COUNCIL MAY, HOWEVER, BY RESOLUTION AT ANY LATER DATE, AND WITHOUT FURTHER ACTION BY THE SUBDIVIDER, REScind ITS ACTION AND ACCEPT THE FOLLOWING DEDICATION(S) AND IMPROVEMENTS FOR PUBLIC USE, WHICH ACCEPTANCE SHALL BE RECORDED IN THE RIVERSIDE COUNTY RECORDER.

THE DEDICATION FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" SHOWN AS PONSSETTA WAY, LOT "B" SHOWN AS VARRON LANE, LOT "C" SHOWN AS HEATH LANE, LOT "D" SHOWN AS BEGGIA WAY, LOT "E" SHOWN AS ORCHIS LANE, LOT "F" SHOWN AS VIKENTIAN WILLOW COURT, LOT "G" SHOWN AS VARRON LANE, LOT "H" SHOWN AS ACANTHUS LANE, LOT "I" SHOWN AS VERONICA COURT, AND LOT "J" SHOWN AS JARDINIL LANE.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES, THE (S) FIVE FOOT WIDE EASEMENTS, AS SHOWN WITHIN THIS MAP.

THE DEDICATION OF AN EASEMENT FOR DRAINAGE PURPOSES OVER LOT 139.

THE OFFER OF DEDICATION IN FEE OF LOTS 137, 138, AND 140 FOR OPEN SPACE PURPOSES AND THE MAINTENANCE THEREOF, AS OFFERED FOR DEDICATION AND SHOWN WITHIN THIS TRACT MAP.

DATED 3/21/07

*Cathy Dawson*  
CITY CLERK, CITY OF BEAUMONT  
RIVERSIDE COUNTY, CALIFORNIA

2007-0206218  
ORIGINAL

418  
11

SHEET 7 OF 11 SHEETS

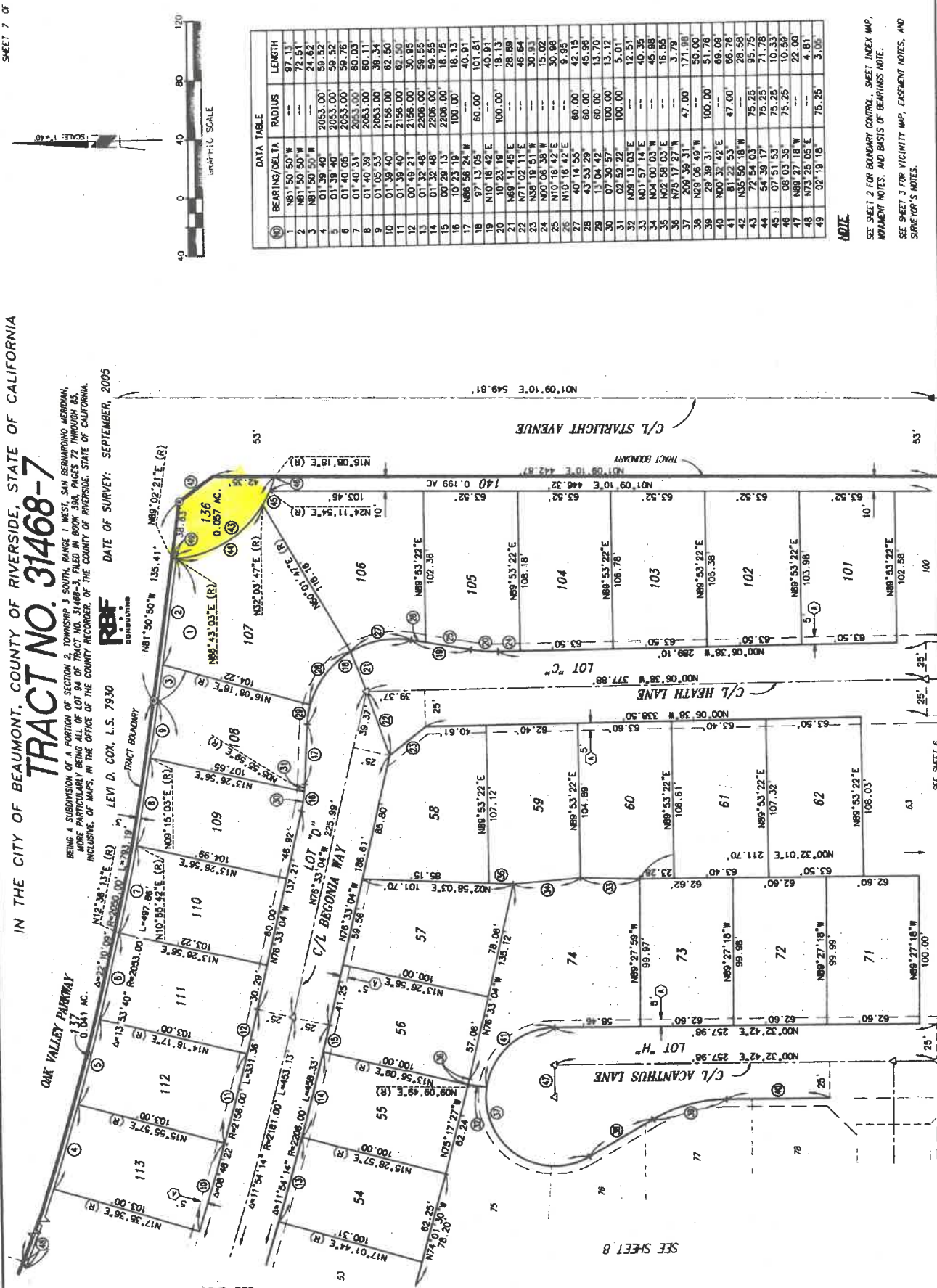
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 31468-7**

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, BEING PARTICULARLY BEING ALL OF LOT 94 OF TRACT NO. 31468-3, FILED IN BOOK 386, PAGE 72 THROUGH 85, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DATE OF SURVEY: SEPTEMBER, 2005



LEVI D. COX, L.S. 7930



SEE SHEET 11

SEE SHEET 8

SEE SHEET 6



①	BEARING/DELTA	RADIUS	LENGTH
1	N81°50'50"W	---	97.11'
2	N81°50'50"W	---	72.51'
3	N81°50'50"W	---	24.82'
4	01°39'40"	2053.00'	59.52'
5	01°39'40"	2053.00'	59.52'
6	01°40'05"	2053.00'	59.76'
7	01°40'31"	2053.00'	60.03'
8	01°40'39"	2053.00'	60.11'
9	01°05'53"	2053.00'	39.34'
10	01°39'40"	2156.00'	82.50'
11	01°39'40"	2156.00'	82.50'
12	00°49'21"	2156.00'	30.95'
13	01°32'48"	2206.00'	59.55'
14	01°32'48"	2206.00'	59.55'
15	00°29'13"	2206.00'	18.75'
16	10°23'19"	100.00'	18.13'
17	N86°56'24"W	---	40.91'
18	97°13'05"	80.00'	101.81'
19	N10°16'42"E	---	49.91'
20	N10°23'18"E	100.00'	28.89'
21	N89°14'45"E	---	48.84'
22	N59°02'51"E	---	30.93'
23	N89°14'45"E	---	48.84'
24	N00°08'38"W	---	15.02'
25	N10°16'42"E	---	30.96'
26	N10°16'42"E	---	9.95'
27	40°14'55"	80.00'	42.15'
28	43°53'29"	80.00'	45.96'
29	1°04'42"	60.00'	13.70'
30	07°30'57"	100.00'	13.12'
31	02°52'22"	100.00'	5.01'
32	N09°13'03"E	---	12.51'
33	N01°57'14"E	---	40.36'
34	N04°00'03"W	---	45.88'
35	N02°58'03"E	---	16.95'
36	N75°17'27"W	---	3.79'
37	N09°39'31"	47.00'	51.08'
38	N29°06'49"W	50.00'	50.00'
39	N29°39'21"	100.00'	69.08'
40	N00°31'54"E	47.00'	66.78'
41	N55°50'18"W	---	28.58'
42	72°54'03"	75.25'	95.75'
43	54°39'17"	75.25'	71.78'
44	07°51'53"	75.25'	10.33'
45	08°03'35"	75.25'	10.59'
46	N89°27'18"W	---	22.00'
47	N89°27'18"W	---	4.81'
48	N73°25'05"E	---	4.81'
49	02°18'18"	75.25'	3.00'

**NOTE**

SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, ADJACENT NOTES, AND BASIS OF BEARINGS NOTE.  
SEE SHEET 3 FOR VICINITY MAP, EASEMENT NOTES, AND SURVEYOR'S NOTES.

Item 3.



RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 408-180-071

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.15 ACRES M/L IN POR LOT I AND LOT 122 MB 445/005 TR 31469-1

**GRANTOR:**  
Pardee Homes

Michael C Taylor  
By: Michael C Taylor  
Division President

Dated: 12/07/20

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public,  
Name of Notary Public, Title

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

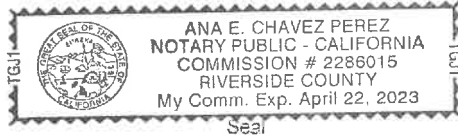
-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

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

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

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

2015-0110460  
Original  
5

SHEET 1 OF 7 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-1

BEING A SUBDIVISION OF LOT 7<sup>th</sup> AND A PORTION OF LOTS 2, 3, AND 6 OF TRACT NO. 55276 ON FILE IN BOOK 31469-1, THROUGH THE INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.



### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR TAXES DUE TO STATE, COUNTY, MUNICIPAL, OR LOCAL AGENCIES OR TO PERSONS WHOSE LIENS ARE LIENED AS TAXES, EASES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT RETAINABLE, WHICH ARE ESTIMATED TO BE \$ 4,900.00.

DATED: March 17, 2015 DON HENT, COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 4,900.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT RETAINABLE AND SAID BOND HAS BEEN DOLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: March 17, 2015  
COUNTY SURETY TAX BOND COMPANY  
COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

### NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME,  
(INSERT NAME AND TITLE OF OFFICER)

PERSONALLY APPEARED \_\_\_\_\_ WHO PROVIDED 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/HEY 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 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

STATIONER

PRINT NAME

MY COMMISSION EXPIRES \_\_\_\_\_ COUNTY

MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_

### SOILS REPORT NOTE

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 31470, DATED JANUARY 6, 2007, AS PROJECT NO. 1081440-10, WAS PREPARED BY LOC INLAND, INC. AS REQUIRED BY SECTION 75053 OF THE CALIFORNIA HEALTH AND SAFETY CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS OFFICE.

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: LOT 4<sup>th</sup> (TIGRA TRAIL), LOT 5<sup>th</sup> (LIVELL LANE), LOT 6<sup>th</sup> (LEGONIE DRIVE), LOT 7<sup>th</sup> (VALTA STREET), LOT 8<sup>th</sup> (MELDON STREET), LOT 9<sup>th</sup> (STARLIGHT AVENUE), LOT 10<sup>th</sup> (ALPINE AVENUE), THE DEDICATION OF LOT 4<sup>th</sup> (TIGRA TRAIL), LOT 5<sup>th</sup> (LIVELL LANE), LOT 6<sup>th</sup> (LEGONIE DRIVE), LOT 7<sup>th</sup> (VALTA STREET), LOT 8<sup>th</sup> (MELDON STREET), LOT 9<sup>th</sup> (STARLIGHT AVENUE) AND LOT 10<sup>th</sup> (ALPINE AVENUE) IS FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE SIMPLE FOR PUBLIC PURPOSES: WE HEREBY DEDICATE THE EASEMENTS TO THE CITY OF BEAUMONT, LOTS 117 THROUGH 120, INCLUSIVE, AND LOT 122 FOR LANDSCAPE PURPOSES AND MAINTENANCE THEREOF.

WE HEREBY RESERVE LOTS 115 AND 116 FOR MONUMENT SIGN AND OPEN SPACE PURPOSES FOR THE SALE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WE HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT FOR SEWER AND DRAINAGE PURPOSES OVER LOT 121, AS SHOWN WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE EASEMENTS DESIGNATED AS 1<sup>st</sup> THROUGH 11<sup>th</sup> THROUGH 114, INCLUSIVE, THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

PARADE NAMES, A CALIFORNIA CORPORATION

[Signature]  
PATRIK DANIEL  
VICE PRESIDENT  
MICHAEL C. THOR  
VICE PRESIDENT

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
ON 3/15/2015 BEFORE ME,  
(INSERT NAME AND TITLE OF OFFICER)

PERSONALLY APPEARED PATRIK DANIEL, MICHAEL C. THOR, WHO PROVIDED 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/HEY 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 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

[Signature]  
STATIONER

PRINT NAME

MY COMMISSION EXPIRES 07-28-15

MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY

### SIGNATURE WAIVER

PURSUANT TO SECTION 66408 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OBTAINED:

- RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND UTILITIES PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS (CANNOT BE LOCATED FROM THE RECORD).
- SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER UTILITIES, RECORDED SEPTEMBER 4, 1983 IN BOOK 4, PAGE 335 OF DEEDS (CANNOT BE LOCATED FROM THE RECORD.)

### RECORDER'S STATEMENT

FILED THIS 19<sup>th</sup> DAY OF MARCH, 2015 AT 3:11 P.M. IN BOOK 3145 OF MAPS AT PHASE 5-11 AT THE REQUEST OF THE CITY OF BEAUMONT, CALIFORNIA.  
BY: [Signature] DEPUTY COUNTY CLERK  
BY: [Signature] COUNTY CLERK-RECORDER

BY: [Signature] DEPUTY SUBDIVISION GUARANTEE FIRST AMERICAN TITLE COMPANY

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2014. I HEREBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER DESCRIBED IN THE POSITION STATEMENTS AND THAT SAID MONUMENTS WITHIN ONE FOOT OF THE SURVEY TO BE ATRACTED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 3-19-2014  
[Signature]  
CHRISTOPHER LEE ALBERTS, L.S. 8808



### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31469 (REVISED NO. 1) BY PARADE HOMES, A CALIFORNIA CORPORATION, AND APPROVED ALTERATION THEREOF. THAT ALL THE BEAUMONT CITY ENGINEER'S STATEMENT MAP AND TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED, THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED MAY 04, 2004.

FOR: DEBRAK MORIMANI, P.C.E. 51047  
CITY ENGINEER, CITY OF BEAUMONT

DATED: 18 APRIL, 2015  
[Signature]  
BY: DENNIS W. JANDA, L.S. 6359  
EXPIRES 12/31/2015



### BEAUMONT CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT ON THE 27<sup>th</sup> DAY OF MARCH, 2015, AND THAT THE OFFICER(S) DESIGNATION(S) DESIGNATED HEREON WERE NOT ACCEPTED BY THE CITY COUNCIL MAY, HOWEVER, BY RESOLUTION, ACCEPT THE FOLLOWING DESIGNATION(S) AND IMPROVEMENTS FOR PUBLIC USE, WHICH ACCEPTANCE SHALL BE RECORDED IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER:

FOR STREET AND PUBLIC UTILITY PURPOSES: LOT 4<sup>th</sup> (TIGRA TRAIL), LOT 5<sup>th</sup> (LIVELL LANE), LOT 6<sup>th</sup> (LEGONIE DRIVE), LOT 7<sup>th</sup> (VALTA STREET), LOT 8<sup>th</sup> (MELDON STREET), LOT 9<sup>th</sup> (STARLIGHT AVENUE) AND LOT 10<sup>th</sup> (ALPINE AVENUE).  
THE EASEMENT FOR SEWER AND DRAINAGE PURPOSES OVER LOT 121.  
FOR PUBLIC UTILITY PURPOSES: THE EASEMENT DEDICATED AS "1<sup>st</sup> PL" OVER LOTS 1 THROUGH 114, INCLUSIVE.  
FOR LANDSCAPE AND MAINTENANCE PURPOSES: LOTS 117 THROUGH 120, INCLUSIVE AND LOT 122 IN FEE SIMPLE.

DATED: 3/10/2015  
[Signature]  
CITY CLERK, CITY OF BEAUMONT  
RIVERSIDE COUNTY, CALIFORNIA

2015-0110446

01  
5711

SHEET 6 OF 7 SHEETS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-1

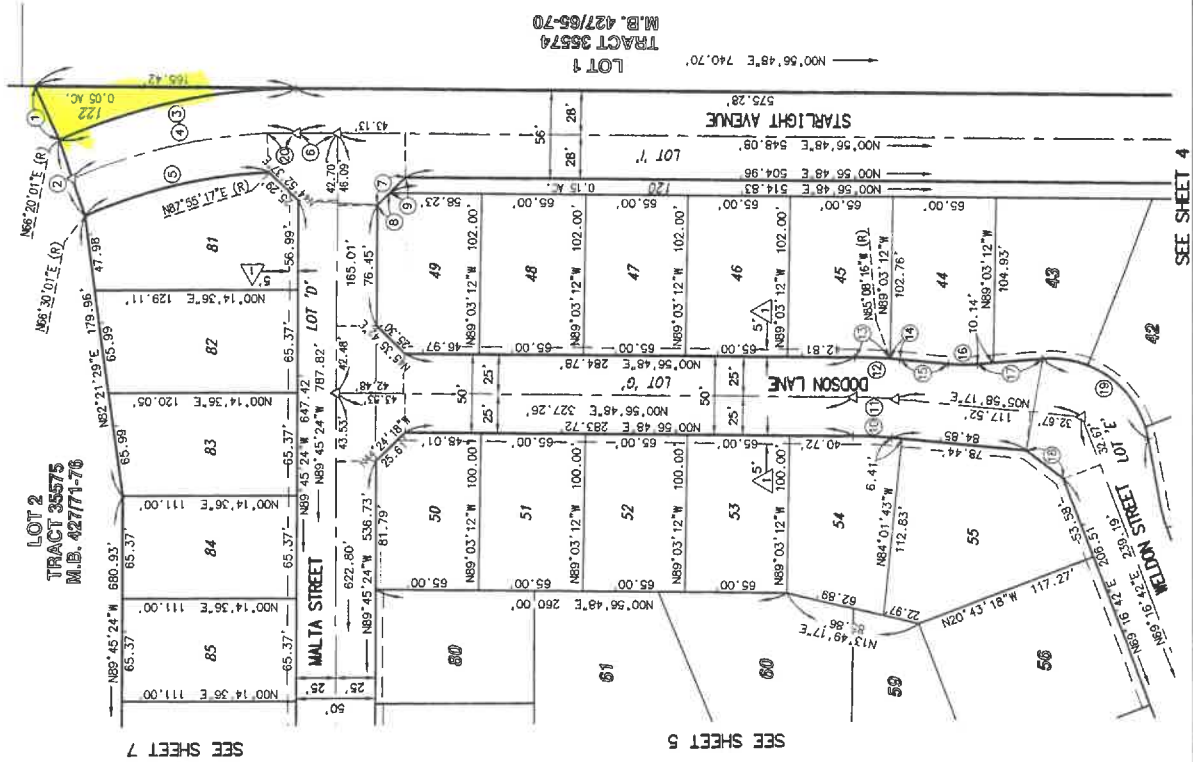
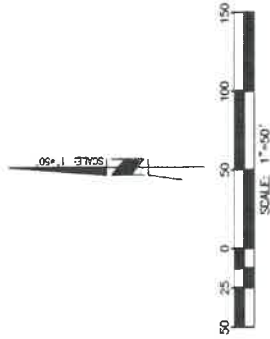
BEING A SUBDIVISION OF LOT 7, AND A PORTION OF LOTS 2, 3, AND 6 OF TRACT NO. 35575 ON FILE IN BOOK 4277, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.



11/24/15

11/24/15  
11/24/15  
11/24/15

BEARING/Delta	RADIUS	LENGTH
N66°20'01"E	---	37.42
N71°39'23"E	---	51.03
N74°33'36"E	375.00	147.15
N44°05'20"	350.00	147.15
N21°25'18"	325.00	121.51
N00°56'48"E	---	25.54
N44°24'18"W	---	24.96
N44°24'18"W	---	14.06
N05°01'29"	275.00	24.12
N05°01'29"	300.00	26.31
N05°01'29"	325.00	28.50
N05°01'29"	350.00	30.69
N05°01'29"	375.00	32.88
N05°01'29"	400.00	35.07
N05°01'29"	425.00	37.26
N05°01'29"	450.00	39.45
N05°01'29"	475.00	41.64
N05°01'29"	500.00	43.83
N05°01'29"	525.00	46.02
N05°01'29"	550.00	48.21
N05°01'29"	575.00	50.40
N05°01'29"	600.00	52.59
N05°01'29"	625.00	54.78
N05°01'29"	650.00	56.97
N05°01'29"	675.00	59.16
N05°01'29"	700.00	61.35
N05°01'29"	725.00	63.54
N05°01'29"	750.00	65.73
N05°01'29"	775.00	67.92
N05°01'29"	800.00	70.11
N05°01'29"	825.00	72.30
N05°01'29"	850.00	74.49
N05°01'29"	875.00	76.68
N05°01'29"	900.00	78.87
N05°01'29"	925.00	81.06
N05°01'29"	950.00	83.25
N05°01'29"	975.00	85.44
N05°01'29"	1000.00	87.63
N05°01'29"	1025.00	89.82
N05°01'29"	1050.00	92.01
N05°01'29"	1075.00	94.20
N05°01'29"	1100.00	96.39
N05°01'29"	1125.00	98.58
N05°01'29"	1150.00	100.77
N05°01'29"	1175.00	102.96
N05°01'29"	1200.00	105.15
N05°01'29"	1225.00	107.34
N05°01'29"	1250.00	109.53
N05°01'29"	1275.00	111.72
N05°01'29"	1300.00	113.91
N05°01'29"	1325.00	116.10
N05°01'29"	1350.00	118.29
N05°01'29"	1375.00	120.48
N05°01'29"	1400.00	122.67
N05°01'29"	1425.00	124.86
N05°01'29"	1450.00	127.05
N05°01'29"	1475.00	129.24
N05°01'29"	1500.00	131.43
N05°01'29"	1525.00	133.62
N05°01'29"	1550.00	135.81
N05°01'29"	1575.00	138.00
N05°01'29"	1600.00	140.19
N05°01'29"	1625.00	142.38
N05°01'29"	1650.00	144.57
N05°01'29"	1675.00	146.76
N05°01'29"	1700.00	148.95
N05°01'29"	1725.00	151.14
N05°01'29"	1750.00	153.33
N05°01'29"	1775.00	155.52
N05°01'29"	1800.00	157.71
N05°01'29"	1825.00	159.90
N05°01'29"	1850.00	162.09
N05°01'29"	1875.00	164.28
N05°01'29"	1900.00	166.47
N05°01'29"	1925.00	168.66
N05°01'29"	1950.00	170.85
N05°01'29"	1975.00	173.04
N05°01'29"	2000.00	175.23



**NOTE:**  
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARING.

**EASEMENT NOTES:**  
INDICATES 5' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF, AS INDICATED HEREIN.

Item 3.

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 408-210-022  
*Transfer Tax Not Applicable: R&T Code 11922*  
*Exempt from Recording Fees: Gov. Code 27383*

SPACE ABOVE THIS LINE RECORDER'S USE

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

.16 ACRES M/L IN POR LOT 118 MB 448/093 TR 31469-3

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

By: 

Michael C. Taylor  
IE Division President

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title


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

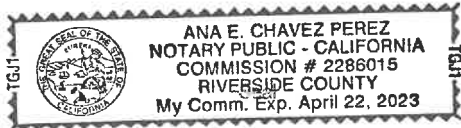
-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

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

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

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. TRACT NO. 31469-3

RECORDER'S STATEMENT FILED THIS [blank] DAY OF [blank] 2016 IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

THIS SUBDIVISION CONTAINS 118 NUMBERED LOTS 7 LETTERED LOTS 26.67 ACRES GROSS OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON. THAT WE ARE THE ONLY PERSONS WHOSE OWNERSHIP IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTRACTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES. WE HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER LOT "A" (CHERRY AVENUE), LOT "B" (MARY LANE), LOT "C" (MILFORD WAY), LOT "D" (KERRICK DRIVE), LOT "E" (BERKEN LANE), LOT "F" (ALPINE AVENUE) AND LOT "G" (ROUSEN WAY). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE EASEMENTS DESIGNATED AS "S" ARE OVER LOTS 1 THROUGH 114, INCLUSIVE AND LOT 116. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE EASEMENTS DESIGNATED AS "S" ARE OVER LOTS 1 THROUGH 114, INCLUSIVE AND LOT 116. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE EASEMENTS DESIGNATED AS "S" ARE OVER LOTS 1 THROUGH 114, INCLUSIVE AND LOT 116. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE EASEMENTS DESIGNATED AS "S" ARE OVER LOTS 1 THROUGH 114, INCLUSIVE AND LOT 116. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS TRACT MAP.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.

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PHAROE HOMES, A CALIFORNIA CORPORATION WE HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES AND LANDSCAPE MAINTENANCE PURPOSES. LOT 116, FOR DRAINAGE AND LANDSCAPE MAINTENANCE PURPOSES.



9-29-2015 Christopher Lee, Notary Public, State of California, No. 6806



6-11-2015 Dennis W. Janda, Notary Public, State of California, No. 6806

CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY CORRECT. THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PHAROE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 6-11-2015 DENNIS W. JANDA, CITY SURVEYOR L.S. 6806

CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY CORRECT. THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PHAROE HOMES, A CALIFORNIA CORPORATION, IN JANUARY OF 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 6-11-2015 DENNIS W. JANDA, CITY SURVEYOR L.S. 6806

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE MAP FOR UNPAID TAXES, ASSESSMENTS COLLECTED AS STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR LIENS FOR UNPAID TAXES, ASSESSMENTS COLLECTED AS STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$1,100.00.

DATE: 9-29-2015 DOM KENT, COUNTY TAX COLLECTOR DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$1,100.00 HAS BEEN EXERCISED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ASSESSMENTS COLLECTED AS TAXES WHICH ARE TAKEN AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: 9-29-2015 DOM KENT, COUNTY TAX COLLECTOR DEPUTY

NOTARY ACKNOWLEDGEMENT

I, A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE, HEREBY ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO BE TRUE AND CORRECT. I HAVE NOT VERIFIED THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF [blank] COUNTY OF [blank] BEFORE ME, [blank] A NOTARY PUBLIC, ON [blank] 2016.

PERSONALLY APPEARED [blank] 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/IT/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITIE(S), AND THAT HE/SHE/they/their SIGNATURE(S) ON THE INSTRUMENT IS/ARE THEIR AUTHORIZED CAPACITIE(S), AND THAT HE/SHE/they/their SIGNATURE(S) ON THE INSTRUMENT IS/ARE THEIR AUTHORIZED CAPACITIE(S).

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 SEAL OF OFFICE, [blank] COUNTY, CALIFORNIA, THIS [blank] DAY OF [blank], 2016.

SIGNATURE: [blank] PRINT NAME: [blank] MY COMMISSION EXPIRES: [blank] MY PRINCIPAL PLACE OF BUSINESS IS: [blank] COUNTY.

NOTARY ACKNOWLEDGEMENT

I, A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE, HEREBY ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO BE TRUE AND CORRECT. I HAVE NOT VERIFIED THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California COUNTY OF Riverside BEFORE ME, Ana E. Cervantes, A NOTARY PUBLIC, ON October 13, 2016.

PERSONALLY APPEARED Patrice Emmanuel and Michael Taylor 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 CAPACITIE(S), AND THAT HE/SHE/they/their SIGNATURE(S) ON THE INSTRUMENT IS/ARE THEIR AUTHORIZED CAPACITIE(S), AND THAT HE/SHE/they/their SIGNATURE(S) ON THE INSTRUMENT IS/ARE THEIR AUTHORIZED CAPACITIE(S).

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 SEAL OF OFFICE, [blank] COUNTY, CALIFORNIA, THIS [blank] DAY OF [blank], 2016.

SIGNATURE: [blank] PRINT NAME: Ana E. Cervantes MY COMMISSION EXPIRES: 4/19/19 commission #2107102 MY PRINCIPAL PLACE OF BUSINESS IS: Riverside, COUNTY.

SIGNATURE OMISSIONS NOTE PARAGRAPH TO SECTION 6643 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED: 1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND DEEDS (CANNOT BE LOCATED FROM THE RECORD). 2) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1963 IN BOOK 4, PAGE 305 OF DEEDS (CANNOT BE LOCATED FROM THE RECORD.)

SIGNATURE OMISSIONS NOTE PARAGRAPH TO SECTION 6643 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED: 1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND DEEDS (CANNOT BE LOCATED FROM THE RECORD). 2) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1963 IN BOOK 4, PAGE 305 OF DEEDS (CANNOT BE LOCATED FROM THE RECORD.)

SIGNATURE OMISSIONS NOTE PARAGRAPH TO SECTION 6643 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED: 1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND DEEDS (CANNOT BE LOCATED FROM THE RECORD). 2) SOUTHERN CALIFORNIA INVESTMENT COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS, RECORDED SEPTEMBER 4, 1963 IN BOOK 4, PAGE 305 OF DEEDS (CANNOT BE LOCATED FROM THE RECORD.)

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-3

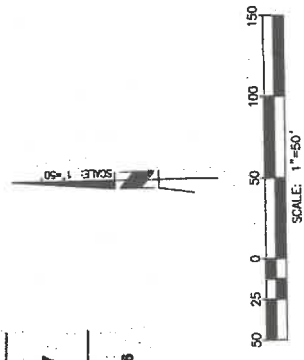
BEING A SUBDIVISION OF LOTS 4 AND 5 AND PORTIONS OF LOTS 'B', '1', '3' AND 6 OF TRACT NO. 35575 ON FILE IN BOOK 477, PAGES 71, 72 AND 73, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker INTERNATIONAL**  
SEPTEMBER, 2015

LOT 1  
TRACT NO. 35575  
M.B. 427 171-78



STATION	BEARING/Delta	RADIUS	LENGTH
1	02 02 40"	103.00	3.68
2	08 15 08"	103.00	11.83
3	17 29 58"E	63.00	43.98
4	30 15 33"	63.00	43.17
5	18 51 37"	63.00	20.74
6	13 25 39"	63.00	14.76
7	11 11 07"	63.00	122.26
8	10 17 48"	103.00	18.51
9	N00 50 06"E	---	45.00
10	N00 50 06"E	---	45.00
11	N00 50 06"E	---	45.00
12	N00 50 06"E	---	45.00
13	N00 50 06"E	---	45.00
14	N00 50 06"E	---	45.00
15	N00 50 06"E	---	45.00
16	N00 50 06"E	---	45.00
17	N00 50 06"E	---	45.00
18	N00 50 06"E	---	45.00
19	N00 50 06"E	---	45.00
20	N00 50 06"E	---	45.00
21	N00 50 06"E	---	45.00
22	N00 50 06"E	---	45.00
23	N00 50 06"E	---	45.00
24	N00 50 06"E	---	45.00
25	N00 50 06"E	---	45.00
26	N00 50 06"E	---	45.00
27	N00 50 06"E	---	45.00
28	N00 50 06"E	---	45.00
29	N00 50 06"E	---	45.00
30	N00 50 06"E	---	45.00
31	N00 50 06"E	---	45.00
32	N00 50 06"E	---	45.00
33	N00 50 06"E	---	45.00
34	N00 50 06"E	---	45.00
35	N00 50 06"E	---	45.00
36	N00 50 06"E	---	45.00
37	N00 50 06"E	---	45.00
38	N00 50 06"E	---	45.00
39	N00 50 06"E	---	45.00
40	N00 50 06"E	---	45.00
41	N00 50 06"E	---	45.00
42	N00 50 06"E	---	45.00
43	N00 50 06"E	---	45.00
44	N00 50 06"E	---	45.00
45	N00 50 06"E	---	45.00
46	N00 50 06"E	---	45.00
47	N00 50 06"E	---	45.00
48	N00 50 06"E	---	45.00
49	N00 50 06"E	---	45.00
50	N00 50 06"E	---	45.00
51	N00 50 06"E	---	45.00
52	N00 50 06"E	---	45.00
53	N00 50 06"E	---	45.00
54	N00 50 06"E	---	45.00
55	N00 50 06"E	---	45.00
56	N00 50 06"E	---	45.00
57	N00 50 06"E	---	45.00
58	N00 50 06"E	---	45.00
59	N00 50 06"E	---	45.00
60	N00 50 06"E	---	45.00
61	N00 50 06"E	---	45.00
62	N00 50 06"E	---	45.00
63	N00 50 06"E	---	45.00
64	N00 50 06"E	---	45.00
65	N00 50 06"E	---	45.00
66	N00 50 06"E	---	45.00
67	N00 50 06"E	---	45.00
68	N00 50 06"E	---	45.00
69	N00 50 06"E	---	45.00
70	N00 50 06"E	---	45.00
71	N00 50 06"E	---	45.00
72	N00 50 06"E	---	45.00
73	N00 50 06"E	---	45.00
74	N00 50 06"E	---	45.00
75	N00 50 06"E	---	45.00
76	N00 50 06"E	---	45.00
77	N00 50 06"E	---	45.00
78	N00 50 06"E	---	45.00
79	N00 50 06"E	---	45.00
80	N00 50 06"E	---	45.00
81	N00 50 06"E	---	45.00
82	N00 50 06"E	---	45.00
83	N00 50 06"E	---	45.00
84	N00 50 06"E	---	45.00
85	N00 50 06"E	---	45.00
86	N00 50 06"E	---	45.00
87	N00 50 06"E	---	45.00
88	N00 50 06"E	---	45.00
89	N00 50 06"E	---	45.00
90	N00 50 06"E	---	45.00
91	N00 50 06"E	---	45.00
92	N00 50 06"E	---	45.00
93	N00 50 06"E	---	45.00
94	N00 50 06"E	---	45.00
95	N00 50 06"E	---	45.00
96	N00 50 06"E	---	45.00
97	N00 50 06"E	---	45.00
98	N00 50 06"E	---	45.00
99	N00 50 06"E	---	45.00
100	N00 50 06"E	---	45.00



**NOTE:**  
SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, ALIGNMENT AND EASEMENT NOTES, VICINITY MAP AND BASIS OF BEARING.



RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 408-250-034, 408-250-034

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*


**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

1.17 ACRES M/L IN LOT 90 MB 453/098 TR 31469-9

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

Michael C Taylor  
By:   
Division President

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title

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

\_\_\_\_\_  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

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

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

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

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

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

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

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

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-9

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10, AND 11 OF TRACT NO. 36576 ON FILE IN BOOK 497, PAGES 71, THROUGH 76, INCLUSIVE, OF MAPS AND PORTION OF PARCEL 10, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE MAPS AND INSTRUMENT NO. 2014-0238827, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker INTERNATIONAL**

### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, SPECIAL ASSESSMENTS OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED: October 31, 2016  
BY: Stella R. ... COUNTY TAX COLLECTOR

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$... HAS BEEN DEPOSITED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING THIS MAP WITH THE COUNTY RECORDER ARE LIENED AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: ... 20...  
BY: ... DEPUTY COUNTY TAX COLLECTOR

### THIS SUBDIVISION CONTAINS:

92 NUMBERED LOTS  
608 UNNUMBERED LOTS  
22.26 ACRES GROSS

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS REDUCED IN FEE SIMPLE FOR STREET AND PUBLIC UTILITY PURPOSES. WE HEREBY DEDICATE TO THE CITY OF BEAUMONT AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER LOT "A" (CHERRY AVENUE), LOT "B" (ROSE QUARTZ LANE), LOT "C" (SALARY DRIVE), LOT "D" (PLANET PLAZA), LOT "E" (VENUS DRIVE), LOT "F" (MILKY WAY), LOT "G" (BIG DIPPER DRIVE), AND LOT "H" (ASTEROID HWY). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN WITHIN THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS REDUCED IN FEE SIMPLE FOR PUBLIC PURPOSES. WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, LOT 90 FOR DRAINAGE, TRAIL AND LANDSCAPE MAINTENANCE PURPOSES. THE REAL PROPERTY DESCRIBED BELOW IS REDUCED AS AN EASEMENT FOR PUBLIC PURPOSES. THE EASEMENTS DESIGNATED AS "S" ARE OVER LOTS 1 THROUGH 88, INCLUSIVE AND LOT 92. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES, LOTS 89, 91 AND 92 FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

PAROISE LINES, A CALIFORNIA CORPORATION

[Signature]  
VICE PRESIDENT  
MICHAEL C. TAYLOR  
DIVISION PRESIDENT

### NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO BE RECORDED AND DOES NOT GUARANTEE THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
ON October 22, 2016 at Beaumont, California, I, Anna E. Chavez Perez, a Notary Public personally appeared TEPE CHAMBERS AND MICHAEL C. TAYLOR

who appeared to me on the basis of satisfactory evidence to be the persons whose name(s) appear 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 he/she/they (or the person(s) on the instrument) is/are the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

[Signature]  
SIGNATURE  
ANNA E. CHAVEZ PEREZ  
PRINT NAME  
BY COMMISSION EXPIRES 11/19/19 COMMISSION # 4-2107780  
MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY.

### SOILS REPORT NOTE

THIS SUBDIVISION MAP IS FOR IDENTIFICATION PURPOSES ONLY. THIS TRACT NO. 31469, DATED FEBRUARY 19, 2015, AS A RESULT OF THE BEAUMONT CITY ENGINEERS' REPORT, IS BEING RECORDED AS REQUIRED BY SECTIONS 19845 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 65464.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE CITY ENGINEERS' OFFICE.

### RECORDER'S STATEMENT

FILED THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ON October 22, 2016 AT 10:00 AM IN BOOK 5153 OF MAPS AT PAGES 100-101. BY [Signature] COUNTY RECORDER.

BY [Signature] COUNTY RECORDER  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT ALL MONUMENTS ARE OF PAROISE LINES, A CALIFORNIA CORPORATION, IN APRIL OF 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF PAROISE LINES, A CALIFORNIA CORPORATION, IN APRIL OF 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF PAROISE LINES, A CALIFORNIA CORPORATION, IN APRIL OF 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF PAROISE LINES, A CALIFORNIA CORPORATION, IN APRIL OF 2015.

DATED: October 5, 2016  
BY: [Signature]  
CHRISTOPHER LEE ALBERTS, L.S. 8508

### CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY ACCURATE AND TO CONFORM TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES BY THE CITY COUNCIL ON OCTOBER 14, 2016. THE EXPIRATION DATE BEING AUGUST 17, 2028, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: October 22, 2016  
BY: [Signature]  
MAY S. FARRION, CITY SURVEYOR



### BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 31469-9 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE CITY COUNCIL DECLINES THAT THE ACCEPTANCE OF THE OFFERS IS TO BE IN FULL FORCE AND EFFECT IN THE CITY OF BEAUMONT, CALIFORNIA, ON THE DATE OF RECORDING OF THIS MAP. THE CITY COUNCIL HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE CITY MAP AND ROAD STUDY ARE IN ACCORDANCE WITH THE CITY MAP AND ROAD STUDY APPROVED BY THE CITY COUNCIL ON OCTOBER 14, 2016.

THE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER LOT "A" (CHERRY AVENUE), LOT "B" (ROSE QUARTZ LANE), LOT "C" (SALARY DRIVE), LOT "D" (PLANET PLAZA), LOT "E" (VENUS DRIVE), LOT "F" (MILKY WAY), LOT "G" (BIG DIPPER DRIVE), AND LOT "H" (ASTEROID HWY).

LOT 90, IN FEE SIMPLE, FOR DRAINAGE, TRAIL AND LANDSCAPE MAINTENANCE PURPOSES, IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR PUBLIC UTILITY PURPOSES SHOWN AS "S" ARE OVER LOTS 1 THROUGH 88, INCLUSIVE, AND LOT 92 IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATED: October 22, 2016 BY: [Signature] CITY CLERK, CITY OF BEAUMONT, CALIFORNIA

### SIGNATURE COMPLETION NOTE

- 1) RIVERSIDE ABSTRACT COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1913, IN BOOK 371, PAGE 177, OF DEEDS (CANNOT BE LOCATED FROM THE RECORD).
- 2) CITY OF BEAUMONT, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND MAINTENANCE THEREOF, RECORDED FEBRUARY 19, 2015 AS INSTRUMENT NO. 2015-0067654 OF OFFICIAL RECORDS.

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 31469-9

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10, AND 'C' OF TRACT NO. 35875 ON FILE IN BOOK 427, PAGES 71 THROUGH 76, INCLUSIVE, OF MAPS, AND A PORTION OF PARCEL 'D' OF LOT LINE ADJUSTMENT NO. 14-111A-001 RECORDED IN INSTRUMENT NO. 2014-0238627 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker**

INTERNATIONAL



NO.	BEARING/DELTA	LENGTH	RADIUS
1	N89° 20' 53" W	40.00	---
2	N45° 28' 45" E	39.59	---
3	N89° 20' 53" W	40.00	---
4	N00° 16' 08" E	28.00	---
5	N29° 32' 12" W	23.43	---
6	N00° 16' 08" E	50.00	---
7	N23° 53' 21" E	31.18	---
8	N00° 32' 42" E	10.18	---
9	N00° 32' 42" E	76.35	453.00
10	N00° 32' 42" E	76.35	---
11	N89° 27' 18" W	56.00	---
12	N45° 28' 45" E	25.46	---
13	N89° 27' 18" W	54.26	---
14	N00° 16' 08" E	28.00	---
15	N00° 32' 42" E	40.81	---
16	N00° 16' 08" E	116.01	80.00
17	N89° 50' 37" W	40.91	---
18	N00° 16' 08" E	18.13	100.00
19	N00° 32' 42" E	25.46	---
20	N00° 32' 42" E	25.46	---
21	N44° 27' 18" W	25.46	---
22	N89° 26' 05" W	50.00	---

**NOTE:**  
 SEE SHEET 2 FOR BOUNDARY CONTROL SHEET INDEX MAP, SURVEYOR NOTES, MONUMENT NOTES, VICINITY MAP AND BASIS OF BEARINGS.

**EASEMENT NOTES:**

- △ INDICATES 20' EASEMENT FOR STREET AND INCIDENTAL PURPOSES AS SHOWN ON MAP RECORDED IN MB 10/2, O.R.
- △ INDICATES EASEMENT FOR STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES AS DEDICATED ON TRACT 35875, RECORDED IN MB 427/71-76, O.R.
- △ INDICATES 20' EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR SEWER AND INCIDENTAL PURPOSES RECORDED IN INSTRUMENT NO. 2015-0057454, O.R.



PARCEL ID  
 14-111A-001  
 DOC. NO. 2014-0238627  
 REC. 0612712014

TRACT NO. 31469-7  
 M.B. 450139-45

TRACT NO. 31469-8  
 M.B. 453125-31

TRACT BOUNDARY

RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 419-712-025  
*Transfer Tax Not Applicable: R&T Code 11922*  
*Exempt from Recording Fees: Gov. Code 27383*

SPACE ABOVE THIS LINE RECORDER'S USE

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

1.76 ACRES IN LOT 25 MB 428/080 TR 34290

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

Michael C Taylor  
By: [Signature]  
Division President

# California All-Purpose Certificate of Acknowledgment

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

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title


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

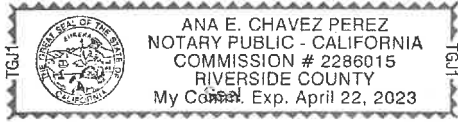
-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:  
 Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_ Title(s)  
  
 Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_  
representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

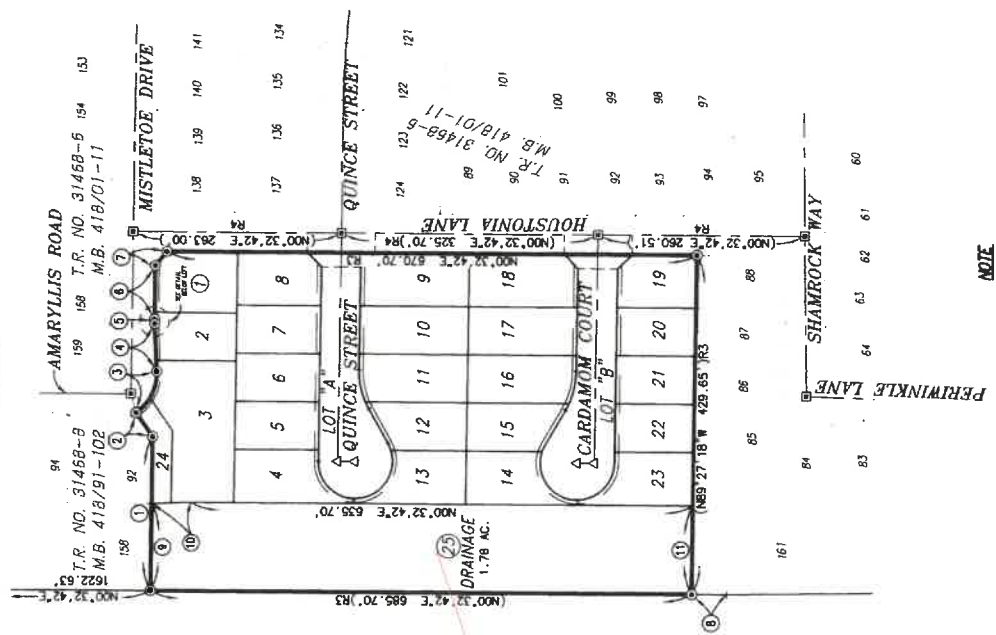
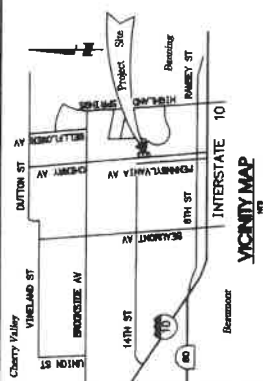
### Additional Information

Method of Signer Identification  
Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)  
  
Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_  
Notary contact: \_\_\_\_\_  
Other  
 Additional Signer  Signer(s) Thumbprints(s)  
 \_\_\_\_\_



IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 34290**  
SEPTEMBER, 2005

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY BEING ALL OF LOT 91 OF TRACT NO. 31468-1, FILED IN BOOK 380, PAGES 72 THROUGH 85, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
LEVI D. COX, L.S. 7930



**EASEMENT NOTES.**

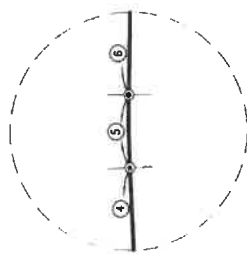
① INDICATES AN EASEMENT IN FAVOR OF THE CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES AND THE MAINTENANCE THEREOF.

**SURVEYOR'S NOTES.**

1. ( ) = RECORD DATA
2. R1 = DENOTES RECORD DATA PER TRACT NO. 30329-1, RECORDED IN MAP BOOK 321, PAGE 45 THRU 54, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
3. R2 = DENOTES RECORD DATA PER TRACT NO. 31468-1, RECORDED IN MAP BOOK 389, PAGE 1 THRU 6, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
4. R3 = DENOTES RECORD DATA PER TRACT NO. 31468-1, RECORDED IN MAP BOOK 399, PAGE 72 THRU 83, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
5. R4 = DENOTES RECORD DATA PER TRACT NO. 30329-10, RECORDED IN MAP BOOK 334, PAGE 60 THRU 69, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
6. R5 = DENOTES RECORD DATA PER TRACT NO. 31893-1, RECORDED IN MAP BOOK 372, PAGE 45 THRU 56, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
7. R6 = DENOTES RECORD DATA PER GRANT DEED REC. 5/1/2003 AS INST. #2003-031006.
8. (P) = DENOTES RADIAL BEARING
9. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY CITY COUNCIL.
10. ALL SET MONUMENTS WILL BE SET PER RIVERSIDE COUNTY STANDARDS.
11. SET 1" IRON PIPE TAGGED "L.S. 7930" IN GROUND, FLUSH, OR A LEAD, THICK AND TAG "L.S. 7930" IN CONCRETE AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ABUT A STREET WHICH WILL BE MARKED ON AN OFFSET INSIDE STREET RIGHT-OF-WAY OR SIDELINES PRODUCED, IN TOP OF CURB, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR CORNER CUTTINGS, B.C.S., E.C.S., P.C.C.S OR P.R.C.S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.)
12. Δ INDICATES SET 5/8" COPPER CLAD STEEL PIN W/1-1/2" BRASS CAP STAMPED "L.S. 7930", IN ASPHALT, FLUSH, (RIVERSIDE COUNTY STD. 903, TYPE "B" MONUMENT)
13. ○ INDICATES SET 2" IRON PIPE & TAG "L.S. 7930", FLUSH, IN THE GROUND OR IN ASPHALT, OR A LEAD, THICK AND TAG "L.S. 7930" IN CONCRETE.

DATA TABLE

NO	BEARINGS/Delta	RADIUS	LENGTH
1	N89°27'18"W	---	194.88 R3
2	S55°15'17"E	(6)	36.93 R3
3	S58°13'35"E	(60.00)	60.97 R3
4	N87°01'42"E	---	60.30 R3
5	S3°31'00"	(100.00)	(6.14) R3
6	N89°27'18"W	---	(67.65) R3
7	N49°38'58"W	---	(23.43) R3
8	N89°27'18"W	---	45.86
9	N89°27'18"W	---	10.14
10	N01°58'11"W	---	50.14
11	N89°27'18"W	---	112.00



**NOTE**

SEE SHEET 2 FOR BOUNDARY CONTROL, SHEET INDEX MAP, VICINITY MAP, MONUMENT NOTES, AND BASIS OF BEARINGS NOTE.



RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO AND MAIL TAX  
STATEMENTS TO:

City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont, CA 92223

APN 408-201-031

SPACE ABOVE THIS LINE RECORDER'S USE

*Transfer Tax Not Applicable: R&T Code 11922*

*Exempt from Recording Fees: Gov. Code 27383*

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pardee Homes ("Grantor"), hereby GRANTS to the City of Beaumont, a municipal corporation ("Grantee"), the following described real property in the City of Beaumont, County of Riverside, State of California:

ACRES 0.20140177 ACREAGE QUAL CODE ML LOT 33 LOT TYPE L MAP  
PLAT B 470 MAP PLAT P 094 SUBDIVISION NAME TR 37427

**GRANTOR:**  
Pardee Homes

Dated: 12/07/20

By:   
Michael C. Taylor  
IE Division President

# California All-Purpose Certificate of Acknowledgment

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

On December 7, 2020 before me, Ana E. Chavez Perez, Notary Public  
Name of Notary Public, Title


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

-----  
Name of Signer (2)

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

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

WITNESS my hand and official seal.

  
Signature of Notary Public



### OPTIONAL INFORMATION

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

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_, containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:  
 Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_ Title(s)  
 Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_  
representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

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

11/27/19  
copy

**THIS SUBDIVISION CONTAINS:**

33 NUMBERED LOTS  
4 LETTERED LOTS  
37 LOTS TOTAL  
8.40 ACRES GROSS

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 1 OF 4 SHEETS

Item 3.

# TRACT NO. 37427

BEING A PORTION OF LOT 9 AS PER MAP FILED IN BOOK 10, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker  
INTERNATIONAL**

**RECORDER'S STATEMENT**

FILED THIS 11<sup>TH</sup> DAY OF OCTOBER, 2019 AT 1:04 P.M. IN BOOK 470 OF MAPS AT PAGES 94-97 AT THE REQUEST OF THE CITY CLERK, CITY OF BEAUMONT, NO. ADJUTANT GENERAL  
FEE \$ 15.00  
PETER ALMANA, ASSISTANT-COUNTY CLERK-RECORDER

BY: Yusuf, DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: LOT "A" (CHERRY AVENUE), LOT "B" (OCALA LANE), LOT "C" (THINLEY WAY), AND LOT "D" (TIELO STREET). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES, SUBJECT TO IMPROVEMENTS.

WE HEREBY RETAIN FOR DRAINAGE PURPOSES AND THE MAINTENANCE THEREOF, LOT 32 FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP. (FOR TURNOVER TO THE HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.)

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: WE HEREBY DEDICATE IN FEE TO THE CITY OF BEAUMONT, LOT 33 FOR DRAINAGE AND LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE EASEMENTS DESIGNATED AS "S" PUE" OVER LOTS 1 THROUGH 32, INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

**PARADE HOMES, A CALIFORNIA CORPORATION**

Jeff Chambers      Michael C. Taylor  
JEFF CHAMBERS      MICHAEL C. TAYLOR  
VICE PRESIDENT      DIVISION PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA (INSERT NAME)  
COUNTY OF RIVERSIDE ) SS.  
ON NOV. 1, 2019 BEFORE ME, ANA E. CHAVEZ PEREZ, A NOTARY PUBLIC

PERSONALLY APPEARED JEFF CHAMBERS AND MICHAEL C. TAYLOR 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/HEY 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 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND  
Ana E. Chavez Perez  
SIGNATURE  
ANA E. CHAVEZ PEREZ  
PRINT NAME

MY COMMISSION EXPIRES 4/22/20 COMMISSION # 2206015  
MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY.

**NOTARY ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ (INSERT NAME) A NOTARY PUBLIC

PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY 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 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND  
  
SIGNATURE  
  
PRINT NAME  
  
MY COMMISSION EXPIRES \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY.

**SIGNATURE OMISSIONS NOTE**

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:  
1) THE COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1991 AS INSTRUMENT NO. 196331, O.R.

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF PARADE HOMES, A CALIFORNIA CORPORATION, IN APRIL OF 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET WITHIN ONE YEAR FROM ACCEPTANCE OF IMPROVEMENTS BY CITY COUNCIL AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED OCTOBER 31, 2019  
Christopher Lee Alberts  
CHRISTOPHER LEE ALBERTS, L.S. 6508



**CITY SURVEYOR'S STATEMENT**

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 37427 AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON \_\_\_\_\_ THE EXPIRATION DATE BEING \_\_\_\_\_, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED 13 Nov, 2019  
Erik Howard  
ERIK HOWARD, CITY SURVEYOR  
L.S. 7648



**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE OF NATURE ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOT PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_

DATED November 5, 2019  
JON CHRISTENSEN, COUNTY TAX COLLECTOR  
BY: Sharon Larson DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN FULLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED \_\_\_\_\_, 20\_\_\_\_  
CASH OR SURETY TAX BOND  
JON CHRISTENSEN  
COUNTY TAX COLLECTOR  
\_\_\_\_\_  
DEPUTY

**BEAUMONT CITY COUNCIL CERTIFICATE**

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES TRACT NO. 37427.

THE DEDICATION OF LOT "A" (CHERRY AVENUE) IN FEE IS ACCEPTED.  
THE DEDICATION OF LOT "B" (OCALA LANE), LOT "C" (THINLEY WAY), AND LOT "D" (TIELO STREET) IN FEE FOR STREET AND PUBLIC UTILITY PURPOSES, ARE ACCEPTED, SUBJECT TO IMPROVEMENTS.

LOT 32, IN FEE FOR DRAINAGE AND LANDSCAPE PURPOSES AND THE MAINTENANCE THEREOF IS ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENTS FOR PUBLIC UTILITY PURPOSES SHOWN AS "S" PUE" OVER LOTS 1 THROUGH 32, INCLUSIVE, ARE ACCEPTED, SUBJECT TO IMPROVEMENTS.

WE HEREBY CERTIFY THE ABANDONMENT OF THE FOLLOWING:  
THE EASEMENT FOR PUBLIC ROAD AND DRAINAGE, PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED JUNE 11, 1991 AS INSTRUMENT NO. 196331, O.R.

DATED November 25, 2019  
[Signature]  
CITY CLERK, CITY OF BEAUMONT,  
RIVERSIDE COUNTY, CALIFORNIA

**ABANDONMENT NOTE**

PURSUANT TO SECTIONS 66434(g) OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE, PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED JUNE 11, 1991 AS INSTRUMENT NO. 196331, O.R. AND NOT SHOWN HEREON.

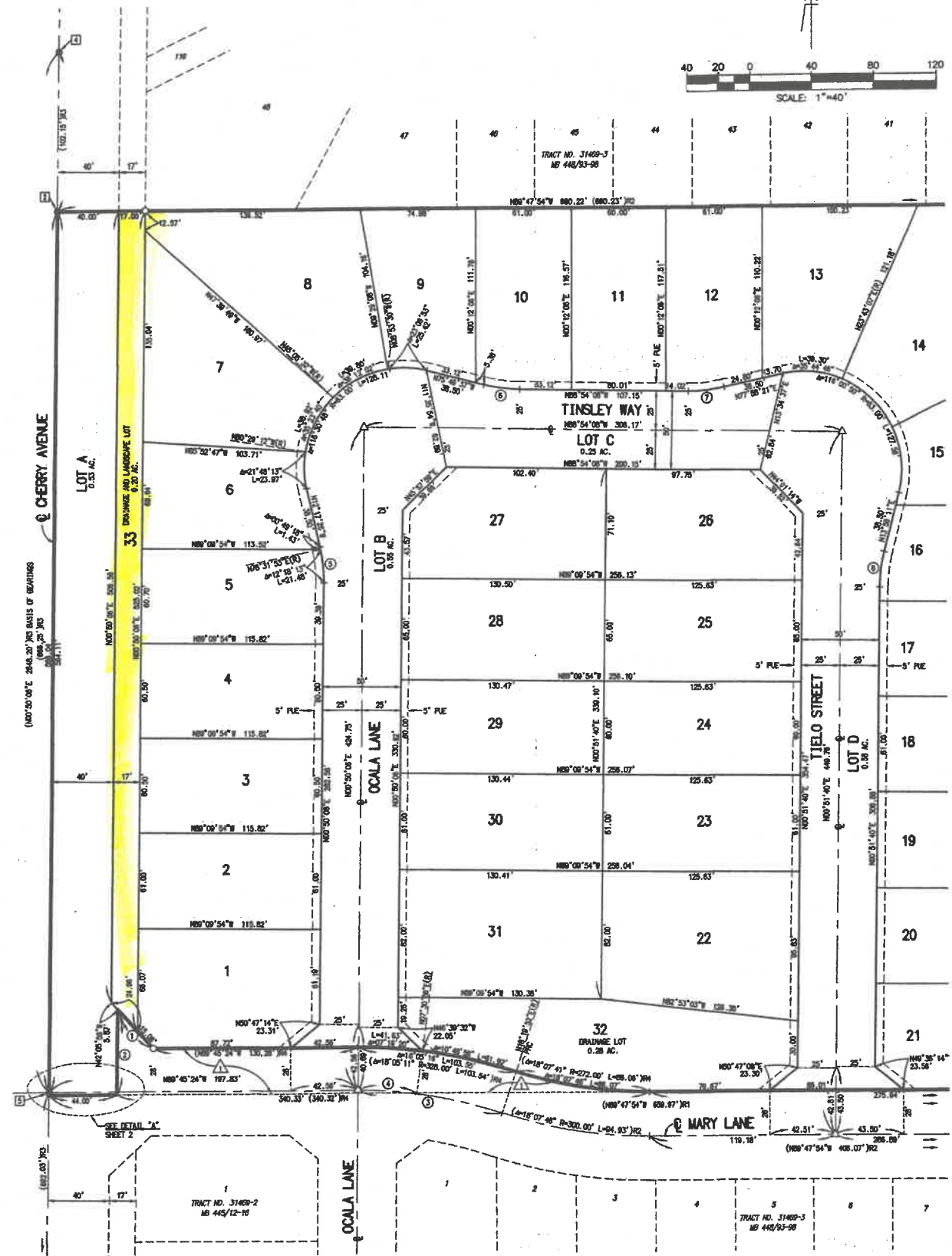
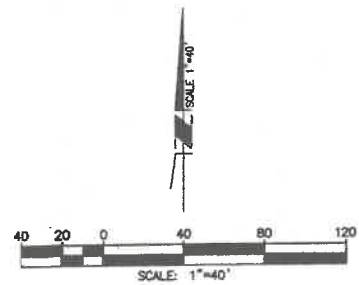
# TRACT NO. 37427

BEING A PORTION OF LOT 9 AS PER MAP FILED IN BOOK 10, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, T. 2 S., R. 1 W., S.B.M.

**Michael Baker**  
INTERNATIONAL

**NOTE:**  
SEE SHEET 2 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES, EXHIBITS AND BOUNDARY CONTROL.

LINE/CURVE DATA TABLE			
NO.	BEARING/Delta	RADIUS	LENGTH
1	100°00'00"E	---	54.14' (R)
2	100°00'00"E	---	55.13' (R)
3	100°00'00"E	300.00'	34.71'
4	09°18'00"E	300.00'	33.38'
5	13°07'31"	100.00'	22.91'
6	13°07'31"	100.00'	22.91'
7	13°07'31"	100.00'	22.91'
8	13°07'31"	100.00'	22.91'



SEE SHEET 4



## Staff Report

**TO:** City Council

**FROM:** Carole Kendrick, Senior Planner

**DATE:** January 19, 2021

**SUBJECT:** **Public Hearing Regarding Specific Plan Amendment (SP2020-0004) a City Initiated Request to Amend the Conditions of Approval for the Commonly Referred to Fairway Canyon/Tournament Hills Specific Plan that Include the Deletion of Condition 30.PLANNING.4 and 30.PLANNING.19, and the Update of Several Conditions to Reflect City of Beaumont in Place of the County of Riverside**

---

### Background and Analysis:

The Oak Valley SPCGA Specific Plan No. 318, encompassing 1,747.9 acres allowing 4,355 dwelling units, was adopted by the County of Riverside on August 14, 2001. The property was annexed into the City of Beaumont on April 9, 2003, by the Local Agency Formation Commission (LAFCO) by LAFCO 2002-43-5. The Oak Valley SPCGA Specific Plan includes the developments commonly referred to as Fairway Canyon and Tournament Hills.

The Oak Valley SPCGA Specific Plan consists of an ordinance related to zoning (County Ordinance No. 348.4013) the conditions of approval and the specific plan document. Based on a recent review of the document City staff identified a condition of approval that provided for the expiration of the validity of the specific plan. The condition in its entirety is provided below.

#### 30.PLANNING.4 SP-DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the Specific Plan (i.e.; tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

“The Specific Plan that this project is part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the Specific Plan. Should

the Specific Plan not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 3,484<sup>th</sup> building permit.) The specific plan amendment will update the entire specific plan document to reflect current development standards.”

A specific plan is a planning document that implements the goals and policies of which future projects located within a specified geographic area must adhere.

A specific plan is a common zoning tool used to establish a land use overlay. A land use overlay applies additional layers of planning control, establishing stricter standards that go beyond what the underlying zoning would normally regulate. Cities generally implement overlays to achieve goals that may not ordinarily be attainable through zoning rules alone.

City staff recommends the deletion of Condition 30.PLANNING.4 for several reasons. The specific plan is the zoning document for the Fairway Canyon and Tournament Hills communities. If the specific plan document is allowed to expire, then the zoning would revert to the previous zoning.

As previously mentioned, the project was approved in the County of Riverside and subsequently annexed into the City of Beaumont. The previous County zoning for the subject property is provided below as identified in County of Riverside Resolution No. 2001-328:

- R-T – Mobile Home Subdivision and Mobile Home Park,
- R-5 – Open Area Combing Zone Residential Development,
- R-3 – General Residential,
- R-A – Residential Agriculture with various densities between 1 to 2-1/2 acres,
- R-R – Rural Residential,
- A-1-10 – Light Agriculture 10 Acre Minimum,
- C-1/C-P – General Commercial, and
- R-1 – One Family Dwelling.

The City of Beaumont zoning map designates the property as a specific plan (see Attachment No. C). The existing code does not provide the comparable development standards as the specific plan identified in and Ordinance 348.4013.

Furthermore, the expiration has the potential to render existing developed properties as non-conforming. The project is currently developed with 1,640 single family homes in Fairway Canyon and approximately 1,094 single family homes in Tournament Hills.

Based on the actual evolution of the project over the past twenty years, the project has developed at a reduced density and will not be built out to the maximum 4,355 dwelling units that were originally approved. In order to protect the existing single family property owners and ensure orderly development of the remainder of the project, the development standards established in the specific plan will need to be retained in perpetuity.

City staff also recommends the deletion of condition 30.PLANNING.19, which has been satisfied. The condition in its entirety is provided below:

### 30.PLANNING.19 COMPLETE CASE APPROVALS

Prior to the approval of any implementing project {i.e. tract map, parcel map, use permit, plot plan, etc.) within the Specific Plan, the following condition shall be placed on the implementing project:

“Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.), Specific Plan 318, Circulation GPA 568, Change of Zone 6492, and EIR 418 must have been approved, adopted, and certified by Board of Supervisors, respectively.

This condition shall be considered as met once the Specific Plan, the GPA, the Change of Zone, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be deferred.”

City staff further recommends changes to several other conditions of approval to reflect the City of Beaumont in place of the County of Riverside, the City Attorney in place of County Counsel, and other updates related to Beaumont City departments. A redlined version of the conditions of approval are attached as Attachment A to this staff report.

### **Planning Commission:**

At the January 12, 2021, Planning Commission meeting, the Planning Commission conducted a public hearing and by a vote of 4-0 forwarded a recommendation to the City Council to adopt Specific Plan Amendment (SP2020-0004) to the Oak Valley SPCGA Specific Plan Oak Valley Greens.

**Public Communications Received:**

Notification of the public hearing was advertised on January 1, 2021, in the Press Enterprise with an one-eighth page ad (see Attachment E), consistent with Government Code Section 65091(a)(4) that states when the number of owners is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the local agency in which the proceeding is conducted at least 10 days prior to the hearing.

At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled City Council meeting will be provided to the Council at the time of the public hearing.

**CEQA Review:**

From the standpoint of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared and certified in 2001, for the Oak Valley SPCGA Specific Plan (Specific Plan No. 318) (SCH# 2000051126), with latest Addendum of the EIR was approved by council in 2014 (13-EIR-03), assessing the environmental impacts of the overall project and subsequent implementation steps, including subdivision of the site. The EIR and the findings made by the City Council remain pertinent and adequate for use for the project. Execution of this amendment will not have any impact on the project that was not previously analyzed, and the overall project continues to be required to adhere to the mitigation monitoring program established for the project.

**Fiscal Impact:**

The cost for City staff research and preparation of the staff reports is approximately \$1,000.

**Recommended Action:**

Hold a public hearing, and

Adopt Specific Plan Amendment (SP2020-0004) to the Oak Valley SPCGA Specific Plan Oak Valley Greens, subject to the attached Conditions of Approval.



**Attachments:**

- A. Redlined Conditions of Approval
- B. General Plan Land Use Designation Map
- C. Zoning Map
- D. Aerial Photograph
- E. Proof of Publication

**Incorporated herein by Reference:**

- City of Beaumont General Plan
- City of Beaumont Zoning Ordinance
- Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map
- Contents of City of Beaumont Planning Department Project File SP2020-0004, LAFCO 2002-43-5, 02-ANX-02, Development Agreement dated November 18, 2003, Development Agreement Amendment dated June 30, 2020, Oak Valley SCPGA Specific Plan 318 and Environmental Impact Report 418.

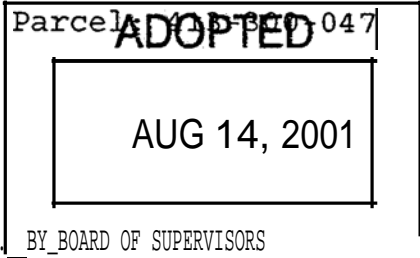
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~~Riverside County~~  
~~LMSCity of Beaumont~~  
CONDITIONS OF APPROVAL

Item 4.

SPECIFIC PLAN Case#: SP00318



10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the ~~County of Riverside~~City of Beaumont (~~COUNTY~~CITY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the ~~COUNTY~~CITY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The ~~COUNTY~~CITY will promptly notify the subdivider of any such claim, action, or proceeding against the ~~COUNTY~~CITY and will cooperate fully in the defense. If the ~~COUNTY~~CITY fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the ~~COUNTY~~CITY.

10. EVERY. 2 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 318 shall be henceforth defined as follows:

SPECIFIC PLAN= Specific Plan No. 318.

CHANGE OF ZONE= Change of Zone No. 6492.

GPA= Comprehensive General Plan Amendment No. 568.

EIR = Environmental Impact Report No. 418.

10. EVERY. 3 SP - SP Document

INEFFECT

Specific Plan No. 318 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both

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CONDITIONS OF APPROVAL

P Item 4.

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.)

graphical and narrative formats.

b. Environmental Impact Report No. 418 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the ~~Riverside County~~Beaumont Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP\*GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by SP 318 and the Development Agreement, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10. GENERAL CONDITIONS

10.BS GRADE. 3                      SP\*GSP-2 GEO/SOIL TO BE OBEYED                      INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4                      SP- MASS GRADING                      INEFFECT

If mass grading of the entire Specific Plan site is proposed - usually under a parcel map for the entire site - at the same time that application for further subdivisions are being made, an exception to Ordinance 460, Section 4.Sb shall be obtained from the Planning-Community Development Director - Ord. 460 Section 3.1 - prior to issuance of the mass grading permit.

10.BS GRADE. 5                      SP-ALL CLEARNC'S REQ'D B-4 PMT                      INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 6                      SP\*-NO GRADING & SUBDIVIDING                      INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 2                      SP - FOLLOW-UP COMMENTS                      INEFFECT

The Department of Environmental Health has received and reviewed the EIR initial study for SP 318 dated 4-11-01 from LSA Associates, and has the following comments:

1. The 1,747.9-acre site consists of a planned golf/recreation-oriented master planned community of 4,355 (single and multi-family residential) units on 852.8 acres, three (3) schools on 40.0 acres, 16.0 acres of neighborhood commercial uses, 30.4 acres of community

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10. GENERAL CONDITIONS

10.E HEALTH. 2                    SP - FOLLOW-UP COMMENTS (cont.)                    INEFFECT

commercial, 38 acres of parks, 500 acres of golf course and 218.3 acres of open space. All tracts and-Parcel Maps require a SAN 53 issued from this Department PRIOR to Planning Department submittal.

- 2. The scattered ranch structures with subsurface sewage disposal systems shall be properly abandoned.
- 3. The scattered ranch structures with on-site private water wells shall be properly destroyed.
- 4. Adherence to regulations related to any hazardous substances shall be complied with Riverside County codes.
- 5. Schools, park sites, open spaces and the golf course are highly recommended to use recycled water in greenbelt and landscaped areas at their respective sites.
- 6. The site is not currently served by sanitary sewers. New water treatment facilities may need to be built and sewer treatment facilities will need to be built. Please contact Beaumont Cherry Valley Water District for water supply needs and City of Beaumont for sanitary sewer.
- 7. Comply with Federal, state and local statues and regulations related to solid wastes.

FIRE DEPARTMENT

10.FIRE. 1                    SP-#71-ADVERSE IMPACTS                    INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the ~~Riverside County Board of Supervisors~~ Beaumont City Council to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.

10.FIRE. 2                    SP-#56-IMPACT MITIGATION                    INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.



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10. GENERAL CONDITIONS

10.FIRE. 8 SP-#100-FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 2 fire stations may be needed to meet anticipated service demands, given project densities.

10.FIRE. 9 SP-#101-DISCL/FLAG LOT INEFFECT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- 2) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE as shown on the Fire Hazard Zone Maps of California. All roof construction shall meet a minimum class "A" rating as described in the current model building code of California.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP - FLOOD HAZARD REPORT INEFFECT

Specific Plan 318 is a proposal to develop approximately 1,748 acres with mixed uses including 4,367 residential dwellings. The site is west and south of Calimesa between San Timoteo Canyon and I-10. The Oak Valley Specific Plan #318 project proposes a Specific Plan to replace the previous Specific Plans Nos. 216 and 216A on the subject site.

The Specific Plan document has done an excellent job analyzing the tributary watersheds and has proposed a master drainage plan for this project that would collect, convey, and discharge tributary flows. Storm runoff would be carried in streets, in underground drains, in paved channels, in grass-lined channels through parks and golf courses, and in natural watercourses. Drop structures

10. GENERAL CONDITIONS

10.FLOOD RI. 1                      SP - FLOOD HAZARD REPORT (cont.)                      INEFFECT

and detention basins are proposed.

All facilities should be designed to District standards. Maintenance of joint use facilities beyond that required for flood control will not be borne by the District.

Developers must contact the California State Department of Fish and Game, California Regional Water Quality Control Board, and U.S. Army Corps of Engineers to obtain any permits or agreements needed to construct, operate and maintain the proposed facilities

10.FLOOD RI. 2                      SP GREENBELT, BASIN MAINT                      INEFFECT

This project proposes detention basins and green belt channels which will require maintenance by a public agency, or a guarantee of maintenance by a public agency in the event the responsible private party fails to meet its maintenance obligations. In particular the detention basin adjacent to Planning Areas 9 and 10 would require such a guarantee because the proposed downstream development would depend on it for public health and safety. These types of flood control facilities are selected at the discretion of the applicant to complement the nature of the proposed development, and do not have a regional benefit commensurate with the maintenance costs which are anticipated to be excessively high. Therefore, to ensure the public is not unduly burdened for future costs, prior to final approval or recordation of any case protected by these drainage facilities, the District will require an acceptable financial mechanism be implemented to provide for reimbursement of maintenance costs in perpetuity. This may consist of a mechanism to assess individual benefitting property owners, or other means approved by the District. If an acceptable maintenance mechanism cannot be developed, the project should be redesigned to eliminate all high maintenance cost features.

PLANNING DEPARTMENT

10.PLANNING. 1                      SP - MAINTAIN PLANNING AREAS                      INEFFECT

All planning area numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the



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10. GENERAL CONDITIONS

10.PLANNING. 1                    SP - MAINTAIN PLANNING AREAS (cont.)                    INEFFECT  
complete specific plan document.

10.PLANNING. 2                    SP - NO P.A. DENSITY TRANSFER                    INEFFECT  
  
Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

TRANS DEPARTMENT

10.TRANS. 1                    SP - TRAFFIC STUDY CONDITIONS                    INEFFECT  
  
The Transportation Department has reviewed the traffic study submitted by LSA Associates, Inc. for the referenced project. The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. The study analyzed Year 2020 Buildout Impacts for the project and surrounding intersections. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "C" for the following intersections (some of which will require additional construction for mitigation at the time of development):

- Singleton Road (NS)/I-10 Fwy EB Ramps (EW)
- Singleton Road (NS)/I-10 Fwy WB Ramps (EW)
- Singleton Road (NS)/Calimesa Boulevard (EW)
- Cherry Valley Boulevard (NS)/I-10 Fwy EB Ramps (EW)
- Cherry Valley Boulevard (NS)/I-10 Fwy WB Ramps (EW)
- Cherry Valley Boulevard (NS)/Calimesa Boulevard (EW)
- Nancy Avenue (NS)/Cherry Valley Boulevard (EW)
- Beaumont Avenue (NS)/Cherry Valley Boulevard {EW}
- Brookside Avenue (NS)/Desert Lawn Drive (EW)
- Nancy Avenue {NS}/Brookside Avenue (EW)
- 14th Street (NS)/I-10 Fwy EB Ramps (EW)
- 14th Street (NS)/I-10 Fwy WB Ramps (EW)
- Beaumont Avenue (NS)/I-10 EB Ramps (EW)
- Beaumont Avenue (NS)/I-10 WB Ramps (EW)
- Potrero Boulevard (NS)/SR-60 EB Ramps (EW)
- Potrero Boulevard (NS)/Champions Drive (EW)
- "J" Street (NS)/San Timoteo Canyon Road (EW)
- "J" Street (NS)/Champions Drive (EW)
- "J" Street (NS)/"G" Street (EW)
- San Timoteo Canyon Road {NS)/"G" Street (EW)

10. GENERAL CONDITIONS

10.TRANS. 1

SP - TRAFFIC STUDY CONDITIONS (cont.)

INEFFECT

The Comprehensive General Plan circulation policies required a minimum of Level of Service "C", except that Level of Service "D" may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange. The study indicates that it is possible to achieve a Level of Service "D" for the following intersections (some of which will require additional construction for mitigation at the time of development).

- Calimesa Boulevard (NS)/Brookside Avenue (EW)
- Beaumont Avenue (NS)/Brookside Avenue (EW)
- Oak Valley Estates (NS)/14th Street (EW)
- Nancy Street (NS)/14th Street (EW)
- Beaumont Avenue (NS)/14th Street (EW)
- Elm Avenue (NS)/8th Street (EW)
- California Avenue (NS)/6th Street (EW)
- Potrero Boulevard (NS)/SR-60 WB Ramps (EW)

Mitigation to improve operations of the following intersections to the required Level of Service standards of the applicable jurisdictions (LOS "C" within the County of Riverside and the City of Calimesa, and LOS "D" within the City of Beaumont) for Year 2020 Buildout conditions is problematic, due either to existing conditions or to infeasible geometrics:

- Singleton Road (NS)/Woodhouse Road (EW)
- Cherry Valley Blvd (NS)/Robert Road-Desert Lawn Drive (EW)
- Desert Lawn Drive (NS)/Champions Drive (EW)
- Singleton Road (NS)/San Timoteo Canyon Road (EW)
- Champions Drive (NS)/San Timoteo Canyon Drive (EW)
- Beaumont Avenue (NS)/6th Street (EW)

The associated conditions of approval incorporate mitigation measures identified in the traffic study which are necessary to achieve or maintain the required level of service.

10.TRANS. 2

SP - ROADWAY IMPROVEMENTS

INEFFECT

Roadway links wholly within the boundaries of Oak Valley Specific Plan No. 318, as well as the entirety of Champions Drive, shall be constructed at the time of

10. GENERAL CONDITIONS

10.TRANS. 2                      SP - ROADWAY IMPROVEMENTS (cont.)                      INEFFECT

project development per the requirements of the specific plan. Roadway links along the perimeter of the specific plan area (San Timoteo Canyon Road) shall be constructed to their full half-width section concurrent with development of the adjacent Oak Valley, Specific Plan No. 318 Planning Areas. Intersections located within and adjacent to the boundaries of Oak Valley Specific Plan No. 318 (San Timoteo Canyon Road at "G" Street and "J" Street, Champions Drive at "J" Street, Desert Lawn Drive) shall be constructed concurrent with the roadways with the geometrics illustrated in Figure D.1.12c., unless subsequent traffic impact analyses demonstrate that lesser geometrics can be provided which meet applicable LOS standards, as approved by the Director of Transportation.

10.TRANS. 3                      SP - "P" STREET IMPROVEMENTS                      INEFFECT

"P" Street shall be constructed to County of Riverside Standard No. 102, Modified Secondary Highway (56'/88' R.O.W.) from Champions Drive to San Timoteo Canyon Road.

10.TRANS. 4                      SP - WARRANTED TRAFFIC SIGNALS                      INEFFECT

The project is responsible for the following traffic signals when warranted through subsequent traffic studies done for implementing projects within the boundaries of the specific plan:

- San Timoteo Canyon Road/"G" Street
- San Timoteo Canyon Road/"J" Street
- Desert Lawn Drive/Champions Drive
- Potrero Boulevard/Champions Drive
- Champions Drive/"J" Street

10.TRANS. 5                      SP - GEOMETRICS                      INEFFECT

The following intersections shall be improved to the geometrics as described.

Potrero Boulevard (NS)/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

- Southbound: Two left turn lanes, one right turn lane.
- Eastbound: One left turn lane, two through lanes.
- Westbound: Two through lanes, one right turn lane.

10. GENERAL CONDITIONS

10.TRANS. 5

SP - GEOMETRICS (cont.)

INEFFECT

Potrero Boulevard {NS}/ChampionsDrive (EW) shall be improved to provide the following geometrics:

- Northbound: Two left turn lanes, one right turn lane.
- Southbound: NA
- Eastbound: Two through lanes.
- Westbound: Two left turn lanes, two through lanes.

Desert Lawn Drive (NS}/Champions Drive {EW) shall be improved to provide the following geometrics:

- Northbound: NA
- Southbound: Two left turn lanes, one right turn lane.
- Eastbound: One left turn lane, two through lanes.
- Westbound: Two through lanes.

"J" Street {NS}/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

- Northbound: NA
- Southbound: One left turn lane, one right turn lane.
- Eastbound: One left turn lane, two through lanes.
- Westbound: Two through lanes, one right turn lane.

"J" Street (NS)/Champions Drive (EW) shall be improved to provide the following geometrics:

- Northbound: Two through lanes, one right turn lane.
- Southbound: Two left turn lanes, two through lanes.
- Eastbound: NA
- Westbound: One left turn lane, one right turn lane.

"J" Street (NS)/"G" Street (EW) shall be improved to provide the following geometrics:

- Northbound: One left turn lane, two through lanes, one through/right turn lane.
- Southbound: Two left turn lanes, three through lanes.
- Eastbound: Two left turn lanes, one through/right turn lane.
- Westbound: One left turn lane, one through lane, one through/right turn lane.

"G" Street (NS)/San Timoteo Canyon Road (EW) shall be improved to provide the following geometrics:

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10. GENERAL CONDITIONS

10.TRANS. 5                      SP - GEOMETRICS (cont.) (cont.)                      INEFFECT

Northbound: NA  
Southbound: One left turn lane, one right turn lane.  
Eastbound: One left turn lane, two through lanes.  
Westbound: Two through lanes, one right turn lane.

10.TRANS. 6                      SP - TRAP SIG MITIGATION FEE                      INEFFECT

The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

10.TRANS. 7                      SP - "G" STREET IMPROVEMENTS                      INEFFECT

Concurrent with the construction of "G" Street within the boundaries of Oak Valley Specific Plan No. 318, "G" Street shall be constructed offsite to intersect with "J" Street as a Modified Collector Street (78' R.O.W.).

10.TRANS. 8                      SP - "J" STREET IMPROVEMENTS                      INEFFECT

Concurrent with the construction of "J" Street within the boundaries of Oak Valley Specific Plan No. 318, "J" Street shall be constructed offsite to Roberts Road as an Urban Arterial Highway (134' R.O.W.)

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      SP - 90 DAYS TO PROTEST                      INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1 SP - TRAIL CONSTRUCTION INEFFECT

Prior to the approval of any implementing project, including but not limited to grading permits, the applicant shall have in place a funding or construction mechanism, as approved by the Riverside County Regional Park and Open-Space District, to insure the construction of the regional trail along San Timoteo Canyon Road.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PLANNING AREA STANDARDS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project, with the blanks filled in at the implementing project:

"This implementing project is within Planning Area[s] of the SPECIFIC PLAN. Accordingly, this project is subject to these development standards:

1. All residential lots must be at least \_\_\_[square feet/acres].
2. The average residential lot size must be at least [square feet/acres].
3. The target density of this planning area is to du/ac.
4. The target range of the number of dwelling units in this planning area is \_\_\_to\_\_\_.
5. Entry monumentation is required at the intersection of and
6. Roadway landscaping is required at
7. Recreational trails are located at
8. This implementing map is conditioned to build a park at prior to the \_\_\_th building permit.
9. [Residential] [Commercial] [Industrial] buildings must conform to the design guidelines on pages \_\_\_to\_\_\_ of the SPECIFIC PLAN."

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL) INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2                    SP - M/M PROGRAM (GENERAL) (cont.)                    INEFFECT

on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 3                    SP - NON-IMPLEMENTING MAPS                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

~~30.PLANNING. 4                    SP - DURATION OF SP VALIDITY                    INEFFECT~~

~~Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:~~

~~"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 3,484th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.~~

30. PRIOR TO ANY PROJECT APPROVAL

~~30.PLANNING. 4 SP - DURATION OF SP VALIDITY (cont.) INEFFECT~~

~~This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters and shall be considered as MET if the specific plan amendment has been filed."~~

30..PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- |   |          |
|---|----------|
| Building and Safety Department                | 1 copy   |
| Department of Environmental Health            | 1 copy   |
| Fire Department                               | 1 copy   |
| Flood Control and Water Conservation District | 1 copy   |
| Transportation Department                     | 1 copy   |
| County Planning Department in Riverside       | 1 copy   |
| City of Beaumont Planning Department          | 1 copy   |
| City of Calimesa Planning Department          | 1 copy   |
| Riverside County Planning Department in Indio | 2 copies |
| in Murrieta                                   | 1 copy   |
| Riverside County Clerk of the Board           | 2 copies |

Any and all remaining documents shall be kept with the Planning Department in RiversideBeaumont, or as otherwise determined by the Planning Community Development Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 6 SP - PA SUMMARY TABLE INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project consistent with the Development Agreement:



30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - PA SUMMARY TABLE (cont.)

INEFFECT

"The following table shows the residential map requirements of the adopted SPECIFIC PLAN:

Planning Areas:	Min. lot size [sf. ft.]	Density Range [du/acre]	Target Density
1	4,000	5-8	6.0
2	5,000	2-5	4.0
3	5,000	2-5	4.0
4	3,800	8-12	10.0
7B	10,000	.2-2	1.0
8	5,500	2-5	4.0
10	3,800	8-12	10.0
11	6,000	2-5	4.0
12	5,000,	2-5	4.0
14	4,000	12-20	20.0
15	7,000	2-5	4.0
16	6,000	2-5	4.0
18	5,000	5-8	6.0
19	8,000	.2-2	2.0
20	4,000	2-5	4.0
22	5,500	2-5	4.0
23B	10,000	.2-2	1.0
25	3,800	8-12	12.0
26	8,000	2-5	4.0
30	6,000	2-5	4.0
32	4,000	5-8	6. 0
36	4,000	5-8	6.0
38	3,800	8-12	12.0
39	5,000	2-5	4.0

This condition shall be considered MET if the implementing residential land division proposal is within the above-mentioned standards. This condition may only be considered as NOT APPLICABLE if the implementing project is concurrent with a specific plan amendment which proposes to change the above-mentioned standards, or if this implementing project is either commercial or industrial in nature."

30.PLANNING. 7

SP - PROJECT LOCATION EXHIBIT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an

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30.PLANNING. 7                    SP - PROJECT LOCATION EXHIBIT (cont.)                    INEFFECT

8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 8                    SP - ACOUSTICAL STUDY REQ'D                    INEFFECT

Prior to the approval of any implementing project within Planning Areas 1, 10, 32, 36, and 38 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMIT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

30.PLANNING. 9                    SP - OAK TREE PLAN REQ'D                    NOTAPPLY

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 10, 11, 15, 16, 21A, 21B, 22, and 23B of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an oak tree inventory and conservation plan shall be developed providing detail by planning area. Each oak shall be mapped with its location numbered, its caliper (diameter) at breast height and its drip line (tree canopy) diameter identified, rated as to qualitative condition and desirability for retention, and assigned a recommended mitigation replacement ratio if removal were required. The plan shall also include general mitigation guidelines covering how oak trees to be retained

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30.PLANNING. 9                    SP - OAK TREE PLAN REQ'D (cont.)                    NOTAPPLY

will be protected during construction activities, how oak trees to be removed will be monitored, and how mitigation plantings for those oak trees removed will be accomplished. Additionally, the plan shall include the following requirements: 1) No mass grading will be permitted within the oak woodlands on site. 2) Residential lots within oak woodlands will be individually sited to avoid mature oak trees (>12" diameter-breast-height (dbh)) if at all possible. 3) No slab foundations shall be permitted within the drip-line (widest extent of canopy cover) of oak trees. 4) No irrigated sod shall be planted within the drip-line of oak trees. The oak tree plan shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant inventory and conservation plan has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required plan is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum. "

30.PLANNING. 10                    SP - DESIGN PLAN REQUIRED                    INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1-4, 8, 10, 12, 14, 18, 20, 22, 25, 32, 36, 38 or 39 of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, the developer shall submit a development plan to the Planning Department for review and approval, showing which amenities described in Exhibit D (which follows this condition) are applicable to this project.

This condition shall be considered MET when the Planning Department approves a plan showing specifically how a given development project will implement the general design concepts in Exhibit D. The development plan submittal may be DEFERRED to prior to building permit issuance when incorporated into the Final Site Plan for the proposed project. This condition shall not be considered NOT

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- 30.PLANNING. 10            SP - DESIGN PLAN REQUIRED (cont.)            INEFFECT  
                                APPLICABLE."
- 30.PLANNING. 11            SP - WATER ANALYSIS/AGREEMENT            INEFFECT

Prior to the recordation of any implementing project (i.e. tract map, parcel map, etc.) or prior to the issuance of a building permit for any use permit (i.e. conditional use permit, plot plan, etc.), whichever comes first, within any planning area of the SPECIFIC PLAN, the Planning Department shall receive an executed agreement between the developer and either (1) the San Geronio Pass Water Agency, (2) the Beaumont Cherry Valley Water District, or (3) another qualified water service agency. The agreement shall provide for sufficient supplemental water supply to the development for domestic purposes.

This condition shall be considered MET if the applicant submits a satisfactory agreement to the Planning Department. This condition shall be considered NOT APPLICABLE if the Planning Department determines that significant new information (i.e. other documented additions to water supply or documented enhancements to groundwater recharge capability applicable to the project vicinity, etc.) would make such an agreement unnecessary. This condition cannot be DEFERRED.

- 30.PLANNING. 12            SP - OAK TREE PLAN REQ'D            INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 10, 11, 15, 16, 21A, 21B, 22, and 23B of the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an oak tree inventory and conservation plan shall be developed providing detail by planning area. Each oak shall be mapped with its location numbered, its caliper (diameter) at breast height and its drip line (tree canopy) diameter identified, rated as to qualitative condition and desirability for retention, and assigned a recommended mitigation replacement ratio if removal were required. The plan shall also include general mitigation guidelines covering how oak trees to be retained will be protected during construction activities, how oak trees to be removed will be monitored, and how mitigation plantings for those oak trees removed will be accomplished.

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30.PLANNING. 12                    SP - OAK TREE PLAN REQ'D (cont.)                    **INE**

Additionally, the plan shall include the following requirements: 1) No mass grading will be permitted within the oak woodlands on site. 2) Residential structures within oak woodlands will be individually sited to avoid mature oak trees (>12" diameter-breast-height (dbh)) if at all possible. 3) No slab foundations shall be permitted within the drip-line (widest extent of canopy cover) of oak trees. 4) No irrigated sod shall be planted within the drip-line of oak trees. The oak tree plan shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant inventory and conservation plan has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required plan is no longer necessary. The condition may not be DEFERRED.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 13                    SP - PALEO STUDY REQD                    **INEFFECT**

Prior to the approval of any implementing project within any planning area of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO GRADING PERMIT ISSUANCE, a Paleontological Resources Impact Mitigation Program (PRIMP) study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

30.PLANNING. 14                    SP - GEO STUDY REQUIRED                    **INEFFECT**

Prior to the approval of any implementing project (i.e.: tract map, parcel map, use permit, plot plan, etc.) for which the ~~County Geologist~~City Engineer/Public Works Director requires further geotechnical

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14                    SP - GEO STUDY REQUIRED (cont.)                    INEFFECT

analysis, the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical investigation and additional seismic analysis shall be submitted to the Planning Department & ~~Engineering Geologist~~ City Engineer/Public Works Director for review and approval.

The study shall treat the following issues:

1. Slope Stability/ Landslide potential
2. Faulting
3. Treatment of recent alluvium
4. Shallow groundwater areas
5. Any other geological/geotechnical issues identified by the County Geologist City Engineer/Public Works Director as pertinent to development within the planning area(s) covered by the implementing development application.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 15                    SP - EA REQUIRED                    INEFFECT

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15                    SP - EA REQUIRED (cont.)                    INEFFECT

to CEQA. This condition may not be DEFERRED."

30.PLANNING. 16                    SP - ADDENDUM EIR                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other ~~COUNTY-CITY~~ land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 17                    SP - SUPPLEMENT TO EIR                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of

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30.PLANNING. 17                    SP - SUPPLEMENT TO EIR (cont.)                    INEFFECT

significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 18                    SP - SUBSEQUENT EIR                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

~~30.PLANNING. 19                    SP - COMPLETE CASE APPROVALS                    INEFFECT~~

~~Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within the SPECIFIC PLAN, the following condition shall be placed on the implementing project:~~

~~"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.), Specific Plan 318, Circulation GPA 568, Change of Zone 6492, and EIR 418 must have been approved, adopted, and certified by the Board of Supervisors, respectively."~~



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30. PRIOR TO ANY PROJECT APPROVAL

~~30.PLANNING. 19 SP - COMPLETE CASE APPROVALS (cont.) INEFFECT~~

~~This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."~~

30. PLANNING. 20 SP - AMENDMENT REQUIRED INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Community Development Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30. PLANNING. 21 SP - PARK AGENCY REQUIRED INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map, or parcel map) within the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this

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30.PLANNING. 21                    SP - PARK AGENCY REQUIRED (cont.)                    INEFFECT

implementing project not currently within the boundaries of the Beaumont-Cherry Valley Recreation and Park District, shall be annexed into said District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Beaumont-Cherry Valley Recreation and Parks District, a County Service Area/District or other similar entity is unwilling or unable to annex the property in question."

30.PLANNING. 22                    SP - PA PROCEDURES (MAP)                    INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION, the planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 23                    SP - COMMON AREA MAINTENANCE                    INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map}, the following condition shall be placed on the implementing application:

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30. PLANNING. 23 SP - COMMON AREA MAINTENANCE (cont.)

INEFFECT

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 5, 7A, 13, 17, 21B, 23A, 24, 31B, 34, and 37."

30. PLANNING. 24 SP\*- CC&R RES PUB COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the ~~County~~-City fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which. in the sole discretion of the ~~County~~-City are acceptable. As a condition

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 24

SP \*- CC&R RES PUB COMMON AREA {cont.}

INEFFECT

precedent to the ~~County-City~~ accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the ~~Office of the County Counsel~~City Attorney and submit said documents for review along with the current fee, which shall be subject to ~~County Counsel~~City Attorney approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for ~~County Counsel~~City Attorney review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the ~~County of Riverside~~City of Beaumont, and the property owners' association shall unconditionally accept from the ~~County of Riverside~~City of Beaumont, upon the ~~County's~~City's demand, title to all or any part of the 'common area', more particularly described on Exhibit ' ' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP\*- CC&R RES PUB COMMON AREA {cont.}

the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the ~~County of Riverside~~City of Beaumont.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the ~~Planning Community Development~~ Director of the ~~County of Riverside~~City of Beaumont or the ~~County's~~City's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property de-annexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the ~~Office of County Counsel~~City Attorney, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the ~~County Transportation Department~~Survey DivisionPublic Works Department."

30.PLANNING. 25 SP\*- CC&R RES PRI COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN {tract map or parcel map}, the following condition shall be placed on the implementing

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 25

SP\*- CC&R RES PRI COMMON AREA, (cont.)

INEFFECT

project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to ~~County Counsel~~City Attorney approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for ~~County Counsel~~City Attorney review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit ' ', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP\*- CC&R RES PRI COMMON AREA (cont.)

the ~~Community Development~~~~Planning~~ Director of the ~~County~~  
~~of Riverside~~~~City of Beaumont~~ or the ~~County's~~~~City's~~  
successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, substantially' amended, or property de-annexed therefrom absent the prior written consent of the ~~Planning~~~~Community~~  
~~Developmetn~~ Director of the ~~County~~~~City~~ of ~~Riverside~~  
~~Beaumont~~ or the ~~County's~~~~City's~~ successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the ~~Office of County Counsel~~~~City~~  
~~Attorney~~, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the ~~County Transportation Department~~~~Survey~~  
~~Division~~~~Public Works Department~~."

30.PLANNING. 26 SP - ARCHAEO M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26                    SP - ARCHAEO M/M PROGRAM (cont.)                    INEFFECT

will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 28                    SP - GENERIC M/M PROGRAM                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 29                    SP - USFWS/CDFG CLEARANCES                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may result in the disturbance of on-site habitat occupied by any species determined to be endangered or threatened by the United States Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG}, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain necessary take permit(s} from the USFWS and CDFG. A copy of said permit(s) shall be submitted to the Planning Department."

30.PLANNING. 30                    SP - CDFG (SECT 1601/1603)                    INEFFECT

Prior to the approval of any implementing project (i.e.: tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1, 5, 6, 9, 10, 14, 23B, 29, 30, 31B, 32, 33A, 33B, 34, 36, 37, 38, and 39 of the SPECIFIC PLAN, which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:



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13:50

~~Riverside County LMS~~  
City of  
Beaumont CONDITIONS OF  
APPROVAL

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - CDFG (SECT 1601/1603} (cont.)

INEFFECT

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland determined to be jurisdictional, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 31 SP - ACOE CLEARANCE

INEFFECT

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) within Planning Areas 1, 5, 6, 9, 10, 14, 23B, 29, 30, 31B, 32, 33A, 33B, 34, 36, 37, 38, and 39 of the SPECIFIC PLAN, which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the ~~County~~City Planning Department that the alteration of any watercourse or wetland determined to be jurisdictional, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 33 SP - ENTRY MONUMENTATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project;

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33                    SP - ENTRY MONUMENTATION (cont.)                    INEFFECT

the implementing project:

1. A primary entry monument shall be shown at locations indicated in Figure 4-1, with features as depicted in Figure 4-2 and Figure 4-3.
2. A secondary entry monument shall be shown at locations indicated in Figure 4-1, with features as depicted in Figure 4-5.
3. The entry monument shall be in substantial conformance with the design guidelines of Planning Area \_\_\_ of the SPECIFIC PLAN, as shown on pages \_\_\_ to \_\_\_"

30.PLANNING. 34                    SP - POST GRADING REPORT                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist and paleontologist were complied with."

30.PLANNING. 35                    SP - SCHOOL MITIGATION                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Beaumont Unified School District shall be mitigated in accordance with the existing mitigation agreement with the developer dated December 19, 1989. If said agreement shall be rescinded, then impacts to schools shall be mitigated in accordance with state law."

30.PLANNING. 36                    SP - PA PROCEDURES (USE)                    INEFFECT

Prior to the approval of any implementing use permit the SPECIFIC PLAN (i.e.: plot plan or conditional use permit), the following condition shall be placed on the implementing project:

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~~Riverside County LMS~~  
City of  
Beaumont CONDITIONS OF  
APPROVAL

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA PROCEDURES (USE) (cont.) INEFFECT

"PRIOR TO BUILDING PERMITS, the planning area[s] for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this use permit application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 40 SP - PHASE 1 PARKS INEFFECT

Prior to the approval of any implementing residential project within Phase One of the SPECIFIC PLAN, a phasing plan for the design and construction of Phase One parks shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with approval of the phasing plan.

This condition shall be considered MET if a document is submitted that is acceptable to both the Planning Department and BCVRPD. This condition may be considered as NOT APPLICABLE if the implementing application is not within Phase One.

30.PLANNING. 41 SP - PHASE 2 PARKS INEFFECT

Prior to the approval of any implementing residential project within Phase Two of the SPECIFIC PLAN, a phasing plan for the design and construction of Phase Two parks shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and

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~~Riverside County LMS~~  
City of  
Beaumont CONDITIONS OF  
APPROVAL

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - PHASE 2 PARKS (cont.) INEFFECT

Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with approval of the phasing plan.

This condition shall be considered MET if a document is submitted that is acceptable to the Planning Department and BCVRPD. This condition may be considered as NOT APPLICABLE if the implementing application is not within Phase Two.

30.PLANNING. 42 SP - PHASE 3 PARKS INEFFECT

Prior to the approval of any implementing residential project within Phase Three of the SPECIFIC PLAN, a phasing plan for the design and construction of the parks within Phase Three shall be submitted to and approved by the Planning Department and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). The plan shall provide for parks design and construction as well as landscape maintenance and upkeep. The plan shall also document a permanent maintenance mechanism for the parks and their facilities. Conditions for applicable thresholds will be developed concurrent with the approval of the phasing plan.

This condition shall be considered MET if the applicable information is provided to the Planning Department and the BCVRD. This condition may be considered as NOT APPLICABLE if the implementing project is not within Phase Three.

30.PLANNING. 43 SP - BIO MITIGATION INEFFECT

Prior to the approval of any implementing project within Planning Areas 1,5,6,9,10,14,23B, 29, 30, 31B, 32, 33A, 33B, 37, 38, and 39 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, a mitigation program shall be implemented providing for the preservation, creation, or enhancement of replacement riparian woodland or wetland habitat. The initial focus for mitigation shall be within the San Timoteo Canyon Creek

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~~Riverside County LMS~~  
City of  
Beaumont CONDITIONS OF  
APPROVAL

Item 4. 36

Parcel: 413-300-047

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - BIO MITIGATION (cont.)

INEFFECT

corridor where the mitigation shall be implemented to the greatest extent feasible. The mitigation program must be acceptable to the Army Corps of Engineers (Corps), California Department of Fish and Game (CDFG), and the Regional Water Quality Control Board (Board} under their Section 404, 1603, and 401 or other applicable permitting process, respectively. The Planning Department must receive written confirmation of the acceptability of the mitigation measures from the Corps, CDFG and/or the Board.

If the Corps, CDFG, and/or Board will not accept the mitigation or if the implementation of the program in the San Timoteo Canyon Creek corridor is not feasible, the mitigation shall be implemented within the site of the SPECIFIC PLAN or at a suitable off site location in accordance with Exhibit \_\_\_ of the EIR.

TRANS DEPARTMENT

30.TRANS. 3 SP - GEN PLAN AMENDMENT REQ'D

INEFFECT

The project proponent shall submit an application to amend the Comprehensive General Plan to add the following project roadways to Circulation Element Study Area Map 2:

a. "J" Street - Champions Drive north to Project Boundary - Modified Major Highway (\*\*80'/104' R.O.W.\*\*)

[\*\*Amended@ Board of Supervisors 7/17/01. Previously 78'/102' R.O.W\*\*)

b. "P" Street - San Timoteo Canyon Road to Champions Drive - Modified Secondary Highway (56'/88'R.O.W.)

c. Champions Drive - East of Desert Lawn Drive to frontage road alignment - Secondary Highway (64'/88'R.O.W.)

30.TRANS. 4 SP - TRAFFIC STUDY REQUIRED

INEFFECT

Site specific traffic studies will be required for all subsequent implementing projects within the boundaries of Specific Plan No. 318, as deemed necessary by the Director of Transportation. Subsequent traffic studies shall monitor development within the specific plan and its associated trip generation. Traffic signals identified in 10. TRANS.4. will be installed by the project without

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4                      SP - TRAFFIC STUDY REQUIRED (cont.)                      INEFFECT

credit for signal mitigation fees unless determined to not be warranted under existing or any future conditions, and as approved by the ~~Director of Transportation~~City Engineer/Public Works Director.

30.TRANS. 5                      SP - OFF-SITE MITIGATION                      INEFFECT

EIR No. 418 proposes mitigation for traffic impacts to off-site roadways and intersections located within various jurisdictions. The following intersections have been identified within the EIR as requiring mitigation:

- Singleton Road/I-10 Fwy EB Ramps
- Singleton Road/I-10 Fwy WB Ramps
- Singleton Road/Calimesa Boulevard
- Cherry Valley Boulevard/Roberts Road - Desert Lawn Drive
- Cherry Valley Boulevard/I-10 Fwy EB Ramps
- Cherry Valley Boulevard/I-10 Fwy WB Ramps
- Cherry Valley Boulevard/Calimesa Boulevard
- Nancy Avenue/Cherry Valley Boulevard
- Beaumont Avenue/Cherry Valley Boulevard
- Brookside Avenue/Desert Lawn Drive
- Brookside Avenue/Calimesa Boulevard
- Beaumont Avenue/Brookside Avenue
- Champions Drive/San Timoteo Canyon Road
- 14th Street/I-10 Fwy EB Ramps
- 14th Street/I-10 Fwy WB Ramps
- 14th Street/Oak Valley Estates
- Nancy Avenue/14th Street
- Beaumont Avenue/14th Street
- Elm Avenue/8th Street
- California Avenue/6th Street
- Beaumont Avenue/I-10 Fwy EB Ramps
- Beaumont Avenue/I-10 Fwy WB Ramps
- Potrero Boulevard/SR-GO EB Ramps
- Potrero Boulevard/SR-GO WB Ramps
- Potrero Boulevard/San Timoteo Canyon Road
- Singleton Road/San Timoteo Canyon Road

The project developer shall participate on a "fair share basis" in a regional mechanism that provides funding for the necessary improvements. Prior to the issuance of the first Building Permit, the project developer shall make a deposit to the Transportation Department to initiate the process of creating the appropriate funding mechanism. This deposit shall be credited against the developer's "fair share" of the improvement costs identified. Any funds

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5                      SP - OFF-SITE MITIGATION (cont.)                      INEFFECT

advanced by the project developer not expended shall be refunded or credited against their "fair share". A "PRIOR TO BUILDING PERMIT ISSUANCE" condition shall be imposed on residential tract maps or commercial site plans, respectively, for the funding of the process to create the appropriate regional mechanism. This condition shall be considered MET upon deposit of the funds for creating the appropriate funding mechanism with the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 15                      SP - Count Res Build Permits                      INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 4,355 residential building permits to be issued within the SPECIFIC PLAN.

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14:24

**[ PINKS ]**

Riverside County LMS  
CONDITIONS OF APPROVAL

Item 4.  
Page: 1

CHANGE OF ZONE Case#: CZ06492

Parcel 413-180-021

AUG 14 2001

BY BOARD OF SUPERVISORS

INEFFECT

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the ~~County of Riverside~~ City of Beaumont (~~COUNTY~~CITY), its agents, officers, or employees from any claim, action, or proceeding against the ~~COUNTY~~CITY, its agents, officers, or employees to attack, set aside, void or annul an approval of the ~~COUNTY~~CITY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The ~~COUNTY-CITY~~ will promptly notify the subdivider of any such claim, action, or proceeding against the ~~COUNTY-CITY~~ and will cooperate fully in the defense. If the ~~COUNTY-CITY~~ fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the ~~COUNTY-CITY~~.

10. EVERY. 4 SP - Ordinance Requirements

INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the ~~Riverside County~~ City of Beaumont Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT

INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#15-POTENTIAL FIRE FLOW

RECOMMND

The water mains shall be capable of providing a potential fire flow 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.



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Riverside County LMS  
CONDITIONS OF APPROVAL

CHANGE OF ZONE Case#: CZ06492

Parcel: 413-180-021

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

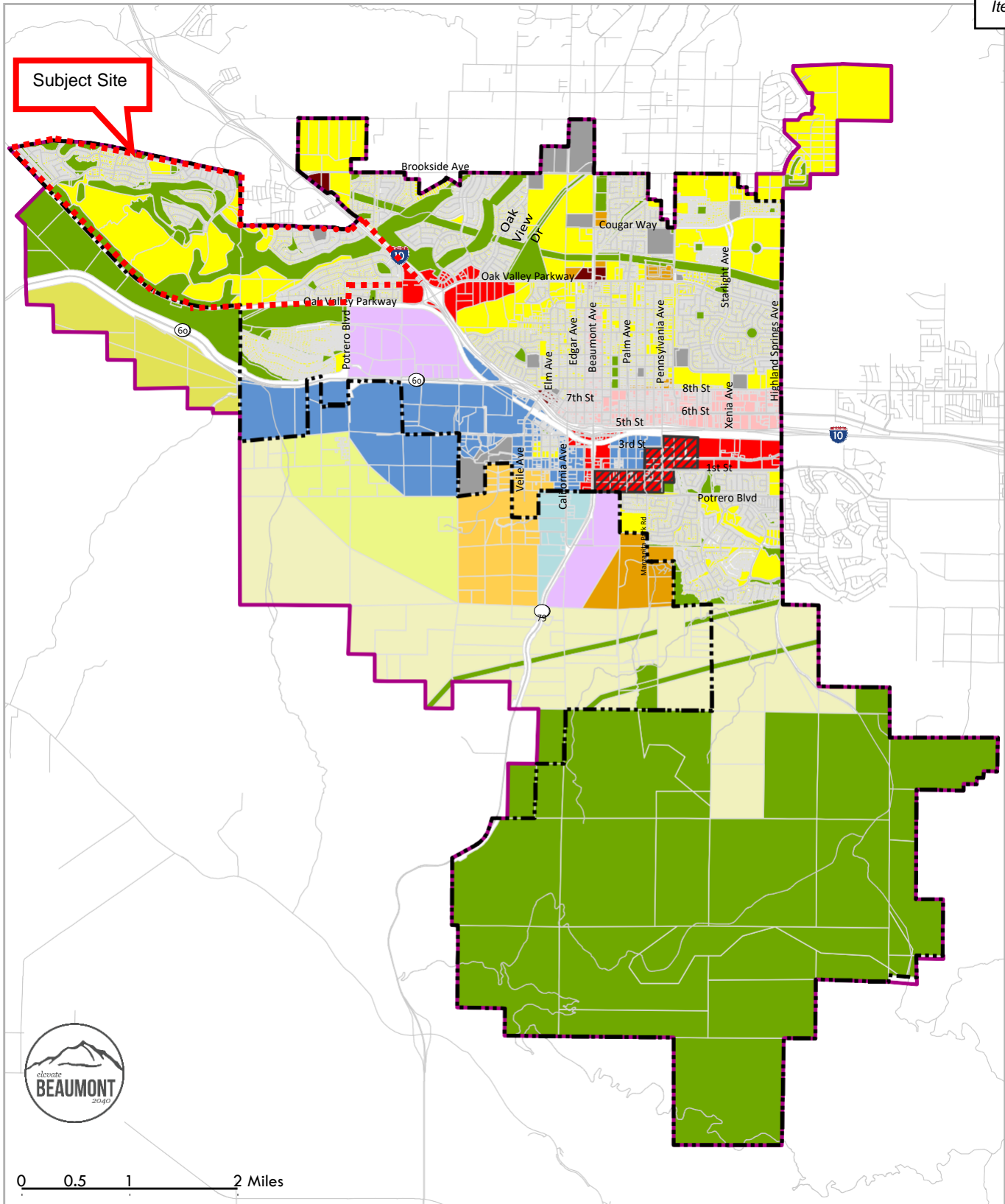
80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT










80.FIRE. 1 USE - FIRE FLOW

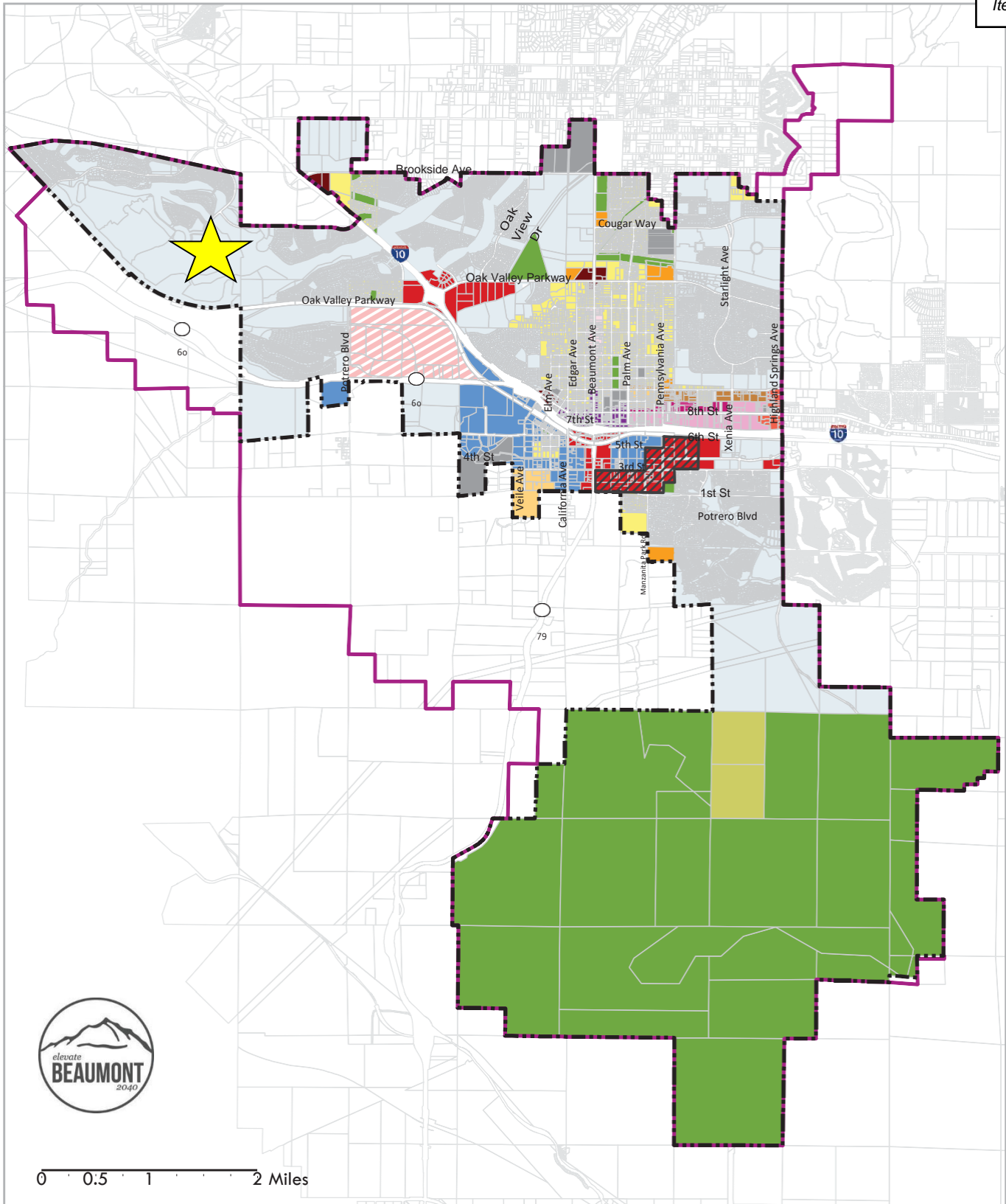
RECOMMND

PRIOR TO BUILDING PERMIT, YOU SHALL PROVIDE PROOF FROM BEAUMONT-CHERRY VALLEY WATER DISTRICT THAT YOU ARE CONNECTED TO BEAUMONT-CHERRY VALLEY WATER DISTRICT TO SERVE THE PROJECT(S)



### LAND USE DESIGNATIONS

-  City Boundary
-  Sphere of Influence
-  TOD Overlay
-  Open Space
-  Employment District
-  Industrial
-  High Density Residential
-  Traditional Neighborhood
-  Single Family Residential
-  Rural Residential 1
-  Rural Residential 10
-  Rural Residential 40
-  Urban Village
-  Downtown Mixed Use
-  General Commercial
-  Neighborhood Commercial
-  Public Facilities



### CITY OF BEAUMONT ZONING


City Boundary	Residential Rural	Sixth Street Mixed Use - Residential	Community Commercial
Sphere of Influence	Residential Single Family	Sixth Street Mixed Use	Commercial Neighborhood
TOD Overlay	Residential Traditional Neighborhood	Beaumont Mixed Use	Recreation/Conservation
Specific Plan	Residential Multiple Family	Downtown Mixed Use	Manufacturing
Urban Village	Downtown Residential Multifamily	Local Commercial	Public Facilities

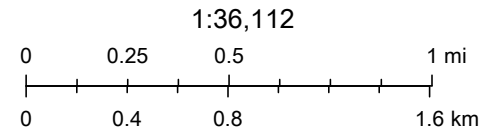
# Aerial Photograph

Item 4.



12/14/2020 1:12:31 PM

 City Boundary



# THE PRESS-ENTERPRISE

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Item 4.

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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: FCTH COA (1/8th Page) /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**01/01/2021**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 01, 2021  
At: Riverside, California



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## LEGAL ADVERTISEMENT

Item 4.

**NOTICE IS HEREBY GIVEN**, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Tuesday, January 12, 2021 and the City Council's public hearing will held at 6:00 p.m. on Tuesday, January 19, 2021 at 550 East Sixth Street, Beaumont, California.

**SPECIFIC PLAN 2020-0004 (OAK VALLEY & SCPGA GOLF COURSE SPECIFIC PLAN)**, Conduct a public hearing and consideration of a City initiated request to amend the conditions of approval for the commonly referred to Fairway Canyon/Tournament Hills Specific Plan that include the deletion of condition 30.PLANNING.4 and 30.PLANNING.19, and the update of several conditions to reflect City of Beaumont in place of the County of Riverside. The proposed application is consistent with the Final Environmental Impact Report (FEIR) that was adopted for the project "Oak Valley & SCPGA Golf Course Specific Plan (SP318/EIR418).

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access:

**BeaumontCa.gov/Livestream**

The applicant for this project is **City of Beaumont**

Public comments will be accepted using the following by 1) Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: NicoleW@BeaumontCa.gov, and 2) Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed (3) minutes unless otherwise authorized by City Council.

Carole Kendrick  
Senior Planner

Press-Enterprise: 1/01/2021



## Staff Report

**TO:** City Council  
**FROM:** Jeff Mohlenkamp, Finance Director  
**DATE:** January 19, 2021  
**SUBJECT:** **First Amendment to Contract with Webb Municipal Finance, LLC for a One-Year Extension through March 1, 2022**

---

### **Background and Analysis:**

On March 18, 2018, the City entered into a three-year contract with Albert A. Webb Associates. On May 21, 2018, the contract was assigned to Webb Municipal Finance, LLC (Webb). The contract allows for the parties to engage in two separate one-year extensions. This contract is included as Attachment A to this report.

Webb services include community facilities district (CFD) administration and special tax consulting. This includes tabulating the annual assessment, tracking payments for 78 different assessments for the various CFDs and improvement areas, and filing the City's annual continuing disclosure reports.

Management has been very satisfied with the timeliness and service level provided by Webb and desires to implement the first of the one-year extensions. Webb has agreed and has drafted the first amendment to the contract, which is included in Attachment B. If approved, this extends the contract to March 1, 2022.

The schedule of assessment and improvement areas and the cost for the one-year extension is included as Attachment C and is referenced in the amendment. Webb is not requesting a fee increase for this amendment.

### **Fiscal Impact:**

This contract provides for an annual cost of \$195,135. This is covered through administrative assessments to the various CFDs and improvement areas as part of the administration cost associated with managing this program. For comparison purposes, the City paid Webb \$199,095 for services provided last year.

**Recommended Action:**

Approve the First Amendment to the contract with Webb Municipal Finance, LLC.

**Attachments:**

- A. Original Contract with Webb Municipal Finance, LLC
- B. First Amendment to contract with Webb Municipal Finance, LLC
- C. Cost schedule including the list of assessments to be managed by Webb



## AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR

THIS AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the 1st day of March, 2018, by and between the CITY OF BEAUMONT ("CITY") whose address is 550 E. 6<sup>th</sup> Street, Beaumont, California 92223 and ALBERT A WEBB ASSOCIATES, whose address is 3788 McCray Street, Riverside, California 92506 ("CONTRACTOR").

### RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the parties to this Agreement:

- A. CITY desires to engage CONTRACTOR to provide annual CFD administration services, special tax consultant services and annual CFD financial reporting services; and
- B. CONTRACTOR has made a proposal ("Proposal") to the CITY to provide such professional services, which Proposal is attached hereto as Exhibit "A"; and
- C. CONTRACTOR agrees to provide such services pursuant to, and in accordance with, the terms and conditions of this Agreement and Exhibit "A", and represents and warrants to CITY that CONTRACTOR possesses the necessary skills, licenses, certifications, qualifications, personnel and equipment to provide such services.

### AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and mutual covenants contained herein, CITY and CONTRACTOR agree as follows:

1. Term of Agreement. This Agreement is effective as of the date first above written (the "effective date") and shall continue for a term of three (3) years unless terminated earlier pursuant to Section 9. This Agreement shall automatically terminate three (3) years after the effective date unless extended by the parties for up to two (2) one-year (1-year) extensions, each of which requires the approval of City Council of the CITY.
2. Services to be Performed. CONTRACTOR agrees to provide the services ("Services") described in this Agreement and Exhibit "A", including: annual CFD administration services, special tax consultant services and annual CFD financial reporting services and any other services which the City may request in writing from time to time. All Services shall be performed in the manner and according to the timeframe and for the fees set forth in the Proposal contained in Exhibit "A". CONTRACTOR designates Heidi Schoeppe, Director, as CONTRACTOR'S professional responsible for overseeing the Services provided by CONTRACTOR.

3. Compensation.

3.01 CITY agrees to pay CONTRACTOR fees for the actually performed and completed services described herein and in the Proposal attached as Exhibit "A", which fees shall not exceed \$185,450. CONTRACTOR shall be paid at the rates and fees set forth in the Proposal and shall not increase any rate or fee without the prior written consent of the CITY.

3.02 CONTRACTOR shall not be compensated for any Services rendered nor reimbursed for any expenses incurred in excess of those authorized in this Agreement and Exhibit "A" unless approved in advance by the CITY, in writing.

3.03 CONTRACTOR shall submit to CITY, on a quarterly basis, itemized invoices for the Services rendered in the previous three months. The CITY shall not be obligated to pay any invoice that is submitted more than sixty (60) days after the due date of such invoice. CITY shall have the right to review and audit all invoices prior to or after payment to CONTRACTOR. This review and audit may include, but not be limited to CITY's:

- a. Determination that any fee or rate charged is consistent with this Agreement's approved rates and fees;
- b. Determination that hours billed are accurate and reasonable;
- c. Determination that each item charged is the usual, customary, and reasonable charge for the particular item. If CITY determines an item charged is greater than usual, customary, or reasonable, or is duplicative, ambiguous, excessive, or inappropriate, CITY shall either return the bill to CONTRACTOR with a request for explanation or adjust the payment accordingly, and give notice to CONTRACTOR of the adjustment.

3.04 If the work is satisfactorily completed, CITY shall pay such invoice within thirty (30) days of its receipt. Should CITY dispute any portion of any invoice, CITY shall pay the undisputed portion within the time stated above, and at the same time advise CONTRACTOR in writing of the disputed portion.

4. Obligations of CONTRACTOR.

4.01 CONTRACTOR agrees to perform all Services in accordance with the terms and conditions of this Agreement and the Proposal attached as Exhibit "A". In the event that the terms of the Proposal shall conflict with the terms of this Agreement, or contain additional terms other than the Services to be rendered and the price for the Services, the terms of this Agreement shall govern and said additional or conflicting terms shall be of no force or effect.

4.02 Except as otherwise agreed by the parties, CONTRACTOR will supply all personnel, materials and equipment required to perform the Services. CONTRACTOR shall provide its own offices, telephones, vehicles and computers and set its own work

hours. CONTRACTOR will determine the method, details, and means of performing the Services under this Agreement.

4.03 CONTRACTOR shall keep CITY informed as to the progress of the Services by means of regular and frequent consultations. Additionally, when requested by CITY, CONTRACTOR shall prepare written status reports.

4.04 CONTRACTOR is responsible for paying, when due, all income and other taxes, fees and withholding, including withholding state and federal taxes, social security, unemployment and worker's compensation, incurred as a result of the compensation paid under this Agreement. CONTRACTOR agrees to indemnify, defend and hold harmless CITY for any claims, costs, losses, fees, penalties, interest, or damages suffered by CITY resulting from CONTRACTOR's failure to comply with this provision.

4.05 In the event CONTRACTOR is required to prepare plans, drawings, specifications and/or estimates, the same shall be furnished in conformance with local, state and federal laws, rules and regulations.

4.06 CONTRACTOR represents that it possesses all required licenses necessary or applicable to the performance of Services under this Agreement and the Proposal and shall obtain and keep in full force and effect all permits and approvals required to perform the Services herein. In the event CITY is required to obtain an approval or permit from another governmental entity, CONTRACTOR shall provide all necessary supporting documents to be filed with such entity.

4.07 CONTRACTOR shall be solely responsible for obtaining Employment Eligibility Verification information from CONTRACTOR's employees, in compliance with the Immigration Reform and Control Act of 1986, Pub. L. 99-603 (8 U.S.C. 1324a), and shall ensure that CONTRACTOR's employees are eligible to work in the United States.

4.08 In the event that CONTRACTOR employs, contracts with, or otherwise utilizes any CalPers retirees in completing any of the Services performed hereunder, such instances shall be disclosed in advance to the CITY and shall be subject to the CITY's advance written approval.

4.09 Drug-free Workplace Certification. By signing this Agreement, the CONTRACTOR hereby certifies under penalty of perjury under the laws of the State of California that the CONTRACTOR will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code, Section 8350 et seq.) and will provide a drug-free workplace.

4.10 CONTRACTOR shall comply with all applicable local, state and federal laws, rules, regulations and deadlines applicable to, or governing the Services authorized hereunder.

5. Insurance. CONTRACTOR hereby agrees to be solely responsible for the health and safety of its employees and agents in performing the Services under this Agreement and

shall comply with all laws applicable to worker safety including but not limited to Cal-OSHA. Therefore, throughout the duration of this Agreement, CONTRACTOR hereby covenants and agrees to maintain insurance in conformance with the requirements set forth below. If existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to amend, supplement or endorse the existing coverage to do so. CONTRACTOR shall provide the following types and amounts of insurance:

5.01 Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; CONTRACTOR agrees to have its insurer endorse the general liability coverage required herein to include as additional insureds CITY, its officials, employees and agents. CONTRACTOR also agrees to require all contractors and subcontractors to provide the same coverage required under this Section 6.

5.02 Business Auto Coverage in an amount no less than \$1 million per accident. If CONTRACTOR or CONTRACTOR's employees will use personal autos in performance of the Services hereunder, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

5.03 Workers' Compensation coverage for any of CONTRACTOR's employees that will be providing any Services hereunder. CONTRACTOR will have a state-approved policy form providing statutory benefits as required by California law. The provisions of any workers' compensation will not limit the obligations of CONTRACTOR under this Agreement. CONTRACTOR expressly agrees not to use any statutory immunity defenses under such laws with respect to CITY, its employees, officials and agents.

5.04 Optional Insurance Coverage. Choose and check one: Required X /Not Required   ; Errors and omissions insurance in a minimum amount of \$2 million per occurrence to cover any negligent acts or omissions committed by CONTRACTOR, its employees and/or agents in the performance of any Services for CITY.

## 6. General Conditions pertaining to Insurance Coverage

6.01 No liability insurance coverage provided shall prohibit CONTRACTOR from waiving the right of subrogation prior to a loss. CONTRACTOR waives all rights of subrogation against CITY regardless of the applicability of insurance proceeds and shall require all contractors and subcontractors to do likewise.

6.02. Prior to beginning the Services under this Agreement, CONTRACTOR shall furnish CITY with certificates of insurance, endorsements, and upon request, complete copies of all policies, including complete copies of all endorsements. All copies of policies and endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

6.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of "A:VII"). The insurer(s) shall be admitted and licensed to do business in California. The certificates of insurance hereunder shall state that coverage

shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice has been given to CITY.

6.04 Self-insurance does not comply with these insurance specifications. CONTRACTOR acknowledges and agrees that that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, shall apply first and on a primary, non-contributing basis in relation to any other insurance, indemnity or self-insurance available to CITY.

6.05 All coverage types and limits required are subject to approval, modification and additional requirements by CITY, as the need arises. CONTRACTOR shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect CITY's protection without CITY's prior written consent.

6.06 CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against CONTRACTOR or arising out of the Services performed under this Agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.

## 7. Indemnification.

7.01 CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance of this Agreement by CONTRACTOR or any subcontractor or agent of either. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.

a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs of any kind, whether actual, alleged or threatened, actual attorneys' fees incurred by CITY, court costs, interest, defense costs, including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation to the extent incurred in relation to, as a consequence of or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the performance of this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are incurred by CITY.

b. Without affecting the rights of CITY under any provision of this Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability attributable solely to the fault of CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

8. Additional Services, Changes and Deletions.

8.01 In the event CONTRACTOR performs additional or different services than those described herein without the prior written approval of the City Manager and/or City Council of CITY, CONTRACTOR shall not be compensated for such services. CONTRACTOR expressly waives any right to be compensated for services and materials not covered by the scope of this Agreement or authorized by the CITY in writing.

8.02 CONTRACTOR shall promptly advise the City Manager and Finance Director of CITY as soon as reasonably practicable upon gaining knowledge of a condition, event or accumulation of events which may affect the scope and/or cost of Services. All proposed changes, modifications, deletions and/or requests for additional services shall be reduced to writing for review and approval by the CITY and/or City Council.

9. Termination of Agreement.

9.01 Notwithstanding any other provision of this Agreement, CITY, at its sole option, may terminate this Agreement with or without cause, or for no cause, at any time by giving twenty (20) days' written notice to CONTRACTOR.

9.02 In the event of termination, the payment of monies due CONTRACTOR for undisputed Services actually performed prior to the effective date of such termination shall be paid within thirty (30) business days after receipt of an invoice as provided in this Agreement. Immediately upon termination, CONTRACTOR agrees to promptly provide and deliver to CITY all original documents, reports, studies, plans, specifications and the like which are in the possession or control of CONTRACTOR and pertain to CITY.

10. Status of CONTRACTOR.

10.01 CONTRACTOR shall perform the Services in CONTRACTOR's own way as an independent contractor, and in pursuit of CONTRACTOR's independent calling, and not as an employee of CITY. However, CONTRACTOR shall regularly confer with CITY's City Manager or his designee as provided for in this Agreement.

10.02 CONTRACTOR agrees that it is not entitled to the rights and benefits afforded to CITY's employees, including disability or unemployment insurance, workers' compensation, retirement, CalPers, medical insurance, sick leave, or any other employment benefit. CONTRACTOR is responsible for providing, at its own expense, disability, unemployment, workers' compensation and other insurance, training, permits, and licenses for itself and its employees and subcontractors.

10.03 CONTRACTOR hereby specifically represents and warrants to CITY that it possesses the qualifications and skills necessary to perform the Services under this Agreement in a competent, professional manner, without the advice or direction of CITY and that the Services to be rendered pursuant to this Agreement shall be performed in accordance with the standards customarily applicable to an experienced and competent professional rendering the same or similar services in the same geographic area where the CITY is located. Further, CONTRACTOR represents and warrants that the individual signing this Agreement on behalf of CONTRACTOR has the full authority to bind CONTRACTOR to this Agreement.

11. Ownership of Documents: Audit.

11.01 All draft and final reports, plans, drawings, studies, maps, photographs, specifications, data, notes, manuals, warranties and all other documents of any kind or nature prepared, developed or obtained by CONTRACTOR in connection with the performance of Services performed for the CITY shall become the sole property of CITY, and CONTRACTOR shall promptly deliver all such materials to CITY upon request. At the CITY's sole discretion, CONTRACTOR may be permitted to retain original documents, and furnish reproductions to CITY upon request, at no cost to CITY.

11.02 Subject to applicable federal and state laws, rules and regulations, CITY shall hold all intellectual property rights to any materials developed pursuant to this Agreement. CONTRACTOR shall not such use data or documents for purposes other than the performance of this Agreement, nor shall CONTRACTOR release, reproduce, distribute, publish, adapt for future use or any other purposes, or otherwise use, any data or other materials first produced in the performance of this Agreement, nor authorize others to do so, without the prior written consent of CITY.

11.03 CONTRACTOR shall retain and maintain, for a period not less than four years following termination of this Agreement, all time records, accounting records and vouchers and all other records with respect to all matters concerning Services performed, compensation paid and expenses reimbursed. At any time during normal business hours and as often as CITY may deem necessary, CONTRACTOR shall make available to CITY's agents for examination all of such records and shall permit CITY's agents to audit, examine and reproduce such records.

12. Miscellaneous Provisions.

12.01 This Agreement, which includes all attached exhibits, supersedes any and all previous agreements, either oral or written, between the parties hereto with respect to the rendering of the Services contemplated herein by CONTRACTOR for CITY and contains all of the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing signed by both parties.

12.02 CONTRACTOR shall not assign or otherwise transfer any rights or interest in this Agreement without the prior written consent of CITY. Unless specifically

stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

12.03 CONTRACTOR shall timely file FPPC Form 700 Conflict of Interest Statements with CITY if required by California law and/or the CITY's conflict of interest policy.

12.04 If any legal action or proceeding, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party may be entitled.

12.05 This Agreement is made, entered into and shall be performed in the County of Riverside in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California.

12.06 CONTRACTOR covenants that neither it nor any officer or principal of its firm has any interest, nor shall they acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of their Services hereunder. CONTRACTOR further covenants that in the performance of this Agreement, no person having such interest shall be employed by it as an officer, employee, agent, or subcontractor.

12.07 CONTRACTOR has read and is aware of the provisions of Section 1090 et seq. and Section 87100 et seq. of the Government Code relating to conflicts of interest of public officers and employees. CONTRACTOR agrees that they are unaware of any financial or economic interest of any public officer or employee of the CITY relating to this Agreement. It is further understood and agreed that if such a financial interest does exist at the inception of this Agreement, the CITY may immediately terminate this Agreement by giving notice thereof. CONTRACTOR shall comply with the requirements of Government Code section 87100 et seq. and section 1090 in the performance of and during the term of this Agreement.

12.08 Improper Consideration. CONTRACTOR shall not offer (either directly or through an intermediary) any improper consideration such as, but not limited to, cash, discounts, services, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the CITY in an attempt to secure favorable treatment regarding this Agreement or any contract awarded by CITY. The CITY, by notice, may immediately terminate this Agreement if it determines that any improper consideration as described in the preceding sentence was offered to any officer, employee or agent of the CITY with respect to the proposal and award process of this Agreement or any CITY contract. This prohibition shall apply to any amendment, extension or evaluation process once this Agreement or any CITY contract has been awarded. CONTRACTOR shall immediately report any attempt by any CITY officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from CONTRACTOR.

**(Signature Page Follows)**



IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above-written.

**CITY:**

CITY OF BEAUMONT

By: Marcy Carroll  
Mayor

**CONTRACTOR:**

Albert A Webb Associates

By: Heidi Schoppe

Print Name: Heidi Schoppe

Title: Director, Municipal Finance

**FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES BY  
INDEPENDENT CONTRACTOR**

THIS FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR (“Amendment”) is made and effective as of the \_\_\_\_, day of January, 2021 by and between the CITY OF BEAUMONT (“CITY”), a general law city, and Webb Municipal Finance, LLC (“CONTRACTOR”). In consideration of the mutual promises and purpose contained herein, the parties agree as follow:

**RECITALS**

This Amendment is made with respect to the following facts and purpose that the parties agree are true and correct:

A. On March 1, 2018 the City and Albert A. Webb Associates (Webb) entered into that certain agreement entitled Agreement for Professional Services by Independent Contractor (“Agreement”) for CFD administration services, special tax consultant services and annual CFD financial reporting services, which remains in effect.

B. On May 21, 2018, the City and Webb assigned the Agreement to Webb Municipal Finance, LLC (Contractor).

C. Per Section 1 of the Agreement, the Parties now wish to extend the term of the Agreement for one-year, to terminate on March 1, 2022 unless otherwise extended or terminated. Contractor has provided a Schedule of Services, a copy of which is attached hereto as Exhibit “A” and incorporated herein by this reference, to extend the term of the Agreement.

**AMENDMENT**

The Agreement is hereby amended as follows:

A. **Section 1 Term of Agreement.** Term of the Agreement is amended to add the following paragraph to the end of existing Section 1:

“The term of this Agreement is extended, and the Agreement shall remain in effect until March 1, 2022, unless otherwise terminated or extended.”

B. The recitals to this Amendment are deemed incorporated herein by this reference. All other terms of the Agreement not expressly amended by this Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereby have made and executed this Amendment to be effective as of the day and year first above-written.

[signatures on following page]

**SIGNATURE PAGE TO AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR (Webb Municipal Finance, LLC)**

**CITY OF BEAUMONT**

\_\_\_\_\_  
Mike Lara  
Mayor

ATTEST:

\_\_\_\_\_  
Steve Melhmen,  
City Clerk

**CONSULTANT:**

**Webb Municipal Finance, LLC**

By: \_\_\_\_\_  
Name:  
Title:

## EXHIBIT A

### City of Beaumont FY 2021-2022

Count	Phase Code	Phase Name	Phase Budget
1	IA1	CFD 93-1 IA 1	\$3,960.00
2	IA2	CFD 93-1 IA 2	\$3,960.00
3	IA3	CFD 93-1 IA 3	\$3,960.00
4	IA3S	CFD 93-1 IA 3 Service	\$1,145.00
5	IA4	CFD 93-1 IA 4	\$3,960.00
6	IA5	CFD 93-1 IA 5	\$3,960.00
7	IA6A	CFD 93-1 IA 6A	\$3,960.00
8	IA6A1	CFD 93-1 IA 6A1	\$3,960.00
9	IA6A1S	CFD 93-1 IA 6A1 Service	\$1,145.00
10	IA6B	CFD 93-1 IA 6B	\$0.00
11	IA7A1	CFD 93-1 IA 7A1	\$3,960.00
12	IA7A1S	CFD 93-1 IA 7A1 Service	\$1,145.00
13	IA7B	CFD 93-1 IA 7B	\$3,960.00
14	IA7BS	CFD 93-1 IA 7B Service	\$1,145.00
15	IA7C	CFD 93-1 IA 7C	\$3,960.00
16	IA7CS	CFD 93-1 IA 7C Service	\$1,145.00
17	IA7D	CFD 93-1 IA 7D	\$3,960.00
18	IA7DS	CFD 93-1 IA 7D Service	\$1,145.00
19	IA8	CFD 93-1 IA 8	\$3,960.00
20	IA8S	CFD 93-1 IA 8 Service	\$1,145.00
21	IA8A	CFD 93-1 IA 8A	\$3,960.00
22	IA8AS	CFD 93-1 IA 8A Service	\$1,145.00
23	IA8B	CFD 93-1 IA 8B	\$3,960.00
24	IA8BS	CFD 93-1 IA 8B Service	\$1,145.00
25	IA8C	CFD 93-1 IA 8C	\$3,960.00
26	IA8CS	CFD 93-1 IA 8C Service	\$1,145.00
27	IA8D	CFD 93-1 IA 8D	\$3,960.00
28	IA8DS	CFD 93-1 IA 8D Service	\$1,145.00
29	IA8E	CFD 93-1 IA 8E	\$3,960.00
30	IA8ES	CFD 93-1 IA 8E Service	\$1,145.00
31	IA8F	CFD 93-1 IA 8F	\$3,960.00
32	IA8FS	CFD 93-1 IA 8F Service	\$1,145.00
33	IA9	CFD 93-1 IA 9	\$3,960.00
34	IA9S	CFD 93-1 IA 9 Service	\$1,145.00
35	IA10	CFD 93-1 IA 10	\$3,960.00
36	IA10S	CFD 93-1 IA 10 Service	\$1,145.00
37	IA11	CFD 93-1 IA 11	\$3,960.00
38	IA11S	CFD 93-1 IA 11 Service	\$1,145.00
39	IA12	CFD 93-1 IA 12	\$3,960.00
40	IA12S	CFD 93-1 IA 12 Service	\$1,145.00
41	IA13S	CFD 93-1 IA 13 Service	\$1,145.00
42	IA14S	CFD 93-1 IA 14 Service	\$1,145.00
43	IA14	CFD 93-1 IA 14	\$3,960.00
44	IA14A	CFD 93-1 IA 14A	\$3,960.00
45	IA14B	CFD 93-1 IA 14B	\$3,960.00
46	IA15S	CFD 93-1 IA 15 Service	\$1,145.00

## City of Beaumont FY 2021-2022

Count	Phase Code	Phase Name	Phase Budget
47	IA16	CFD 93-1 IA 16	\$3,960.00
48	IA16S	CFD 93-1 IA 16 Service	\$1,145.00
49	IA17A	CFD 93-1 IA 17A	\$3,960.00
50	IA17AS	CFD 93-1 IA 17A Service	\$1,145.00
51	IA17B	CFD 93-1 IA 17B	\$3,960.00
52	IA17BS	CFD 93-1 IA 17B Service	\$1,145.00
53	IA17C	CFD 93-1 IA 17C	\$3,960.00
54	IA17CS	CFD 93-1 IA 17C Service	\$1,145.00
55	IA18	CFD 93-1 IA 18	\$3,960.00
56	IA18S	CFD 93-1 IA 18 Service	\$1,145.00
57	IA19A	CFD 93-1 IA 19A	\$3,960.00
58	IA19AS	CFD 93-1 IA 19A Service	\$1,145.00
59	IA19C	CFD 93-1 IA 19C	\$3,960.00
60	IA19CS	CFD 93-1 IA 19C Service	\$1,145.00
61	IA20	CFD 93-1 IA 20	\$3,960.00
62	IA20S	CFD 93-1 IA 20 Service	\$1,145.00
63	IA23S	CFD 93-1 IA 23 Service	\$1,145.00
64	16-1	CFD 2016-1	\$3,960.00
65	16-1S	CFD 2016-1 Service	\$1,145.00
66	16-2	CFD 2016-2	\$3,960.00
67	16-2S	CFD 2016-2 Service	\$1,145.00
68	16-2PS	CFD 2016-2 Public Service	\$1,145.00
69	16-3	CFD 2016-3	\$3,960.00
70	16-3S	CFD 2016-3 Service	\$1,145.00
71	16-3PS	CFD 2016-3 Public Service	\$1,145.00
72	16-4	CFD 2016-4	\$3,960.00
73	16-4S	CFD 2016-4 Service	\$1,145.00
74	16-4PS	CFD 2016-4 Public Service	\$1,145.00
75	18-1PS	CFD 2018-1 Public Service	\$1,145.00
76	19-1	CFD 2019-1	\$3,960.00
77	19-1S	CFD 2019-1 Service	\$1,145.00
78	19-1PS	CFD 2019-1 Public Service	\$1,145.00
<b>Total</b>			<b>\$195,135.00</b>



## Staff Report

**TO:** Mayor, and City Council Members  
**FROM:** Jeff Mohlenkamp, Finance Director  
**DATE:** January 19, 2021  
**SUBJECT:** **Approval of Invoice from Riverside County Fire Department for First Quarter Fire Services**

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### Background and Analysis:

The City of Beaumont maintains a contract with Riverside County Fire Department for applicable fire protection services that are provided by The California Department of Forestry and Fire Protection ("Cal Fire"). Cal Fire provides an estimate of costs for the year during the budgeting process, which is evaluated against the actual invoices as they are received. Invoices are presented to the City on a quarterly basis and are based on actual costs except for support services which follow the budgeted cost estimate.

The City has received the invoice for July 1, 2020, through September 30, 2020, in the amount of \$917,453.30. The invoice has been reviewed by staff and is in compliance with the contract. The invoice summary has been included as Attachment A.

For FY 2021 the City budgeted \$4,565,808 for the Cal Fire contract. The invoice for the first quarter is \$917,453.30. This compares favorably with the billing from the same quarter in FY 2020, which was \$952,444.77. It also represents 20% of the overall budget and is therefore below the budget for the first quarter of service.

### Fiscal Impact:

The cost for this contract is included in the budget and the expenditures were within budget authority for FY 2021. City staff estimates that it costs approximately \$195 to prepare this report.

### Recommended Action:

Approve payment of the FY 2021 1st Quarter Fire Services invoice from Riverside County Fire Department in the amount of \$917,453.30.

**Attachments:**

- A. FY 2021 First Quarter Fire Services Invoice from Riverside County Fire Department



# RIVERSIDE COUNTY FIRE DEPARTMENT

IN COOPERATION WITH  
THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Item 6.

**Bill Weiser ~ Fire Chief**

210 West San Jacinto Avenue • Perris, California 92570 • (951) 940-6900  
• Fax (951) 940-6770 • www.rvcfire.org

PROUDLY SERVING THE  
UNINCORPORATED AREAS  
OF RIVERSIDE COUNTY  
AND THE CITIES OF:

December 15, 2020

- BANNING
- BEAUMONT
- CANYON LAKE
- COACHELLA
- DESERT HOT SPRINGS
- EASTVALE
- INDIAN WELLS
- INDIO
- JURUPA VALLEY
- LAKE ELSINORE
- LA QUINTA
- MENIFEE
- MORENO VALLEY
- NORCO
- PALM DESERT
- PERRIS
- RANCHO MIRAGE
- RUBIDOUX CSD
- SAN JACINTO
- TEMECULA
- WILDOMAR

City of Beaumont  
Attn: City Manager  
550 E. Sixth Street  
Beaumont, CA 92223

RE: Fire Protection Services  
1<sup>st</sup> Qtr. FY 20/21

Please find enclosed invoice #233744 in the amount of \$917,453.30 for fire protection services provided for the period of July 1, through September 30, 2020. All costs are actual except for the Support Services which is based on your "FY 20/21 Cost Estimate".

The personnel costs are less than anticipated due to a reduction in the CalFire benefit rate and one-time salary reductions for FY 20/21. Additional information will be provided upon completion of the updated FY 20/21 Exhibit A Cost Estimates.

Payments can also be made via Wire Transfer or ACH, information as follows:

Union Bank  
1980 Saturn Street  
Monterey Park, CA 91755  
Account Name: Riverside County Treasurer  
ABA #: 122000496  
Account #: 0050173925

Reference information to be included on check, wire transfer or ACH :

**FPARC – City abbreviation, Invoice #, FY, Q# (ie: FPARC-BM,233744,20/21,Q1)**

If you have any questions regarding this billing, please contact Karen Gipson at (951) 940-6333.

**BOARD OF SUPERVISORS:**

- KEVIN JEFFRIES  
DISTRICT 1
- KAREN SPIEGEL  
DISTRICT 2
- CHARLES WASHINGTON  
DISTRICT 3
- V. MANUEL PEREZ  
DISTRICT 4
- JEFF HEWITT  
DISTRICT 5

Sincerely,  
Bill Weiser  
Riverside County Fire Chief

by: *in behalf of*  
Karen Gipson  
Administrative Services Officer

KG: mrm  
Enclosures

cc: DC Todd Hopkins  
Chief Smith  
Chief Otterman





# Riverside County Fire Department

210 West San Jacinto Avenue  
 Perris, CA 92570  
 Ph: (951) 940-6900  
 Fx: (951) 657-2662

# Invoice

Item 6.

FIRE PROTECTION SERVICES

Date	Invoice #
12/16/2020	233744
<b>Make Remittance Payable to:</b>	
County of Riverside Fire Department 210 W. San Jacinto Ave. Perris, CA 92570	

City of Beaumont  
 Attn: City Manager  
 550 E. Sixth Street  
 Beaumont, CA 92223

**FIRE PROTECTION SERVICES FURNISHED FOR THE PERIOD OF: JUL - SEP FY 20/21 Q1**

Description	Amount
***** 1ST QTR FY 20/21 BILLING *****	
<b>SAFETY STAFFING COST INCLUDING BENEFITS (CAL-Fire Employees):</b>	
AO17 for the month of: JULY 2020	165,766.23
AO17 for the month of: AUGUST 2020	162,260.89
AO17 for the month of: SEPTEMBER 2020	154,464.75
Subtotal	482,491.87
State's Administrative Charge Pass Thru: 0.1196	57,706.03
Total Safety Staffing Cost	540,197.90
<b>NON-SAFETY STAFFING COSTS (County Employees):</b>	
For FY 20/21 QTR 1	31,332.90
HR Overhead Charges	321.12
Subtotal	31,654.02
<b>SUPPORT SERVICES (Cooperative Agreement):</b>	
Quarterly Service Delivery Costs (\$793,151.00 Yearly)	198,287.75
Subtotal	198,287.75
<b>FIRE ENGINE USE AGREEMENT:</b>	
Fire Engine - 2 (\$25,800.00 Each)	12,900.00
Subtotal	12,900.00
<b>TAX CREDIT:</b>	
NOT APPLICABLE	0.00
Subtotal	0.00
<b>MISCELLANEOUS COSTS &amp; DIRECT CHARGES:</b>	
Banning - Sta # 20 Cooperative Agreement PCA # 37129	132,472.35
1ST Qtr Direct Charges	6,751.11
1ST Qtr Direct Journals	0.00
AMR Transport Costs Reimb.: FY 20/21 QTR 1	-4,809.83
Subtotal	134,413.63
<b>INVOICE SUBTOTAL</b>	<b>917,453.30</b>

**Please Pay this Amount \$917,453.30**

FOR INTERNAL USE ONLY:

27002- \_\_\_\_\_ - \$ \_\_\_\_\_

27004- \_\_\_\_\_ - \$ \_\_\_\_\_

2700200000-230100- \$ \_\_\_\_\_ FP\_HAZMAT\_VEH

AO17

California Department of Forestry and Fire Protection



Billing Period: 7/1/2020

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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<b>Gross Expenditures:</b>		\$165,766.23 ✓
<b>Administrative Charge:</b>	.0700	11,603.64
<b>Statewide Pro Rata:</b>	.0496	8,222.01
		<hr/>
<b>GRAND TOTAL:</b>		<b>\$185,591.88</b>

Prepared by: <i>Maria Silva</i>	Date Sent to Accounting:
Approved by: <i>[Signature]</i>	Date: <i>11/13/2020</i>

Print Date: 11/12/2020 11:52AM Ver 1.8

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**Safety - BU (08)**  
**PERSONNEL SALARIES**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	100.00	4,464.97	22.00	0.00	4,464.97
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	100.00	4,018.20	14.00	0.00	2,557.04
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	100.00	4,018.20	8.00	0.00	1,461.16
FIRE APPARATUS ENGINEER (PARAMEDIC)	642	DUTTON, RYAN	100.00	4,925.62	22.00	0.00	4,925.62
FIRE APPARATUS ENGINEER (PARAMEDIC)	646	JUAREZ II, GUADALUPE	100.00	4,925.62	22.00	0.00	4,925.62
FIRE CAPTAIN	624	GHILONI, RICHARD M	100.00	5,459.70	22.00	0.00	5,459.70
FIRE FIGHTER II	739	BRENNAN, NICHOLAS L	100.00	3,504.82	22.00	0.00	3,504.82
FIRE FIGHTER II	762	CLIFFORD, EDDIE D	100.00	4,536.58	22.00	0.00	4,536.58
FIRE FIGHTER II	758	HOLMES, JACOB B	100.00	4,147.70	22.00	0.00	4,147.70
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	100.00	4,512.22	22.00	0.00	4,512.22
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	100.00	4,269.80	22.00	0.00	4,269.80
FIRE FIGHTER II (PARAMEDIC)	203	OCONNOR, CHRISTOPHER J	100.00	4,437.22	22.00	0.00	4,437.22
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	100.00	3,513.15	22.00	0.00	3,513.15
Total:							52,715.60
Staff Benefits 0.6701:							35,324.72
Total with Benefits:							\$88,040.32

**COBEN EXCESS**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	100.00	4,464.97	22.00	0.00	155.00
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	100.00	4,018.20	14.00	0.00	98.64
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	100.00	4,018.20	8.00	0.00	56.36
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	100.00	4,269.80	22.00	0.00	155.00
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	100.00	3,513.15	22.00	0.00	155.00
Total:							620.00
Staff Benefits 0.0145:							8.99
Total with Benefits:							\$628.99

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**UNIFORM - SAFETY**

<u>CLASS</u>	<u>NAME</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>%</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	ROHRABAUGH, JOHN R	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER	WOYCHAK, MATTHEW S	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER (PARAM	DUTTON, RYAN	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER (PARAM	JUAREZ II, GUADALUPE	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE CAPTAIN	GHILONI, RICHARD M	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	BRENNAN, NICHOLAS L	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	CLIFFORD, EDDIE D	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	HOLMES, JACOB B	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	HAYS, DEVON D	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	MEZA, RENEE	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	OCONNOR, CHRISTOPHER J	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	WADLUND, JAMES E	Permanent Fulltime Wearer	177.50	100.00	177.50
Total:					2,130.00
Staff Benefits :0.0145					30.89
Total with Benefits:					\$2,160.89

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**EXTENDED DUTY WEEK COMP - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	420	4,982.00	43.00	30.83	1,325.69
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	420	4,982.00	33.00	32.57	1,074.81
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	420	4,499.00	43.00	27.83	1,196.69
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	420	4,499.00	33.00	29.40	970.20
FIRE APPARATUS ENGINEER (PAF	642	DUTTON, RYAN	420	5,825.00	43.00	36.03	1,549.29
FIRE APPARATUS ENGINEER (PAF	642	DUTTON, RYAN	420	5,825.00	33.00	38.07	1,256.31
FIRE APPARATUS ENGINEER (PAF	646	JUAREZ II, GUADALUPE	420	5,825.00	23.00	36.03	828.69
FIRE APPARATUS ENGINEER (PAF	646	JUAREZ II, GUADALUPE	420	5,825.00	53.00	38.07	2,017.71
FIRE CAPTAIN	624	GHILONI, RICHARD M	420	5,878.20	43.00	36.36	1,563.48
FIRE CAPTAIN	624	GHILONI, RICHARD M	420	5,878.20	33.00	38.42	1,267.86
FIRE FIGHTER II	739	BRENNAN, NICHOLAS L	420	3,789.00	43.00	23.45	1,008.35
FIRE FIGHTER II	739	BRENNAN, NICHOLAS L	420	3,789.00	33.00	24.77	817.41
FIRE FIGHTER II	762	CLIFFORD, EDDIE D	420	4,872.88	43.00	30.15	1,296.45
FIRE FIGHTER II	762	CLIFFORD, EDDIE D	420	4,872.88	33.00	31.85	1,051.05
FIRE FIGHTER II	758	HOLMES, JACOB B	420	4,484.00	23.00	27.74	638.02
FIRE FIGHTER II	758	HOLMES, JACOB B	420	4,484.00	53.00	29.31	1,553.43
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	420	5,372.00	43.00	33.23	1,428.89
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	420	5,372.00	33.00	35.12	1,158.96
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	420	5,271.00	43.00	32.61	1,402.23
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	420	5,271.00	33.00	34.46	1,137.18
FIRE FIGHTER II (PARAMEDIC)	203	OCONNOR, CHRISTOPHER J	420	5,297.00	43.00	32.78	1,409.54
FIRE FIGHTER II (PARAMEDIC)	203	OCONNOR, CHRISTOPHER J	420	5,297.00	33.00	34.62	1,142.46
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	420	4,203.00	43.00	26.00	1,118.00
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	420	4,203.00	33.00	27.47	906.51
<b>Total:</b>							29,119.21
<b>Staff Benefits .4402:</b>							12,818.28
<b>Total with Benefits:</b>							\$41,937.49

**OVERTIME - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	661	EGAN, MICHAEL E	420	4,974.00	24.00	30.77	738.48
FIRE APPARATUS ENGINEER	797	GARCIA, ALEXANDER	420	5,299.00	24.00	32.78	786.72
FIRE APPARATUS ENGINEER	797	GARCIA, ALEXANDER	420	5,299.00	25.00	34.64	866.00
FIRE APPARATUS ENGINEER	761	KRAUSE, MATTHEW W	420	4,858.00	24.00	31.76	762.24
FIRE APPARATUS ENGINEER	607	LACBAIN, BRIAN	420	5,023.74	24.00	31.08	745.92
FIRE APPARATUS ENGINEER	712	LIEBERUM, CHASE P	420	5,089.04	24.00	33.27	798.48
FIRE APPARATUS ENGINEER	648	MARODI, REBECCA A	420	5,447.70	48.00	33.71	1,618.08

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**OVERTIME - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	626	MINOR, BRETT L	420	5,098.74	24.00	31.55	757.20
FIRE APPARATUS ENGINEER	693	OCONNELL, DAVID A	420	5,049.00	24.00	33.00	792.00
FIRE APPARATUS ENGINEER	630	SMITH, TOBARIE	420	5,284.63	24.00	34.55	829.20
FIRE APPARATUS ENGINEER	631	WEIDEMANN, KRISTOFER T	420	4,708.00	48.00	29.13	1,398.24
FIRE APPARATUS ENGINEER	699	WILLIAMS, TYLER L	420	5,199.00	24.00	32.16	771.84
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	420	4,499.00	27.00	27.83	751.41
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	420	4,499.00	1.00	29.40	29.40
FIRE APPARATUS ENGINEER (PAF	642	DUTTON, RYAN	420	5,825.00	24.00	36.03	864.72
FIRE APPARATUS ENGINEER (PAF	636	GEBHARDT, JACOB E	420	5,590.00	24.00	34.58	829.92
FIRE APPARATUS ENGINEER (PAF	650	MURRAY, STEVEN D	420	5,825.00	24.00	38.87	932.88
FIRE CAPTAIN	507	BERNARDO, EVAN C	420	6,021.43	3.25	39.36	127.92
FIRE CAPTAIN	625	BOREN, MICHAEL G	420	6,069.63	24.00	37.55	901.20
FIRE CAPTAIN	508	BRYANT, WILLIAM K	420	5,822.40	48.00	36.02	1,728.96
FIRE CAPTAIN	218	DELEON, JUAN R	420	5,389.00	24.00	33.33	799.92
FIRE CAPTAIN	624	GHILONI, RICHARD M	420	5,878.20	38.00	36.36	1,381.68
FIRE CAPTAIN	208	KITCHENS, CHARLIE A	420	5,822.40	24.00	36.02	864.48
FIRE CAPTAIN	756	LOMELI, JORGE	420	5,655.00	24.00	36.96	887.04
FIRE CAPTAIN	645	ORTON JR, MICHAEL S	420	5,766.60	48.00	35.67	1,712.16
FIRE CAPTAIN	750	SPERLICH, ALEXANDER	420	5,710.80	24.00	35.33	847.92
FIRE CAPTAIN	660	TORRES, OSCAR	420	6,084.00	24.00	39.77	954.48
FIRE FIGHTER II	892	AVILA, BENJAMIN A	420	4,238.00	24.00	26.22	629.28
FIRE FIGHTER II	873	LANKENAU-RAY, ERIC T	420	4,484.00	24.00	0.12	2.88
FIRE FIGHTER II	873	LANKENAU-RAY, ERIC T	420	4,484.00	24.00	27.62	662.88
FIRE FIGHTER II (PARAMEDIC)	727	CHASE, BRIAN J	420	5,297.00	24.00	32.78	786.72
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	420	5,372.00	1.00	35.12	35.12
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	420	5,271.00	52.00	32.61	1,695.72
FIRE FIGHTER II (PARAMEDIC)	281	MORRIS, JUSTIN L	420	5,372.00	48.00	33.23	1,595.04
FIRE FIGHTER II (PARAMEDIC)	203	OCONNOR, CHRISTOPHER J	420	5,297.00	24.00	32.78	786.72
FIRE FIGHTER II (PARAMEDIC)	203	OCONNOR, CHRISTOPHER J	420	5,297.00	24.00	34.62	830.88
FIRE FIGHTER II (PARAMEDIC)	213	VILLA, JASON M	420	5,297.00	24.00	34.62	830.88
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	420	4,203.00	7.00	27.47	192.29
Total:							32,526.90
Staff Benefits .0145:							471.64
Total with Benefits:							\$32,998.54

AO17

California Department of Forestry and Fire Protection



Billing Period: 8/1/2020

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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<b>Gross Expenditures:</b>		\$162,260.89
<b>Administrative Charge:</b>	.0700	11,358.26
<b>Statewide Pro Rata:</b>	.0496	8,048.14
		<hr/>
<b>GRAND TOTAL:</b>		<b>\$181,667.29</b>

Prepared by: <i>Maria Silva</i>	Date Sent to Accounting:
Approved by: <i>B. Owen</i>	Date: 11/13/2020

Print Date: 11/12/2020 2:24PM Ver 1.8

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**Safety - BU (08)**  
**PERSONNEL SALARIES**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	100.00	4,464.97	22.00	0.00	4,464.97
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	100.00	4,018.20	22.00	0.00	4,018.20
FIRE APPARATUS ENGINEER (PARAME	642	DUTTON, RYAN	100.00	4,925.62	22.00	0.00	4,925.62
FIRE APPARATUS ENGINEER (PARAME	646	JUAREZ II, GUADALUPE	100.00	4,925.62	22.00	0.00	4,925.62
FIRE CAPTAIN	624	GHILONI, RICHARD M	100.00	5,459.70	22.00	0.00	5,459.70
FIRE FIGHTER II	739	BRENNAN, NICHOLAS L	100.00	3,504.82	22.00	0.00	3,504.82
FIRE FIGHTER II	762	CLIFFORD, EDDIE D	100.00	4,536.58	22.00	0.00	4,536.58
FIRE FIGHTER II	758	HOLMES, JACOB B	100.00	4,147.70	22.00	0.00	4,147.70
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	100.00	4,560.19	22.00	0.00	4,560.19
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	100.00	4,269.80	22.00	0.00	4,269.80
FIRE FIGHTER II (PARAMEDIC)	203	OCONNOR, CHRISTOPHER J	100.00	4,437.22	22.00	0.00	4,437.22
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	100.00	3,688.90	22.00	0.00	3,688.90
Total:							52,939.32
Staff Benefits 0.6701:							35,474.64
Total with Benefits:							\$88,413.96

**COBEN EXCESS**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	100.00	4,464.97	22.00	0.00	155.00
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	100.00	4,269.80	22.00	0.00	155.00
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	100.00	3,688.90	22.00	0.00	155.00
Total:							465.00
Staff Benefits 0.0145:							6.74
Total with Benefits:							\$471.74



RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**UNIFORM - SAFETY**

<u>CLASS</u>	<u>NAME</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>%</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	ROHRABAUGH, JOHN R	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER	WOYCHAK, MATTHEW S	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER (PARAM	DUTTON, RYAN	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER (PARAM	JUAREZ II, GUADALUPE	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE CAPTAIN	GHILONI, RICHARD M	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	BRENNAN, NICHOLAS L	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	CLIFFORD, EDDIE D	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	HOLMES, JACOB B	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	HAYS, DEVON D	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	MEZA, RENEE	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	OCONNOR, CHRISTOPHER J	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	WADLUND, JAMES E	Permanent Fulltime Wearer	177.50	100.00	177.50
Total:					2,130.00
Staff Benefits :0.0145					30.89
Total with Benefits:					\$2,160.89

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**EXTENDED DUTY WEEK COMP - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	421	4,982.00	76.00	32.57	2,475.32
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	421	4,499.00	76.00	29.40	2,234.40
FIRE APPARATUS ENGINEER (PAF)	642	DUTTON, RYAN	421	5,825.00	76.00	38.07	2,893.32
FIRE APPARATUS ENGINEER (PAF)	646	JUAREZ II, GUADALUPE	421	5,825.00	76.00	38.07	2,893.32
FIRE CAPTAIN	624	GHILONI, RICHARD M	421	5,878.20	76.00	38.42	2,919.92
FIRE FIGHTER II	739	BRENNAN, NICHOLAS L	421	3,789.00	76.00	24.77	1,882.52
FIRE FIGHTER II	762	CLIFFORD, EDDIE D	421	4,872.88	76.00	31.85	2,420.60
FIRE FIGHTER II	758	HOLMES, JACOB B	421	4,484.00	76.00	29.31	2,227.56
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	421	5,419.97	27.00	35.43	956.61
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	421	5,372.00	49.00	35.12	1,720.88
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	421	5,271.00	76.00	34.46	2,618.96
FIRE FIGHTER II (PARAMEDIC)	203	OCONNOR, CHRISTOPHER J	421	5,297.00	76.00	34.62	2,631.12
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	421	4,443.00	27.00	29.04	784.08
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	421	4,203.00	49.00	27.47	1,346.03
Total:							30,004.64
Staff Benefits .4402:							13,208.04
Total with Benefits:							\$43,212.68

**OVERTIME - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	797	GARCIA, ALEXANDER	421	5,299.00	24.00	34.64	831.36
FIRE APPARATUS ENGINEER	745	JOHNSON, LAWRENCE C	421	5,049.00	24.00	33.00	792.00
FIRE APPARATUS ENGINEER	712	LIEBERUM, CHASE P	421	5,089.04	2.00	33.27	66.54
FIRE APPARATUS ENGINEER	670	SMITH, ISOM	421	5,104.00	24.00	33.36	800.64
FIRE APPARATUS ENGINEER	684	TUCKER, JEREMY T	421	5,198.22	24.00	33.98	815.52
FIRE APPARATUS ENGINEER	631	WEIDEMANN, KRISTOFER T	421	4,708.00	51.00	30.78	1,569.78
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	421	4,499.00	26.50	29.40	779.10
FIRE APPARATUS ENGINEER	750	ZAVALA, ENRIQUE R	421	4,783.00	48.00	31.26	1,500.48
FIRE APPARATUS ENGINEER (PAF)	632	CASTELLANOS, ERIC B	421	5,900.00	48.00	38.57	1,851.36
FIRE APPARATUS ENGINEER (PAF)	612	MEDICUS, BRYCE D	421	5,372.00	24.50	36.68	898.66
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	421	5,934.00	16.25	38.79	630.34
FIRE CAPTAIN	624	GHILONI, RICHARD M	421	5,878.20	48.00	38.42	1,844.16
FIRE CAPTAIN	756	LOMELI, JORGE	421	5,655.00	24.00	36.96	887.04
FIRE CAPTAIN	131	MASON, SCOTT A	421	6,535.65	51.00	42.72	2,178.72
FIRE CAPTAIN	203	MECKELBORG, IAN A	421	5,710.80	24.00	37.32	895.68
FIRE CAPTAIN (PARAMEDIC)	630	LINNEMANN, CHRISTIAN R	421	6,698.00	24.00	43.79	1,050.96
FIRE FIGHTER II	866	CLASS, TAYLOR M	421	4,485.66	24.00	29.33	703.92

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**OVERTIME - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE FIGHTER II	852	GOODE, RYAN M	421	4,344.00	24.00	28.40	681.60
FIRE FIGHTER II	758	HOLMES, JACOB B	421	4,484.00	26.00	29.31	762.06
FIRE FIGHTER II	705	ROMAN, JOHN A	421	4,634.00	24.00	30.29	726.96
FIRE FIGHTER II (PARAMEDIC)	602	DOMINGUEZ, GEORGE M	421	5,147.00	24.00	33.65	807.60
FIRE FIGHTER II (PARAMEDIC)	725	DYER, CHRISTOPHER B	421	4,288.00	96.00	28.02	2,689.92
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	421	5,372.00	24.00	35.12	842.88
FIRE FIGHTER II (PARAMEDIC)	203	OCONNOR, CHRISTOPHER J	421	5,297.00	2.00	34.62	69.24
FIRE FIGHTER II (PARAMEDIC)	213	VILLA, JASON M	421	5,297.00	24.00	34.62	830.88
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	421	4,443.00	4.00	29.04	116.16
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	421	4,203.00	72.00	27.47	1,977.84
Total:							27,601.40
Staff Benefits .0145:							400.22
Total with Benefits:							\$28,001.62

AO17

California Department of Forestry and Fire Protection



Billing Period: 9/1/2020

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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<b>Gross Expenditures:</b>		\$154,464.75 ✓
<b>Administrative Charge:</b>	.0700	10,812.53
<b>Statewide Pro Rata:</b>	.0496	7,661.45
<b>GRAND TOTAL:</b>		<b>\$172,938.73</b>

Prepared by: <i>Maria Silva</i>	Date Sent to Accounting:
Approved by: <i>B. Quinn</i>	Date: 11/13/2020

Print Date: 11/12/2020 5:30PM Ver 1.8

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**Safety - BU (08)  
PERSONNEL SALARIES**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	100.00	4,464.97	22.00	0.00	4,464.97
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	100.00	4,018.20	22.00	0.00	4,018.20
FIRE APPARATUS ENGINEER (PARAME	642	DUTTON, RYAN	100.00	4,925.62	22.00	0.00	4,925.62
FIRE APPARATUS ENGINEER (PARAME	646	JUAREZ II, GUADALUPE	100.00	4,925.62	0.00	0.00	-4,925.62
FIRE APPARATUS ENGINEER (PARAME	646	JUAREZ II, GUADALUPE	100.00	4,925.62	22.00	0.00	4,925.62
FIRE CAPTAIN	624	GHILONI, RICHARD M	100.00	5,459.70	22.00	0.00	5,459.70
FIRE FIGHTER II	739	BRENNAN, NICHOLAS L	100.00	3,679.65	22.00	0.00	3,679.65
FIRE FIGHTER II	762	CLIFFORD, EDDIE D	100.00	4,536.58	22.00	0.00	4,536.58
FIRE FIGHTER II	758	HOLMES, JACOB B	100.00	4,147.70	22.00	0.00	4,147.70
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	100.00	4,560.19	22.00	0.00	4,560.19
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	100.00	4,269.80	22.00	0.00	4,269.80
FIRE FIGHTER II (PARAMEDIC)	203	OCONNOR, CHRISTOPHER J	100.00	4,437.22	22.00	0.00	4,437.22
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	100.00	3,688.90	22.00	0.00	3,688.90
Total:							48,188.53
Staff Benefits 0.6701:							32,291.13
Total with Benefits:							\$80,479.66

**COBEN EXCESS**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	100.00	4,464.97	22.00	0.00	155.00
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	100.00	4,269.80	22.00	0.00	155.00
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	100.00	3,688.90	22.00	0.00	155.00
Total:							465.00
Staff Benefits 0.0145:							6.74
Total with Benefits:							\$471.74

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**UNIFORM - SAFETY**

<u>CLASS</u>	<u>NAME</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>%</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	ROHRABAUGH, JOHN R	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER	WOYCHAK, MATTHEW S	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER (PARAM	DUTTON, RYAN	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER (PARAM	JUAREZ II, GUADALUPE	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE CAPTAIN	GHILONI, RICHARD M	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	BRENNAN, NICHOLAS L	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	CLIFFORD, EDDIE D	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	HOLMES, JACOB B	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	HAYS, DEVON D	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	MEZA, RENEE	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	OCONNOR, CHRISTOPHER J	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	WADLUND, JAMES E	Permanent Fulltime Wearer	177.50	100.00	177.50
Total:					2,130.00
Staff Benefits :0.0145					30.89
Total with Benefits:					\$2,160.89

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**EXTENDED DUTY WEEK COMP - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	422	4,982.00	76.00	32.57	2,475.32
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	422	4,344.00	76.00	28.40	2,158.40
FIRE APPARATUS ENGINEER (PAF	642	DUTTON, RYAN	422	5,825.00	76.00	38.07	2,893.32
FIRE APPARATUS ENGINEER (PAF	646	JUAREZ II, GUADALUPE	422	5,825.00	76.00	38.07	2,893.32
FIRE CAPTAIN	624	GHILONI, RICHARD M	422	5,878.20	76.00	38.42	2,919.92
FIRE FIGHTER II	739	BRENNAN, NICHOLAS L	422	3,789.00	60.00	24.77	1,486.20
FIRE FIGHTER II	739	BRENNAN, NICHOLAS L	422	3,978.00	16.00	26.00	416.00
FIRE FIGHTER II	762	CLIFFORD, EDDIE D	422	4,872.88	76.00	31.85	2,420.60
FIRE FIGHTER II	758	HOLMES, JACOB B	422	4,484.00	76.00	29.31	2,227.56
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	422	5,419.97	76.00	35.43	2,692.68
FIRE FIGHTER II (PARAMEDIC)	710	MEZA, RENEE	422	5,271.00	76.00	34.46	2,618.96
FIRE FIGHTER II (PARAMEDIC)	203	OCONNOR, CHRISTOPHER J	422	5,297.00	76.00	34.62	2,631.12
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	422	4,443.00	76.00	29.04	2,207.04
<b>Total:</b>							<b>30,040.44</b>
<b>Staff Benefits .4402:</b>							<b>13,223.80</b>
<b>Total with Benefits:</b>							<b>\$43,264.24</b>

**OVERTIME - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	614	CASEY IV, GEORGE F	422	5,120.04	24.00	33.47	803.28
FIRE APPARATUS ENGINEER	797	GARCIA, ALEXANDER	422	5,299.00	24.00	34.64	831.36
FIRE APPARATUS ENGINEER	743	HERNANDEZ, ANGEL A	422	4,283.04	0.50	27.99	14.00
FIRE APPARATUS ENGINEER	745	JOHNSON, LAWRENCE C	422	5,049.00	144.00	33.00	4,752.00
FIRE APPARATUS ENGINEER	665	NUNEZ, CHRISTOPHER J	422	4,137.00	3.75	27.05	101.44
FIRE APPARATUS ENGINEER	693	OCONNELL, DAVID A	422	5,049.00	18.50	33.00	610.50
FIRE APPARATUS ENGINEER	200	ROHRABAUGH, JOHN R	422	4,982.00	74.25	32.57	2,418.32
FIRE APPARATUS ENGINEER	624	RYE, TRAVIS J	422	5,351.68	24.00	34.98	839.52
FIRE APPARATUS ENGINEER	631	WEIDEMANN, KRISTOFER T	422	4,708.00	64.00	30.78	1,969.92
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	422	4,344.00	76.00	28.40	2,158.40
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	422	4,344.00	1.50	28.40	42.60
FIRE APPARATUS ENGINEER (PAF	629	BEVERLIN, TIMOTHY M	422	5,953.25	48.00	38.91	1,867.68
FIRE APPARATUS ENGINEER (PAF	636	GEBHARDT, JACOB E	422	5,825.00	24.00	38.07	913.68
FIRE APPARATUS ENGINEER (PAF	633	KATULS, JUSTIN A	422	6,128.03	48.00	40.05	1,922.40
FIRE APPARATUS ENGINEER (PAF	612	MEDICUS, BRYCE D	422	5,372.00	48.00	36.68	1,760.64
FIRE APPARATUS ENGINEER (PAF	658	SHEARER, MARK T	422	4,939.00	24.00	32.28	774.72
FIRE CAPTAIN	711	AYERS, DONALD R	422	5,934.00	8.00	38.79	310.32
FIRE CAPTAIN	203	MECKELBORG, IAN A	422	5,710.80	48.00	37.32	1,791.36

RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**OVERTIME - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE CAPTAIN	660	TORRES, OSCAR	422	6,084.00	24.00	39.77	954.48
FIRE CAPTAIN (PARAMEDIC)	625	DAVIS, KRISTOFER L	422	6,548.00	24.00	42.80	1,027.20
FIRE FIGHTER II	739	BRENNAN, NICHOLAS L	422	3,789.00	20.00	24.77	495.40
FIRE FIGHTER II	866	CLASS, TAYLOR M	422	4,485.66	18.75	29.33	549.94
FIRE FIGHTER II	762	CLIFFORD, EDDIE D	422	4,872.88	1.50	31.85	47.78
FIRE FIGHTER II	761	MORGAN, ALADDIN K	422	4,484.00	23.00	29.31	674.13
FIRE FIGHTER II	686	VERWIEL, MATTHEW T	422	4,028.03	24.00	26.33	631.92
FIRE FIGHTER II (PARAMEDIC)	650	CARR, JEREMY K	422	4,537.00	48.00	29.66	1,423.68
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	422	5,191.02	24.00	33.93	814.32
FIRE FIGHTER II (PARAMEDIC)	725	DYER, CHRISTOPHER B	422	4,288.00	48.00	28.02	1,344.96
FIRE FIGHTER II (PARAMEDIC)	638	HAYS, DEVON D	422	5,419.97	72.00	35.43	2,550.96
FIRE FIGHTER II (PARAMEDIC)	618	HUTCHINSON, JONATHAN K	422	4,537.00	24.00	29.66	711.84
FIRE FIGHTER II (PARAMEDIC)	659	LABELLA, KORY N	422	4,048.00	24.00	26.46	635.04
FIRE FIGHTER II (PARAMEDIC)	721	LOPEZ, GABRIEL R	422	5,372.00	48.00	35.12	1,685.76
FIRE FIGHTER II (PARAMEDIC)	260	MENG, LEE L	422	4,401.03	24.00	28.77	690.48
FIRE FIGHTER II (PARAMEDIC)	260	MENG, LEE L	422	4,401.03	1.50	28.77	43.16
FIRE FIGHTER II (PARAMEDIC)	825	MULROY, SEAN M	422	4,591.03	24.00	30.02	720.48
FIRE FIGHTER II (PARAMEDIC)	760	ROTTLER, ROGER J	422	4,896.00	24.00	32.00	768.00
FIRE FIGHTER II (PARAMEDIC)	726	SALIMIAN, SEAN	422	4,288.00	48.00	28.02	1,344.96
FIRE FIGHTER II (PARAMEDIC)	623	STEARNS, COREY R	422	4,388.00	24.00	28.68	688.32
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	422	4,443.00	27.25	29.04	791.34
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	422	4,443.00	1.50	29.04	43.56
FIRE FIGHTER II (PARAMEDIC)	773	WALLACE, ANDREW M	422	4,288.00	24.00	28.02	672.48
FIRE FIGHTER II (PARAMEDIC)	657	WILLIMAN, BRIAN D	422	4,537.00	24.00	29.66	711.84
Total:							43,904.17
Staff Benefits .0145:							636.61
Total with Benefits:							\$44,540.78



RRU	SOUTHERN REGION	INDEX 3100	PCA 37101	RIVERSIDE COUNTY-BEAUMONT
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**RETROACTIVE CHARGES**

Safety - 08

**PERSONNEL SALARIES**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>		<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER (PAF	646	JUAREZ II, GUADALUPE	08/01/2020	100.00	4,925.62	0.00	0.00	-4,925.62
FIRE APPARATUS ENGINEER (PAF	646	JUAREZ II, GUADALUPE	07/01/2020	100.00	4,925.62	0.00	0.00	-4,925.62
Total:								-9,851.24
Staff Benefits .6701:								-6,601.32
Total with Benefits:								\$-16,452.56



**FY 20/21 OVERHEAD FOR COUNTY PERSONNEL AND WARRANT SERVICES - BEAUMONT**

	Per Warrant
ACO Payroll Fee Per Warrant	4.49
x Total Qtr Warrants	6
<b>Total Per Warrant</b>	<b>26.94</b>
Annual Personnel Cost	1,176.72
÷ Total Personnel	1.00
<b>Per Personnel Cost</b>	<b>1,176.72</b>

	No. of Pay Periods	Annual Personnel Count	New Hire Physical
<b>Richard Horner</b>	0	0.00	0
<b>Shawn M Branaugh</b>	6	0.23	0
<b>TOTALS</b>	<b>6</b>	<b>0.23</b>	-

Warrant Costs	Cost / Warrant \$ 4.49	# of Warrants Issued 6	26.94
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Personnel Costs	Yrly Cost / Per Personnel \$ 1,176.72	# of Personnel 1.00	Quarterly 294.18
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New Hire Physical Costs	Cost / For Physical \$ 200.00	0	-
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**TOTAL PERSONNEL COSTS 321.12**

The "ACO per Warrant Fee" is actual.

The "ACO Annual Personnel Cost" is calculated based on the previous fiscal years total number of Personnel. This amount will be reconciled to actual fiscal year Personnel total in the 4th Qtr Invoice.

**ENGINE 20 STAFFING - PCA# 37129**

Qtr 1

<b>FY 20/21 Banning</b>		
Banning - Sta# 20		
<b>Support Services FY 20/21</b>		
Exh. "A" Administrative Operational	156,616.00	
Medic Program	31,260.00	
Support Services Annual Costs	187,876.00	
Support Services - Quarterly Costs	187,876.00	\$ 46,969.00
Retroactive Charges	\$0.00	\$0.00
July 2020 AO-17 PCA37129	115,990.77	
August 2020 AO-17 PCA37129	113,058.63	
September 2020 AO-17 PCA37129	121,398.66	
<b>Subtotal 1st Qtr (AO-17)</b>		350,448.06
<b>Subtotal 1st Qtr</b>		<b>\$ 397,417.06</b>
<b>Breakdown by City</b>		
City of Banning - 1/3rd		\$ 132,472.35
City of Beaumont 1/3rd		\$ 132,472.35
County of Riverside 1/3rd		\$ 132,472.35
	Balance	<u>\$ 397,417.06</u>

yellow = input

AO17

California Department of Forestry and Fire Protection



Billing Period: 7/1/2020

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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<b>Gross Expenditures:</b>		\$103,600.19
<b>Administrative Charge:</b>	.0700	7,252.01
<b>Statewide Pro Rata:</b>	.0496	5,138.57
		<hr/>
<b>GRAND TOTAL:</b>		<b>\$115,990.77</b>

Prepared by: <i>Maria Silva</i>	Date Sent to Accounting:
Approved by: <i>B. Owen</i>	Date: <i>11/13/2020</i>

Print Date: 11/12/2020 12:06PM Ver 1.8

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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**Safety - BU (08)**  
**PERSONNEL SALARIES**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	693	OCONNELL, DAVID A	100.00	4,675.95	22.00	0.00	4,675.95
FIRE APPARATUS ENGINEER (PARAMEDIC)	612	MEDICUS, BRYCE D	100.00	4,512.22	22.00	0.00	4,512.22
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	100.00	5,515.50	22.00	0.00	5,515.50
FIRE FIGHTER II	281	ALVAREZ, PABLO	100.00	4,147.70	22.00	0.00	4,147.70
FIRE FIGHTER II	866	CLASS, TAYLOR M	100.00	4,018.20	22.00	0.00	4,018.20
FIRE FIGHTER II	761	MORGAN, ALADDIN K	100.00	4,147.70	22.00	0.00	4,147.70
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	100.00	3,872.97	22.00	0.00	3,872.97
FIRE FIGHTER II (PARAMEDIC)	281	MORRIS, JUSTIN L	100.00	4,512.22	22.00	0.00	4,512.22
Total:							35,402.46
Staff Benefits 0.6701:							23,723.19
Total with Benefits:							\$59,125.65

**COBEN EXCESS**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE FIGHTER II	866	CLASS, TAYLOR M	100.00	4,018.20	22.00	0.00	141.66
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	100.00	3,872.97	22.00	0.00	654.02
Total:							795.68
Staff Benefits 0.0145:							11.54
Total with Benefits:							\$807.22

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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**UNIFORM - SAFETY**

<u>CLASS</u>	<u>NAME</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>%</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	OCONELL, DAVID A	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER (PARAM	MEDICUS, BRYCE D	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE CAPTAIN	ARIZAGA, MICHAEL L	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	ALVAREZ, PABLO	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	CLASS, TAYLOR M	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	MORGAN, ALADDIN K	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	CORLETT, DAVID T	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	MORRIS, JUSTIN L	Permanent Fulltime Wearer	177.50	100.00	177.50
Total:					1,420.00
Staff Benefits :0.0145					20.59
Total with Benefits:					\$1,440.59

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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**EXTENDED DUTY WEEK COMP - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>	
FIRE APPARATUS ENGINEER	693	OCONNELL, DAVID A	420	5,049.00	43.00	31.23	1,342.89	
FIRE APPARATUS ENGINEER	693	OCONNELL, DAVID A	420	5,049.00	33.00	33.00	1,089.00	
FIRE APPARATUS ENGINEER (PAF)	612	MEDICUS, BRYCE D	420	5,372.00	33.00	36.68	1,210.44	
FIRE APPARATUS ENGINEER (PAF)	612	MEDICUS, BRYCE D	420	5,372.00	43.00	33.23	1,428.89	
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	420	5,934.00	43.00	36.71	1,578.53	
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	420	5,934.00	33.00	38.79	1,280.07	
FIRE FIGHTER II	281	ALVAREZ, PABLO	420	4,484.00	23.00	27.74	638.02	
FIRE FIGHTER II	281	ALVAREZ, PABLO	420	4,484.00	53.00	29.31	1,553.43	
FIRE FIGHTER II	866	CLASS, TAYLOR M	420	4,485.66	43.00	27.75	1,193.25	
FIRE FIGHTER II	866	CLASS, TAYLOR M	420	4,485.66	33.00	29.33	967.89	
FIRE FIGHTER II	761	MORGAN, ALADDIN K	420	4,484.00	33.00	29.31	967.23	
FIRE FIGHTER II	761	MORGAN, ALADDIN K	420	4,484.00	43.00	27.74	1,192.82	
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	420	5,191.02	23.00	32.12	738.76	
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	420	5,191.02	53.00	33.93	1,798.29	
FIRE FIGHTER II (PARAMEDIC)	281	MORRIS, JUSTIN L	420	5,372.00	43.00	33.23	1,428.89	
FIRE FIGHTER II (PARAMEDIC)	281	MORRIS, JUSTIN L	420	5,372.00	33.00	35.12	1,158.96	
<b>Total:</b>								19,567.36
<b>Staff Benefits .4402:</b>								8,613.55
<b>Total with Benefits:</b>								\$28,180.91

**OVERTIME - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	765	ESPARZA, MICHAEL A	420	5,397.96	24.00	35.28	846.72
FIRE APPARATUS ENGINEER	603	FALAPPINO, MILES J	420	4,642.03	24.00	28.71	689.04
FIRE APPARATUS ENGINEER	745	JOHNSON, LAWRENCE C	420	5,049.00	48.00	33.00	1,584.00
FIRE APPARATUS ENGINEER	745	JOHNSON, LAWRENCE C	420	5,049.00	24.00	31.23	749.52
FIRE APPARATUS ENGINEER	798	LOZANO, JOVAN R	420	4,783.00	24.00	29.60	710.40
FIRE APPARATUS ENGINEER	505	ONEILL, CHRISTOPHER M	420	4,862.00	19.50	31.79	619.91
FIRE APPARATUS ENGINEER (PAF)	654	FLEENOR, DANIEL B	420	5,789.00	26.00	37.85	984.10
FIRE APPARATUS ENGINEER (PAF)	631	WIER, JEREMY C	420	5,825.00	24.00	36.03	864.72
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	420	5,934.00	8.00	36.71	293.68
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	420	5,934.00	16.00	38.79	620.64
FIRE FIGHTER II	226	LACOUR, AQUEINO A	420	4,484.00	24.00	29.31	703.44
FIRE FIGHTER II (PARAMEDIC)	727	CHASE, BRIAN J	420	5,297.00	24.00	34.62	830.88
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	420	5,191.02	48.00	33.93	1,628.64
FIRE FIGHTER II (PARAMEDIC)	659	LABELLA, KORY N	420	4,048.00	24.00	25.04	600.96
FIRE FIGHTER II (PARAMEDIC)	825	MULROY, SEAN M	420	4,351.03	24.00	26.91	645.84



RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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**OVERTIME - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE FIGHTER II (PARAMEDIC)	726	SALIMIAN, SEAN	420	4,288.00	27.00	28.02	756.54
FIRE FIGHTER II (PARAMEDIC)	657	WILLIMAN, BRIAN D	420	4,288.00	27.00	26.52	716.04
Total:							13,845.07
Staff Benefits .0145:							200.75
Total with Benefits:							\$14,045.82

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California Department of Forestry and Fire Protection



Billing Period: 8/1/2020

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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<b>Gross Expenditures:</b>		\$100,981.27
<b>Administrative Charge:</b>	.0700	7,068.69
<b>Statewide Pro Rata:</b>	.0496	5,008.67
		<hr/>
<b>GRAND TOTAL:</b>		<b>\$113,058.63</b>

Prepared by: <i>Maria Silva</i>	Date Sent to Accounting:
Approved by: <i>B. Owen</i>	Date: 11/13/2020

Print Date: 11/12/2020 3:14PM Ver 1.8

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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**Safety - BU (08)**  
**PERSONNEL SALARIES**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	693	CONNELL, DAVID A	100.00	4,675.95	22.00	0.00	4,675.95
FIRE APPARATUS ENGINEER (PARAMEDIC)	612	MEDICUS, BRYCE D	100.00	4,512.22	22.00	0.00	4,512.22
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	100.00	5,515.50	22.00	0.00	5,515.50
FIRE FIGHTER II	281	ALVAREZ, PABLO	100.00	4,147.70	22.00	0.00	4,147.70
FIRE FIGHTER II	866	CLASS, TAYLOR M	100.00	4,018.20	22.00	0.00	4,018.20
FIRE FIGHTER II	761	MORGAN, ALADDIN K	100.00	4,147.70	22.00	0.00	4,147.70
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	100.00	3,872.97	22.00	0.00	3,872.97
FIRE FIGHTER II (PARAMEDIC)	281	MORRIS, JUSTIN L	100.00	4,512.22	22.00	0.00	4,512.22
Total:							35,402.46
Staff Benefits 0.6701:							23,723.19
Total with Benefits:							\$59,125.65

**COBEN EXCESS**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE FIGHTER II	866	CLASS, TAYLOR M	100.00	4,018.20	22.00	0.00	141.66
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	100.00	3,872.97	22.00	0.00	654.02
Total:							795.68
Staff Benefits 0.0145:							11.54
Total with Benefits:							\$807.22

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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**UNIFORM - SAFETY**

<u>CLASS</u>	<u>NAME</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>%</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	OCONEILL, DAVID A	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER (PARAM	MEDICUS, BRYCE D	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE CAPTAIN	ARIZAGA, MICHAEL L	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	ALVAREZ, PABLO	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	CLASS, TAYLOR M	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	MORGAN, ALADDIN K	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	CORLETT, DAVID T	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	MORRIS, JUSTIN L	Permanent Fulltime Wearer	177.50	100.00	177.50
Total:					1,420.00
Staff Benefits :0.0145					20.59
Total with Benefits:					\$1,440.59

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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**EXTENDED DUTY WEEK COMP - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	693	OCONNELL, DAVID A	421	5,049.00	76.00	33.00	2,508.00
FIRE APPARATUS ENGINEER (PAF)	612	MEDICUS, BRYCE D	421	5,372.00	76.00	36.68	2,787.68
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	421	5,934.00	76.00	38.79	2,948.04
FIRE FIGHTER II	281	ALVAREZ, PABLO	421	4,484.00	76.00	29.31	2,227.56
FIRE FIGHTER II	866	CLASS, TAYLOR M	421	4,485.66	76.00	29.33	2,229.08
FIRE FIGHTER II	761	MORGAN, ALADDIN K	421	4,484.00	76.00	29.31	2,227.56
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	421	5,191.02	76.00	33.93	2,578.68
FIRE FIGHTER II (PARAMEDIC)	281	MORRIS, JUSTIN L	421	5,372.00	76.00	35.12	2,669.12
Total:							20,175.72
Staff Benefits .4402:							8,881.35
Total with Benefits:							\$29,057.07

**OVERTIME - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	745	JOHNSON, LAWRENCE C	421	5,049.00	24.00	33.00	792.00
FIRE APPARATUS ENGINEER	712	LIEBERUM, CHASE P	421	5,089.04	48.00	33.27	1,596.96
FIRE APPARATUS ENGINEER	693	OCONNELL, DAVID A	421	5,049.00	9.00	33.00	297.00
FIRE APPARATUS ENGINEER	631	WEIDEMANN, KRISTOFER T	421	4,708.00	48.00	30.78	1,477.44
FIRE APPARATUS ENGINEER (PAF)	650	MURRAY, STEVEN D	421	5,825.00	17.00	38.07	647.19
FIRE FIGHTER II	866	CLASS, TAYLOR M	421	4,485.66	33.00	29.33	967.89
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	421	5,191.02	42.25	33.93	1,433.54
FIRE FIGHTER II (PARAMEDIC)	281	MORRIS, JUSTIN L	421	5,372.00	72.00	35.12	2,528.64
FIRE FIGHTER II (PARAMEDIC)	739	WADLUND, JAMES E	421	4,203.00	24.00	27.47	659.28
Total:							10,399.94
Staff Benefits .0145:							150.80
Total with Benefits:							\$10,550.74

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California Department of Forestry and Fire Protection



Billing Period: 9/1/2020

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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Gross Expenditures:		\$108,430.38
Administrative Charge:	.0700	7,590.13
Statewide Pro Rata:	.0496	5,378.15
		<hr/>
<b>GRAND TOTAL:</b>		<b>\$121,398.66</b>

Prepared by: <i>Maria Silva</i>	Date Sent to Accounting:
Approved by: <i>Benny Owen</i>	Date: <i>11/13/2020</i>

Print Date: 11/13/2020 7:08AM Ver 1.8

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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**Safety - BU (08)**  
**PERSONNEL SALARIES**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	693	OCONNELL, DAVID A	100.00	4,675.95	22.00	0.00	4,675.95
FIRE APPARATUS ENGINEER (PARAME	612	MEDICUS, BRYCE D	100.00	4,512.22	22.00	0.00	4,512.22
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	100.00	5,515.50	22.00	0.00	5,515.50
FIRE FIGHTER II	281	ALVAREZ, PABLO	100.00	4,147.70	22.00	0.00	4,147.70
FIRE FIGHTER II	866	CLASS, TAYLOR M	100.00	4,018.20	22.00	0.00	4,018.20
FIRE FIGHTER II	761	MORGAN, ALADDIN K	100.00	4,147.70	22.00	0.00	4,147.70
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	100.00	3,872.97	22.00	0.00	3,872.97
FIRE FIGHTER II (PARAMEDIC)	281	MORRIS, JUSTIN L	100.00	4,512.22	22.00	0.00	4,512.22
Total:							35,402.46
Staff Benefits 0.6701:							23,723.19
Total with Benefits:							\$59,125.65

**COBEN EXCESS**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>%</u>	<u>SALARY</u>	<u>DAYS</u>	<u>HOURS</u>	<u>AMOUNT</u>
FIRE FIGHTER II	866	CLASS, TAYLOR M	100.00	4,018.20	22.00	0.00	141.66
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	100.00	3,872.97	22.00	0.00	654.02
Total:							795.68
Staff Benefits 0.0145:							11.54
Total with Benefits:							\$807.22

RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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**UNIFORM - SAFETY**

<u>CLASS</u>	<u>NAME</u>	<u>DESCRIPTION</u>	<u>RATE</u>	<u>%</u>	<u>AMOUNT</u>
FIRE APPARATUS ENGINEER	OCONNELL, DAVID A	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE APPARATUS ENGINEER (PARAM	MEDICUS, BRYCE D	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE CAPTAIN	ARIZAGA, MICHAEL L	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	ALVAREZ, PABLO	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	CLASS, TAYLOR M	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II	MORGAN, ALADDIN K	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	CORLETT, DAVID T	Permanent Fulltime Wearer	177.50	100.00	177.50
FIRE FIGHTER II (PARAMEDIC)	MORRIS, JUSTIN L	Permanent Fulltime Wearer	177.50	100.00	177.50
Total:					1,420.00
Staff Benefits :0.0145					20.59
Total with Benefits:					\$1,440.59



RRU	SOUTHERN REGION	INDEX 3100	PCA 37129	BANNING WEST STATION 20
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**EXTENDED DUTY WEEK COMP - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>	
FIRE APPARATUS ENGINEER	693	OCONELL, DAVID A	422	5,049.00	76.00	33.00	2,508.00	
FIRE APPARATUS ENGINEER (PAF)	612	MEDICUS, BRYCE D	422	5,372.00	76.00	36.68	2,787.68	
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	422	5,934.00	76.00	38.79	2,948.04	
FIRE FIGHTER II	281	ALVAREZ, PABLO	422	4,484.00	76.00	29.31	2,227.56	
FIRE FIGHTER II	866	CLASS, TAYLOR M	422	4,485.66	76.00	29.33	2,229.08	
FIRE FIGHTER II	761	MORGAN, ALADDIN K	422	4,484.00	76.00	29.31	2,227.56	
FIRE FIGHTER II (PARAMEDIC)	722	CORLETT, DAVID T	422	5,191.02	76.00	33.93	2,578.68	
FIRE FIGHTER II (PARAMEDIC)	281	MORRIS, JUSTIN L	422	5,372.00	76.00	35.12	2,669.12	
Total:								20,175.72
Staff Benefits .4402:								8,881.35
Total with Benefits:								\$29,057.07

**OVERTIME - SAFETY**

<u>CLASS</u>	<u>SERIAL</u>	<u>NAME</u>	<u>WP</u>	<u>SALARY</u>	<u>HOURS</u>	<u>RATE</u>	<u>AMOUNT</u>	
FIRE APPARATUS ENGINEER	661	EGAN, MICHAEL E	422	4,974.00	26.25	32.51	853.39	
FIRE APPARATUS ENGINEER	664	NESHATI, JUSTIN A	422	4,974.00	24.00	32.51	780.24	
FIRE APPARATUS ENGINEER	746	VASQUEZ, CARLOS A	422	5,023.74	24.00	32.84	788.16	
FIRE APPARATUS ENGINEER	631	WEIDEMANN, KRISTOFER T	422	4,708.00	24.00	30.78	738.72	
FIRE APPARATUS ENGINEER	659	WOYCHAK, MATTHEW S	422	4,344.00	72.00	28.40	2,044.80	
FIRE APPARATUS ENGINEER (PAF)	612	MEDICUS, BRYCE D	422	5,372.00	4.00	36.68	146.72	
FIRE CAPTAIN	603	ARIZAGA, MICHAEL L	422	5,934.00	25.00	38.79	969.75	
FIRE CAPTAIN	636	PARKER, DANIEL W	422	5,865.80	24.00	38.34	920.16	
FIRE CAPTAIN	685	VOIGT, TIMOTHY L	422	5,655.00	24.00	36.96	887.04	
FIRE FIGHTER II	721	ALAMILLA, WAYNE H	422	4,137.00	24.00	27.05	649.20	
FIRE FIGHTER II	823	SPENCER, MATTHEW M	422	4,484.00	24.00	29.31	703.44	
FIRE FIGHTER II (PARAMEDIC)	727	CHASE, BRIAN J	422	5,297.00	48.00	34.62	1,661.76	
FIRE FIGHTER II (PARAMEDIC)	659	LABELLA, KORY N	422	4,048.00	72.00	26.46	1,905.12	
FIRE FIGHTER II (PARAMEDIC)	721	LOPEZ, GABRIEL R	422	5,372.00	24.00	35.12	842.88	
FIRE FIGHTER II (PARAMEDIC)	281	MORRIS, JUSTIN L	422	5,372.00	86.00	35.12	3,020.32	
FIRE FIGHTER II (PARAMEDIC)	257	VALENZUELA, CHRISTOPHER	422	5,297.00	24.00	34.62	830.88	
Total:								17,742.58
Staff Benefits .0145:								257.27
Total with Benefits:								\$17,999.85

Acctg Date	Voucher	Dept	Project	Account	Descr	Name	Sum Amount	Descr	Invoice No
7/1/2020	00345746	2700403660		520320	Telephone Service	AT&T	632.63	AT&T BIG BILL FY 19-20	000014673768
7/8/2020	00346115	2700403660		520320	Telephone Service	AT&T	632.63	AT&T BIG BILL FY 19-20	000014837738
9/4/2020	00347584	2700403660		520320	Telephone Service	AT&T	632.63	AT&T BIG BILL FY 19-20	000014973523
7/1/2020	00345631	2700403660		522340	Maint-Rec Facilities	Beaumont Do It Best Home Center	9.78	FS#	482891
7/1/2020	00345631	2700403660		522340	Maint-Rec Facilities	Beaumont Do It Best Home Center	(0.98)	DISCOUNT	482891
7/1/2020	00345632	2700403660		522340	Maint-Rec Facilities	Beaumont Do It Best Home Center	(0.75)	DISCOUNT	482890
7/1/2020	00345632	2700403660		522340	Maint-Rec Facilities	Beaumont Do It Best Home Center	7.53	FS#66 STATION SUPPLIES	482890
7/1/2020	00345633	2700403660		522340	Maint-Rec Facilities	Beaumont Do It Best Home Center	4.14	FS#66 STATION SUPPLIES	478523
7/1/2020	00345634	2700403660		522340	Maint-Rec Facilities	Beaumont Do It Best Home Center	90.45	FS#66 STATION SUPPLIES	478394
7/1/2020	00345750	2700403660		520320	Telephone Service	Frontier	63.57	LANDLINE SERVICE FS#66	951-845-3718-041477-5
7/16/2020	00346687	2700403660		520320	Telephone Service	Frontier	64.01	LANDLINE SERVICE FS#66	951-845-3718-041477-5
8/6/2020	00347729	2700403660		520320	Telephone Service	Frontier	55.57	LANDLINE SERVICE FS#66	951-845-3718-041477-5
9/16/2020	00349746	2700403660		520320	Telephone Service	Frontier	56.06	LANDLINE SERVICE FS#66	951-845-3718-041477-5
7/10/2020	00346233	2700403660		522860	Medical-Dental Supplies	Life Assist	97.10	ALS, FIRST AID AND SAFETY MEDI	1002925
7/13/2020	00346376	2700403660		522890	Pharmaceuticals	Life Assist	35.65	NON EXPENDABLE, FIRST AID AND	1007332
7/23/2020	00347009	2700403660		522890	Pharmaceuticals	Life Assist	97.10	NON EXPENDABLE, FIRST AID AND	1011122
7/23/2020	00347080	2700403660		522860	Medical-Dental Supplies	Life Assist	422.55	ALS, FIRST AID AND SAFETY MEDI	1006663
7/23/2020	00347080	2700403660		522890	Pharmaceuticals	Life Assist	585.26	NON EXPENDABLE, FIRST AID AND	1006663
8/18/2020	00348389	2700403660		522890	Pharmaceuticals	Life Assist	6.99	NON EXPENDABLE, FIRST AID AND	1016923
8/20/2020	00348389	2700403660		522890	Pharmaceuticals	Life Assist	(0.14)	Discount Earned	1016923
8/20/2020	00348389	2700403660		522890	Pharmaceuticals	Life Assist	0.14	Discount Earned Memo	1016923
8/20/2020	00348630	2700403660		522860	Medical-Dental Supplies	Life Assist	569.82	ALS, FIRST AID AND SAFETY MEDI	1016231
8/20/2020	00348630	2700403660		522890	Pharmaceuticals	Life Assist	653.04	NON EXPENDABLE, FIRST AID AND	1016231
8/24/2020	00348630	2700403660		522860	Medical-Dental Supplies	Life Assist	(10.77)	Discount Earned	1016231
8/24/2020	00348630	2700403660		522860	Medical-Dental Supplies	Life Assist	10.77	Discount Earned Memo	1016231
8/24/2020	00348630	2700403660		522890	Pharmaceuticals	Life Assist	(13.33)	Discount Earned	1016231
8/24/2020	00348630	2700403660		522890	Pharmaceuticals	Life Assist	13.33	Discount Earned Memo	1016231
8/24/2020	00348739	2700403660		522890	Pharmaceuticals	Life Assist	6.99	NON EXPENDABLE, FIRST AID AND	1026242
8/24/2020	00348765	2700403660		522860	Medical-Dental Supplies	Life Assist	250.64	ALS, FIRST AID AND SAFETY MEDI	1026192
8/24/2020	00348765	2700403660		522890	Pharmaceuticals	Life Assist	102.04	NON EXPENDABLE, FIRST AID AND	1026192
8/25/2020	00348739	2700403660		522890	Pharmaceuticals	Life Assist	(0.14)	Discount Earned	1026242
8/25/2020	00348739	2700403660		522890	Pharmaceuticals	Life Assist	0.14	Discount Earned Memo	1026242
8/25/2020	00348765	2700403660		522860	Medical-Dental Supplies	Life Assist	(4.74)	Discount Earned	1026192
8/25/2020	00348765	2700403660		522860	Medical-Dental Supplies	Life Assist	4.74	Discount Earned Memo	1026192

Accgt Date	Voucher	Dept	Project	Account	Descr	Name	Sum Amount	Descr	Invoice No
8/25/2020	00348765	2700403660		522890	Pharmaceuticals	(2.08) Life Assist		Discount Earned	1026192
8/25/2020	00348765	2700403660		522890	Pharmaceuticals	2.08 Life Assist		Discount Earned Memo	1026192
7/14/2020	00346514	2700403660		520320	Telephone Service	1.94 Qwest Communications Co		LANDLINE SERVICE BUNDLED	1491838915
7/14/2020	00346515	2700403660		520320	Telephone Service	2.51 Qwest Communications Co		LANDLINE SERVICE BUNDLED	1493623295
8/4/2020	00347585	2700403660		520320	Telephone Service	1.33 Qwest Communications Co		BUNDLED LANDLINE SERVICE	1495411767
8/25/2020	00348846	2700403660		520230	Cellular Phone	87.74 Sprint		SPRINTWRLSS-ACCT#538 JUNE.2020	538375318-223
8/25/2020	00348858	2700403660		520230	Cellular Phone	65.24 Sprint		SPRINTWRLSS-ACCT#538 JULY.2020	538375318-224
8/25/2020	00348859	2700403660		520230	Cellular Phone	37.99 Sprint		SPRINT D.C.-ACCT#976 JUNE.2020	976398813-151
8/25/2020	00348860	2700403660		520230	Cellular Phone	37.99 Sprint		SPRINT D.C.-ACCT#976 JULY.2020	976398813-152
8/25/2020	00348872	2700403660		520230	Cellular Phone	73.84 Sprint		SPRINTWRLSS-ACCT#538 AUG.2020	538375318-225
7/9/2020	00346165	2700403660	FP06806	527101	Fuel-Oil	282.39 US Bank National Association		CREDIT CARD PURCHASES FOR DIES	869015966026
8/7/2020	00347777	2700403660	FP06806	527101	Fuel-Oil	178.78 US Bank National Association		CREDIT CARD PURCHASES FOR DIES	869015966030
9/24/2020	00350114	2700403660	FP06806	527101	Fuel-Oil	376.36 US Bank National Association		CREDIT CARD PURCHASES FOR DIES	869015966035
7/9/2020	00346171	2700403660		520230	Cellular Phone	43.08 Verizon Wireless		VZW-ACCT.# -00003 - MAY.2020	9854283880
7/9/2020	00346172	2700403660		520230	Cellular Phone	43.08 Verizon Wireless		VZW-ACCT.# -00003 - JUNE.2020	9856327853
7/20/2020	00346792	2700403660		520230	Cellular Phone	26.96 Verizon Wireless		VZW-ACCT.# -00001 - MAY.2020	9854283879
7/21/2020	00346817	2700403660		520230	Cellular Phone	26.96 Verizon Wireless		VZW-ACCT.# -00001 - JUNE.2020	9856327852
9/21/2020	00349948	2700403660		520230	Cellular Phone	27.58 Verizon Wireless		VZW-ACCT.# -00001 - JULY.2020	9858373424
9/21/2020	00349950	2700403660		520230	Cellular Phone	27.56 Verizon Wireless		VZW-ACCT.# -00001 - AUG.2020	9860435986
9/28/2020	00350164	2700403660		520230	Cellular Phone	43.71 Verizon Wireless		VZW-ACCT.# -00003 - JULY.2020	9858373425
9/3/2020	00349239	2700403660		522860	Medical-Dental Supplies	85.12 Zoll Medical Corporation		8000-000401	2929530
9/3/2020	00349239	2700403660		522860	Medical-Dental Supplies	189.52 Zoll Medical Corporation		8900-000219-01	2929530
9/15/2020	00349693	2700403660		522860	Medical-Dental Supplies	16.98 Zoll Medical Corporation		PART# 8000-000901-01 X-Series	3124435
BEAUMONT STN 66							<b>6,751.11</b>		

2700403660	66	Beaumont	6,751.11
<b>Grand Total - BEAUMONT</b>			6,751.11

**SPRINT WIRELESS - ACCT.# 538375318 - 223, 224, 225 BEAUMONT**

BILL TO	DEPT ID	ASSIGNED TO	PHONE NUMBER	MONTH		
				Jun-20	Jul-20	Aug-20
2700403660	2700403660	E266 - DURA XT	951-232-4271	25.02	25.37	25.37
		E66 CELLPHONE - DURA X	951-906-9155	62.72	39.87	48.47
				87.74	65.24	73.84
<b>2700403660 Total</b>						

## Actual AMR Transport cost Reimbursement for FY 20/21 QTR 1

Jul - Sep 2020

Agency	Incident Count	Percentage	Pmt Breakdown
Banning	608	2.95%	6,789.00
Beaumont	431	2.09%	4,809.83
Coachella	348	1.69%	3,889.29
Desert Hot Springs	490	2.38%	5,477.23
Eastvale	573	2.78%	6,397.77
La Quinta	412	2.00%	4,602.71
Lake Elsinore	876	4.25%	9,780.76
Menifee	1,669	8.10%	18,640.98
Moreno Valley	2,695	13.08%	30,101.72
Norco	299	1.45%	3,336.96
Perris	1,172	5.69%	13,094.71
Rubidoux	437	2.12%	4,878.87
Riverside County	7,897	38.33%	88,210.94
San Jacinto	855	4.15%	9,550.62
Temecula	1,428	6.93%	15,948.39
Wildomar	414	2.01%	4,625.72
<b>Total</b>	<b>20,603</b>	<b>100.00%</b>	<b>230,135.51</b>

\$ 141,924.57 Contract City CREDIT allocation (2700400000)  
 \$ 88,210.94 Riverside County (2700234010)  
 \$ 230,135.51

Date Prepared: 10/28/2020

City allocation provided by Jennifer Veik.

New rate of \$11.17 was effective January 2018.

FOR THE CITY OF BEAUMONT  
ESTIMATE DATED DECEMBER 1, 2020 FOR FY2020/2021

\*See notation below for estimate assumptions

STA #66	CAPTAIN'S	CAPTAIN'S MEDICS	ENGINEER'S	ENGINEER MEDICS	FF I'S	FF II MEDICS	TOTALS					
Medic Engine	213,107	1	187,408	1	215,188	1	491,911	3	379,586	2	1,487,202	8
Medic Squad			374,817	2	215,188	1			379,586	2	969,591	5
<b>SUBTOTALS</b>	<b>213,107</b>		<b>562,225</b>		<b>430,377</b>		<b>491,911</b>	<b>3</b>	<b>759,172</b>	<b>4</b>	<b>2,456,793</b>	<b>13</b>
SUBTOTAL STAFF 1												
FIRE SAFETY SPECIALIST (PCN 00006967)												
					152,916	each					<b>305,832</b>	<b>2</b>
<b>SUPPORT SERVICES</b>												
	Administrative/Operational				19,577	per assigned Staff **					260,178	13:29
	Volunteer Program				5,370	Per Entity Allocation					5,370	1
	Medic Program					Medic FTE/Defib Basis					65,194	6
	Battalion Chief Support				76,422	.29 FTE per Station					76,422	1
	ECC Support					Calls/Station Basis					124,687	1
	Fleet Support				63,737	per Fire Suppression Equip					63,737	1
	Comm/IT Support					Calls/Station Basis					182,675	1
	Hazmat Support										14,887	1
<b>SUPPORT SERVICES SUBTOTAL</b>												
<b>793,151</b>												
<b>DIRECT CHARGES</b>												
<b>31,046</b>												
<b>FIRE ENGINE USE AGREEMENT</b>												
<b>51,600</b>												
<b>COOPERATIVE FIRE ENGINE 20 STAFFING SHARE AGREEMENT (PCA 37129)</b>												
<b>558,359</b>												
(*Engine 20 Staffing on separate additional Exhibit "1A")												
<b>TOTAL STAFF COUNT</b>												
<b>13</b>												
<b>TOTAL ESTIMATED CITY BUDGET</b>												
<b>\$4,196,782</b>												
<b>SUPPORT SERVICES</b>												
<b>Administrative &amp; Operational Services</b>												
<b>Finance</b>												
<b>Procurement</b>												
13.0 Assigned Staff												
0.29 Battalion Chief Support												
** 13.29 Total Assigned Staff												
1 Fire Stations												
3,885 Number of Calls												

Training	Emergency Services	6	Assigned Medic FTE
Data Processing	Fire Fighting Equip.	2	Monitors/Defibs
Accounting	Office Supplies/Equip.	1	Hazmat Stations
Personnel		8	Number of Hazmat Calls

Volunteer Program - Support staff, Workers Comp, and Personal Liability Insurance

Medic Program - Support staff, Training, Certification, Case Review & Reporting, Monitor/Defibrillator replacement cycle.

Battalion Chief Support - Pooled BC coverage for Cities/Agencies that do not include BC staffing as part of their contracted services.

Fleet Support - Support staff, automotive costs, vehicle/engine maintenance, fuel costs

Emergency Command Center Support - Dispatch services costs

Communications / IT Support - Support staff, communications, radio maintenance, computer support functions

Facility Support - Facility maintenance staff with associated operating costs.

Hazmat Program - Support staff, operating costs, and vehicle replacement

**FY 20/21 ESTIMATED POSITION SALARIES TOP STEP**

287,089	DEPUTY CHIEF	25,800	FIRE ENGINE
283,120	DIV CHIEF	19,577	SRVDEL
250,271	BAT CHIEF	5,370	VOL DEL
213,107	CAPT	10,420	MEDIC FTE
242,108	CAPT MEDIC	1,337	MEDIC MONITORS/DEFIBS REPLACEMENT
187,408	ENG	76,422	BATT DEL
215,188	ENG/MEDIC	18,083	ECC STATION
163,970	FF II	27.44	ECC CALLS
189,793	FF II/MEDIC	63,737	FLEET SUPPORT
162,795	FIRE SAFETY SUPERVISOR	26,498	COMM/IT STATION
152,916	FIRE SAFETY SPECIALIST	40.20	COMM/IT CALLS
137,078	FIRE SYSTEMS INSPECTOR	1,407	FACILITY STATION
79,099	OFFICE ASSISTANT III	408.70	FACILITY FTE
91,145	SECRETARY I	4,403	HAZMAT STATION
116,074	EMERGENCY SVC COORDINATOR	1,079.90	HAZMAT CALLS
242,767	COUNTY FIRE MARSHAL	1,845	HAZMAT VEHICLE REPLACEMENT
177,143	COUNTY DEPUTY FIRE MARSHAL		

**\*Cost Assumptions:**

- All Salaries based on FINAL Salary, Pay Differentials, and Operating Expenses Schedule FY 2020-2021 Dated January 28, 2020 and adjusted for Pay cut & Overtime calculation announced July 2020
- Benefits and Admin Fee based on Staff Benefit Rate Matrix FY 2020-21 dated July 2020 - Final
- Direct cost of benefits (COBEN) is based on 1st Qtr AO-17 data.



## Staff Report

**TO:** City Council

**FROM:** Elizabeth Gibbs, Community Services Director

**DATE:** January 19, 2021

**SUBJECT:** **Adopt a Resolution of the City of Beaumont City Council Approving Application for the State of California Per Capita Grant Funds**

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### Background and Analysis:

The State of California Parks and Water Bond Act of 2018, commonly referred to as Proposition 68 (Prop 68), was approved by voters on June 5, 2018. Prop 68 allocates funds to local governments on a per capita basis for local park rehabilitation, creation, and improvements. Recipients are encouraged to utilize awards to rehabilitate existing infrastructure and to address deficiencies in neighborhoods lacking access to the outdoors (PRC §80061(b)).

The City of Beaumont's preliminary allocation is \$177,952 and must be programmed for capital outlay for recreational purposes, either acquisition or development. Funding can only be used to supplement and not replace existing funding (PRC §80062(d)). Similarly, if a project has been approved and a funding source has been identified, as in the case of the adopted capital improvement program, per capita funds cannot be swapped in as a new funding source unless the prior funding source is applied to other identified recreational capital projects.

Staff has identified unfunded recreational features within the community and found that only Three Rings Ranch Park meets the criteria outlined in the grant program, serves a severely disadvantaged community, and does not require a 20% match. Although Stewart Park and Rangel Park meet the criteria and serve severely disadvantaged communities, they currently have authorized funds in the adopted capital improvement program and would require that the prior funding sources be applied to other identified recreational capital projects. Additionally, all other parks within the City would require a 20% match since they do not serve a severely disadvantaged community.

Three Rings Ranch Park sits on 6 acres and is included in Community Facilities District 93-1 Improvement Area 3. It is more than 20 years old and in need of several



improvements and upgrades, including an updated playground, ballfield improvements, new tables and benches, and new landscaping.



The first step in the grant process is adoption of the attached City Council resolution (Attachment A). The authorizing resolution serves two purposes:

1. It is the means by which the City Council agrees to the terms of the contract; it provides confirmation that the City has the funding to complete, operate and maintain projects associated with the contract.
2. Designates a position title to represent the City Council on all matters regarding projects associated with the contract.

The next step in the grant process is identification of one or more projects, submission of the application packets, and execution of a contract with State of California Department of Parks and Recreation Office of Grants and Local Services. Applications are due by December 2021, with project completion required by December 2023.

**Fiscal Impact:**

City staff estimates that it costs approximately \$3,900 to prepare this report.

**Recommended Action:**

Waive the full reading and adopt by title only, “A Resolution of the City Council of the City of Beaumont, California, Approving Application for Per Capita Grant Funds,” and  
 Direct staff to submit an application packet to the State of California naming Three Rings Ranch Park as the identified project for the Prop 68 Per Capita grant funds.

**Attachments:**

- A. Resolution
- B. Current Photos of Three Rings Ranch Park

## Resolution 2021 - \_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA, APPROVING APPLICATION FOR PER CAPITA GRANT FUNDS**

**WHEREAS**, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Per Capita Grant Program, setting up necessary procedures governing application(s); and

**WHEREAS**, said procedures established by the State Department of Parks and Recreation require the grantee's Governing Body to certify by resolution the approval of project application(s) before submission of said applications to the State; and

**WHEREAS**, the grantee will enter into a contract(s) with the State of California to complete project(s);

**NOW, THEREFORE, BE IT RESOLVED** that the City of Beaumont hereby:

1. Approves the filing of project application(s) for Per Capita program grant project(s); and
2. Certifies that said grantee has or will have available, prior to commencement of project work utilizing Per Capita funding, sufficient funds to complete the project(s); and
3. Certifies that the grantee has or will have sufficient funds to operate and maintain the project(s), and
4. Certifies that all projects proposed will be consistent with the park and recreation element of the City of Beaumont's general or recreation plan (PRC §80063(a)), and
5. Certifies that these funds will be used to supplement, not supplant, local revenues in existence as of June 5, 2018 (PRC §80062(d)), and
6. Certifies that it will comply with the provisions of §1771.5 of the State Labor Code, and
7. (PRC §80001(b)(8)(A-G)) To the extent practicable, as identified in the "Presidential Memorandum--Promoting Diversity and Inclusion in Our National Parks, National Forests, and Other Public Lands and Waters," dated January 12, 2017, the City of Beaumont will consider a range of actions that include, but are not limited to, the following:

(A) Conducting active outreach to diverse populations, particularly minority, low-income, and disabled populations and tribal communities, to increase awareness within those communities and the public generally about specific programs and opportunities.

(B) Mentoring new environmental, outdoor recreation, and conservation leaders to increase diverse representation across these areas.

(C) Creating new partnerships with state, local, tribal, private, and nonprofit organizations to expand access for diverse populations.

(D) Identifying and implementing improvements to existing programs to increase visitation and access by diverse populations, particularly minority, low-income, and disabled populations and tribal communities.

(E) Expanding the use of multilingual and culturally appropriate materials in public communications and educational strategies, including through social media strategies, as appropriate, that target diverse populations.

(F) Developing or expanding coordinated efforts to promote youth engagement and empowerment, including fostering new partnerships with diversity-serving and youth-serving organizations, urban areas, and programs.

(G) Identifying possible staff liaisons to diverse populations.

8. Agrees that to the extent practicable, the project(s) will provide workforce education and training, contractor and job opportunities for disadvantaged communities (PRC §80001(b)(5)).
9. Certifies that the grantee shall not reduce the amount of funding otherwise available to be spent on parks or other projects eligible for funds under this division in its jurisdiction. A one-time allocation of other funding that has been expended for parks or other projects, but which is not available on an ongoing basis, shall not be considered when calculating a recipient's annual expenditures. (PRC §80062(d)).
10. Certifies that the grantee has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Procedural Guide; and
11. Delegates the authority to the City Manager, or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope(s); and
12. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

**MOVED, PASSED, and ADOPTED** this 19<sup>th</sup> day of January 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Mike Lara, Mayor

ATTEST:

\_\_\_\_\_  
Nicole Wheelwright, Deputy City Clerk



## Staff Report

**TO:** City Council  
**FROM:** Elizabeth Gibbs, Community Services Director  
**DATE:** January 19, 2021  
**SUBJECT:** Approval of the Draft Stewart Park Conceptual Plan - Capital Improvement Projects P-01 and P-10

---

### Background and Analysis:

On June 2, 2020, City Council adopted Resolution No. 2020-49 adopting a five-year capital improvement plan (CIP) for fiscal years 2021/2022 through 2024/2025 (Attachment A). In that plan, Stewart Park was programmed to receive \$1,145,000 in community park development impact fees (Project No. P-01) and \$250,000 in community facilities district (CFD) funds (Project No. P-10).

On October 6, 2020, City Council adopted Resolution No. 2020-43 amending the five-year CIP and allocating an additional \$2,000,000 of CFD pay-go funds for the redevelopment of Stewart Park (Attachment B). The total project funding for Stewart Park is \$3,395,000.

### Current Park Facilities and Conditions

Stewart Park stretches across three blocks on approximately 11 acres of land, mostly open space, with a few park amenities (*Figure 1*). One third of the park is a detention basin for storm water runoff from neighboring streets, with overflow of the basin into the center section, westerly of the pool facility. Two streets divide the park into three separate park areas.



Figure 1

Park amenities consist of a full basketball court, a pool facility, a restroom/concession stand, a pavilion with a concrete pad for live entertainment, a skate park, two playgrounds, a baseball diamond, and a small parking lot.

### Pool Facility

In the Fall of 2020, the City retained the services of Councilman-Hunsaker (CH) to perform a swimming pool assessment and feasibility study of the existing pool facility located at Stewart Park. The current pool is more than 55 years old and has several physical and functional issues, including:

- Three major leaks have been found in the swimming pool and mechanical system. CH observed numerous cracks in the pool shell and in the surrounding deck which points to structural movement of the pool shell.
- The current perimeter overflow system and piping does not sufficiently meet modern industry standards which is for the system to handle 100% of the recirculation rate as required by the current State Code (3136B) (*Figure 2*).
- The pool's turnover rate exceeds the State Code requirement by 1.9 hours.
- The pool deck is shifting and has numerous cracks surrounding the pool necessitating a complete replacement (*Figure 3*).
- The depth and slope of the deep end of the pool does not meet the minimum requirement for the 1-meter diving board.
- The children's pool does not meet the current 2010 Americans with Disabilities Act standards or the Model Aquatic Health Code standards for secondary sanitation.
- An evaluation has determined that the in-pool lights are not grounded per National Electrical Code 680 requirements.
- Significant corrosion exists in the swimming pool's mechanical room necessitating separate chemical rooms for the pool's sanitizer (calcium hypochlorite) and the pH buffer (muriatic acid).

- Attendance has decreased over the past several years with an increasing general fund subsidy required for summer pool operations.
- The shallow portion of the main pool is too deep for young children, inhibiting the City's ability to teach swimming lessons.
- The pool does not contain easily accessible exits for pool users. Exit stairs are a key component of modern swimming pool design to ensure the ingress and egress to the pool is easily manageable for all pool users.
- Today's expectation for an outdoor aquatic facility has drastically changed from that of 1963, the year in which the current pool was originally built.
- While most outdoor family aquatic centers will still incorporate lap lanes, a competition pool is not essential since Beaumont Unified School District operates their pool unless there is a large contention of competitive swimmers within the immediate area.
- Children's areas are typically designed much larger than the existing one at the Beaumont Plunge Swimming Pool and incorporate perimeter seating for adults in order to allow them to enjoy the experience and closely monitor their children.
- Recreational water has taken a more freeform shape as opposed to the traditional rectangular pools of the 1960s. It is common for these pools to have multiple zones that include a zero-beach entry, waterslide plunge areas, moving water such as a current channel or lazy river, inflatable crossing activities and deep-water amenities such as climbing walls, drop slides and diving boards or platforms.
- Mechanical systems have also been updated to address the requirements set forth in the Model Aquatic Health Code. These include increased turnover rates and secondary disinfection systems.



Figure 2





Figure 3

### *Options for Consideration*

**Option 1 – Complete Renovation of Existing Pool – Cost Estimate = \$2,066,754**

This would include modifications to the existing pool and pool structure, a new stainless-steel gutter system, and removal of the 1-meter diving board. The existing children's pool would be demolished and a new one built in its place. Mechanical system upgrades would be made to both pools as well as a renovation to the existing bathhouse.

**Option 2 – Pool Replacement – Cost Estimate = \$5,500,000**

The second option would entail a complete demolition of the existing Beaumont Plunge Pool and the construction of a new outdoor swimming pool in its place. The new pool would contain fitness lap lanes, waterslides, and zero-beach entry with children's area and an update to the existing bathhouse.

It must be noted that Options 1 and 2 would not be eligible for the use of restricted funds allocated in the CIP. Alternative sources of funds would be required.

### Option 3 – New Spraypad – Cost Estimate = \$1,100,000

The third option includes the demolition of the existing Beaumont Plunge Pool and replacing it with a spraypad.

### Skate Park

The current skate park is more than 15 years old and is approximately 6,900 square feet (*Figure 4*). It is situated between two playgrounds, with only a fence to separate the facilities. The skate park is concrete with minimal features for skateboard enthusiasts. Many of the amenities from the original design have been permanently removed.



*Figure 4*

### Ballfield

The general condition of the ballfield at Stewart Park is fair to poor and has areas of poor drainage, weeds, and has historically lacked sufficient turf maintenance (*Figure 5*). The ballfield lighting is outdated and in need of total replacement, including an electrical panel upgrade (*Figure 6*). An ADA accessible route to the spectator area is not provided (*Figure 7*).



Figure 5



Figure 6



Figure 7

## Pavilion

The pavilion is in fair to poor condition overall (*Figure 8*). Over a decade ago, several rooms were constructed on either side of the pavilion to be used by musicians during concerts. The rooms were constructed with makeshift plywood and they each have significant maintenance issues, including mold. To the north of the pavilion is a chain linked area covering additional electrical panels that were installed for overnight parking during the Cherry Festival and the former concert programs (*Figure 9*).



Figure 8



Figure 9

### Restroom/Concession Stand

The condition of the restroom and concession stand is relatively good (*Figure 10*). The building has a solid brick exterior and the condition of the roof is in fair to good condition.



*Figure 10*

### Playgrounds

The park's two playgrounds are on either side of the skateboard park, separated only by fencing (*Figure 11*). The tot lot is approximately 2,600 square feet, while the youth lot is roughly 6,200 square feet (*Figure 12*). The equipment is outdated and in need of replacement and spectator seating is minimal.



Figure 11



Figure 12

### Basketball Courts

The park has two full size basketball courts that are end-to-end. They are in relatively good condition, needing minimal improvements. These courts are heavily used by residents during optimal weather conditions.

### Ninth and Tenth Streets

Manual swing arm gates were erected more than a decade ago, closing Ninth Street to through traffic; however, the asphalt from the original street remains (*Figure 13*). In the Fall of 2020, City staff retained a traffic engineer to assess the additional closure of Tenth Street to through traffic. The traffic engineer concluded, "...that the proposed



*closure of E. 10th Street segment between Orange Avenue and Maple Avenue within the boundaries of Stewart Park will not have any adverse impact on the mobility, transit routing, safety and traffic operations of all the study intersections surrounding the subject street.”*



Figure 13

### Proposed Park Improvements – Draft Conceptual Plan

City staff worked with a landscape architect and the City Engineer to design a conceptual plan of some proposed park improvements, including a ground spray splash pad, concrete walking trail throughout the length of the park, picnic pavilions throughout the park, additional playground equipment with shade structures, a gaga ball court, increased parking facilities, connection of the park across Ninth and Tenth Streets, and landscaping (Attachment C) (Figure 14).

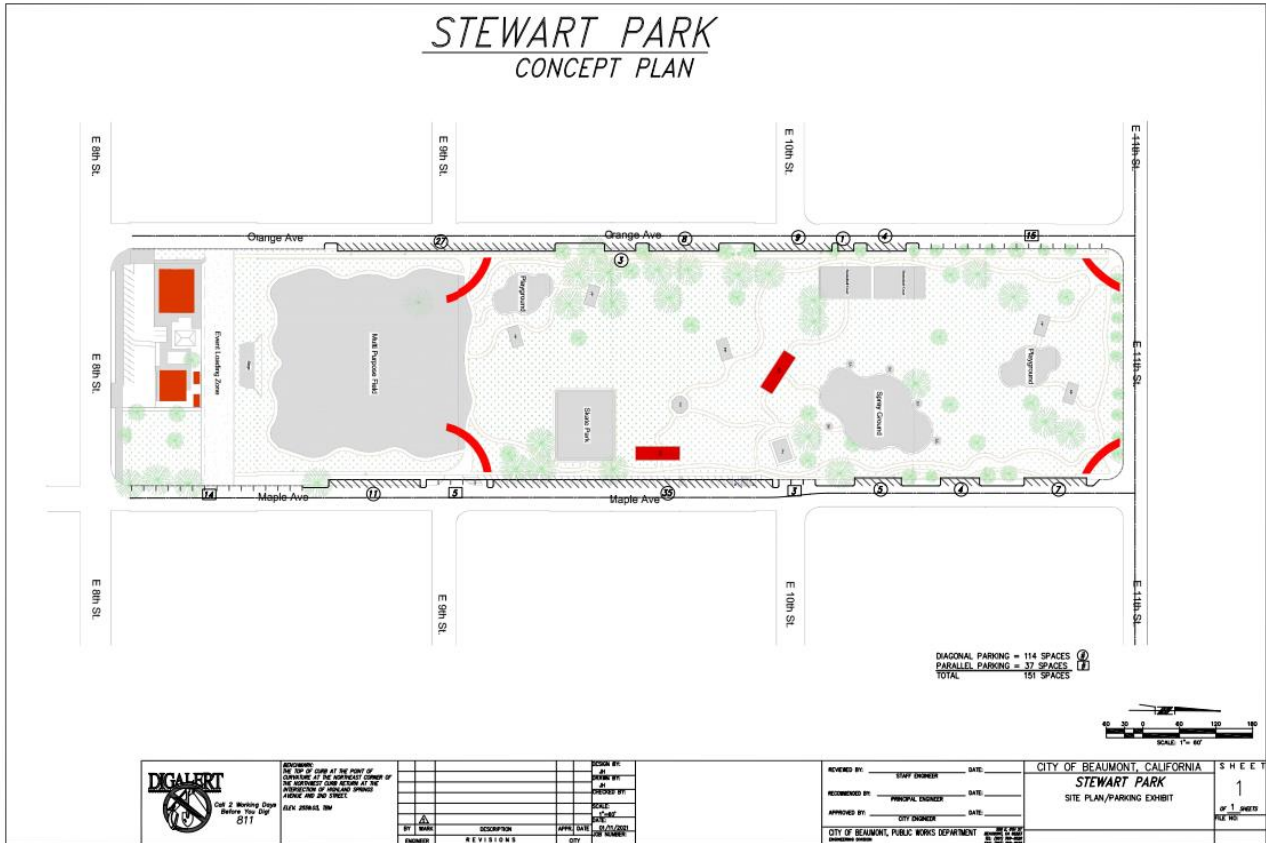


Figure 14

Ground Spray Pad (New)

City staff proposes the removal of the pool facility and construction of a new ground spray pad (Figure 15). Ground spray pads have several benefits, including significantly lower maintenance and operating costs, compliance with the American with Disabilities Act (ADA), safe play environments for the community members thereby reducing danger to children, which in turn reduces the risk to the managing jurisdiction (Figure 16). Spray pads also offer more of an interactive experience, and in turn, play time and visits generally last longer. They offer an enhanced integration to open, public spaces (Figure 17).

The costs to operate a ground spray pad are one-tenth that of an outdoor public swimming pool, predominately because of the elimination of the need for lifeguards and other pool staff.

The American with Disabilities Act requires that facilities built or modified after 1992 must be readily accessible by people with disabilities. The proposed ground spray pad

ensures that all individuals, regardless of mobility, can participate in water play and benefit from this new park feature.

Furthermore, according to the Center for Disease Control (CDC), drowning is a significant cause of death and injury to children. Splash parks reduce that danger and provide a more stress-free environment for parents, especially with younger children.

Splash parks can also be used throughout the year, offering more of a return on investment to the constituents, whereas swimming pools are generally open only during the traditional 14-week summer of Memorial Day weekend to Labor Day weekend.

The proposed ground spray pad would consist of approximately 17,000 square feet of flat surface, with a recirculation system, pumphouse, restroom facility and a required outside shower. Splash pads with recirculating systems are comparable to pools in that they are equipped with chemicals, filters, and pumps.



Figure 15



Figure 16



Figure 17

### Gaga Ball Court (New)

City staff recommends a gaga ball court be constructed in the area of the current pavilion (*Figure 18*). Gaga ball is similar to dodge ball but played in an octagon shaped court. It combines several skills including dodging, running, jumping, and coordination in trying to hit the opponent below the knees with a soft foam ball (*Figure 19*).



*Figure 18*



Figure 19

### Playgrounds (New)

City staff recommends the current playgrounds be demolished and two, new playgrounds be constructed away from the skate park.

In a 2018, poll conducted by the National Recreation and Park Association, nearly 9 in 10 Americans say that communities should offer all-inclusive play options at playgrounds. This includes playground equipment that is suitable for children of all physical and cognitive abilities (Figure 20). An increasingly popular aspect of playgrounds are multigenerational recreation swings and challenge courses (Figure 21).



Figure 20 (Photo courtesy of GameTime.com)



Figure 21

### Bandshell Area and Multipurpose Field (New)

One of the City's premier events is the annual four-day Cherry Festival held in June. In addition to residents, the festival draws thousands of patrons from around Southern California who enjoy the Cherry Festival parade, carnival, food vendors, with the largest attraction being the all-day live music. City staff recommends a new bandshell be constructed with modern sound and lighting equipment, with the grass area as a new multipurpose field to replace the current baseball field (*Figure 22*).



Figure 22

By utilizing the grass area north of the bandshell as a multipurpose field, it will allow for use by more than one sports branch, giving more residents the ability to utilize the open space at the park. Multipurpose fields allow for any number of sports, including football, baseball/softball, soccer, rugby, and field hockey.



### Skate Park (*Upgraded*)

City staff recommends the current skate park be upgraded and enhanced, with safety features and modern equipment.

### Basketball Court (*Improved*)

City staff recommends minor improvements to the current basketball courts, including erosion control around the courts, and replacement of the current backboards and baskets, and new court markings.

### Overall Theme

City staff is recommending that Stewart Park architecture model the elements found in Spanish Colonial Revival. Modern designs include red-tile roofs, arched passageways and bright ceramic tile details. A perfect example of this type of architecture can be found at Riverside's famous Mission Inn. To compliment those elements, City staff recommends four archways, one at each corner of the park (*Figure 23*). These archways serve to entice residents to enter the park's grounds and leisurely meander through the park, enjoying all the many amenities that the park has to offer (*Figure 24*).



Figure 23



Figure 24

These improvements will make Stewart Park a destination for families to enjoy and increase Beaumont's social capital. It will transition into a true community icon, increase overall usage of the park, and serve as a major component for the downtown revitalization.

**Fiscal Impact:**

The adopted CIP includes Projects P-01 and P-10 allocating \$3,395,000 in funding for Stewart Park improvements.

**Recommended Action:**

Approve the draft conceptual plan and direct staff to proceed with improving Stewart Park in accordance with Public Works Contract Code and the Beaumont Municipal Code.

**Attachments:**

- A. Resolution No. 2020-49
- B. Resolution No. 2020-43
- C. Draft Stewart Park Conceptual Plan

**RESOLUTION NO. 2020-49**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT  
ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS  
2021/2022-2024/2025 AND RELATED PRIOR YEAR CIP PROJECT LIST**

**WHEREAS**, the City Council of the City of Beaumont desires to adopt the City’s Five-Year Capital Improvement Plan for Fiscal Years 2021/2022 through 2024/2025 (“CIP”) and the Prior Year CIP Project List, as defined below;

**WHEREAS**, the Prior Year CIP Project List is a culmination of the prior year CIP projects, status and funding sources;

**WHEREAS**, the City Council received a presentation on the proposed CIP and Prior Year CIP Project List at a public meeting held on May 5, 2020 where members of the public had the opportunity to comment on the proposed CIP and Prior Year CIP Project List;

**WHEREAS**, the proposed CIP is attached hereto as **Exhibit “A”**;

**WHEREAS**, the proposed Prior Year CIP Project List is attached hereto as **Exhibit “B”**;

**WHEREAS**, pursuant to Government Code, section 66002, the City duly gave public notice of the public hearing of the proposed CIP and Prior Year CIP Project List, a copy of which has been on file with the City Clerk Board at least 10 calendar days prior to the City Council’s commencement of such public hearing; and

**WHEREAS**, the City Council desires to adopt the CIP and Prior Year CIP Project List as set forth herein;

**NOW, THEREFORE BE IT RESOLVED BY THE BEAUMONT CITY COUNCIL  
AS FOLLOWS:**

**Section 1.** The City Council hereby approves and adopts the Capital Improvement Plan for Fiscal Years 2021/2022 through 2024/2025, a copy of which is attached hereto as Exhibit “A” and made a part hereof by this reference.

**Section 2.** The City Council hereby approves and adopts the Prior Year CIP Project List, a copy of which is attached hereto as Exhibit “B” and made a part hereof by this reference.

**Section 3.** The Capital Improvement Plan may be updated by the City Council from time to time pursuant to California Government Code, section 66002, or as otherwise provided by law.

**Section 4.** This Resolution shall take effect immediately upon its passage and adoption.

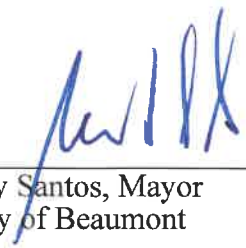
**MOVED, PASSED, and ADOPTED** this 2nd day of June, 2020, by the following vote:

**AYES:** White, Martinez, Carroll, Lara, Santos

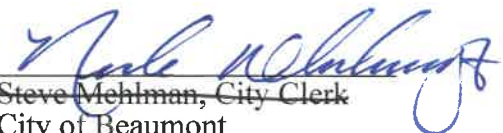
**NOES:**

**ABSTAIN:**

**ABSENT:**

By:   
\_\_\_\_\_  
Rey Santos, Mayor  
City of Beaumont

ATTEST:

By:   
~~Steve Mehlman, City Clerk~~  
City of Beaumont  
Nicole Wheelwright, Deputy City Clerk

**EXHIBIT A**

Five Year Capital Improvement Plan FY 21-25

**Funding Source: TUMF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: Basic Services DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
New City Hall							\$ 18,000,000	\$ 18,000,000
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000	\$ 18,000,000

**Funding Source: Road & Bridge DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Oak Valley Parkway Expansion I10-Desert Lawn Phase 2		\$ 600,000						\$ 600,000
2nd Street Extension Construction							\$ 5,000,000	\$ 5,000,000
1st Street Widening Penn to Beaumont Ave Design & Construction							\$ 1,600,000	\$ 1,600,000
<b>TOTAL</b>		\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 6,600,000	\$ 7,200,000

**Funding Source: Traffic Signal DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 1		\$ 150,000						\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 2			\$ 150,000					\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 3				\$ 150,000				\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 4					\$ 150,000			\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 5						\$ 150,000		\$ 150,000
<b>TOTAL</b>		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 750,000

**Funding Source: Community Park DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Stewart Park Splash Park		\$ 1,145,000						\$ 1,145,000
<b>TOTAL</b>		\$ 1,145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,145,000

**Funding Source: Neighborhood Park DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Rangel Park Splash Park		\$ 500,000						\$ 500,000
Nicklaus Park Splash Park		\$ 850,000						\$ 850,000
<b>TOTAL</b>		\$ 1,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350,000





Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Fire Station Rehab		\$ 250,000						\$ 250,000
Playground Shade Covers - Phase 1		\$ 250,000						\$ 250,000
Stewart Park Skate Park		\$ 250,000						\$ 250,000
Rangel Park - Ball Field Lights, Electrical and Playground		\$ 500,000						\$ 500,000
Playground Shade Covers - Phase 2		\$ 250,000						\$ 250,000
Downtown Plaza		\$ 1,500,000		\$ 1,500,000				\$ 1,500,000
<b>TOTAL</b>		<b>\$ 1,500,000</b>	<b>\$ 250,000</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,250,000</b>

**Funding Source: Measure A**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Annual Slurry Seal 20/21		\$ 400,000						\$ 400,000
Annual Citywide Street Rehab 20/21		\$ 400,000						\$ 400,000
Annual Slurry Seal 21/22		\$ 400,000						\$ 400,000
Annual Citywide Street Rehab 21/22		\$ 400,000						\$ 400,000
Annual Slurry Seal 22/23			\$ 160,000					\$ 160,000
Annual Citywide Street Rehab 22/23			\$ 160,000					\$ 160,000
Annual Slurry Seal 23/24				\$ 160,000				\$ 160,000
Annual Citywide Street Rehab 23/24				\$ 160,000				\$ 160,000
Annual Slurry Seal 24/25					\$ 160,000			\$ 160,000
Annual Citywide Street Rehab 24/25					\$ 160,000			\$ 160,000
<b>TOTAL</b>		<b>\$ 800,000</b>	<b>\$ 800,000</b>	<b>\$ 320,000</b>	<b>\$ 320,000</b>	<b>\$ 320,000</b>	<b>\$ -</b>	<b>\$ 2,560,000</b>

**Funding Source: RMRA/5B 1**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Annual Slurry Seal 20/21		\$ 430,000						\$ 430,000
Annual Citywide Street Rehab 20/21		\$ 300,000						\$ 300,000
Annual Slurry Seal 21/22			\$ 430,000					\$ 430,000
Annual Citywide Street Rehab 21/22			\$ 300,000					\$ 300,000
Annual Slurry Seal 22/23				\$ 430,000				\$ 430,000
Annual Citywide Street Rehab 22/23				\$ 300,000				\$ 300,000
Annual Slurry Seal 23/24					\$ 430,000			\$ 430,000
Annual Citywide Street Rehab 23/24					\$ 300,000			\$ 300,000
Annual Slurry Seal 24/25						\$ 430,000		\$ 430,000
Annual Citywide Street Rehab 24/25						\$ 300,000		\$ 300,000
<b>TOTAL</b>		<b>\$ 730,000</b>	<b>\$ 730,000</b>	<b>\$ 730,000</b>	<b>\$ 730,000</b>	<b>\$ 730,000</b>	<b>\$ -</b>	<b>\$ 3,650,000</b>

**Funding Source: Grants**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
SB2 Grant - Housing Code Updates		\$ 160,000						\$ 160,000
LEAP Grant - Housing Element Update		\$ 150,000						\$ 150,000
Pennsylvania Ave/IJPRR Grade Separation - Construction						\$ 34,000,000		\$ 34,000,000
California Ave/IJPRR Grade Separation - Construction						\$ 34,000,000		\$ 34,000,000
Oak Valley/I-10 Interchange - Construction						\$ 65,000,000		\$ 65,000,000
<b>TOTAL</b>		<b>\$ 310,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 133,000,000</b>	<b>\$ -</b>	<b>\$ 133,310,000</b>

**Funding Source: Transit Grants**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Fleet Maintenance and Operations Facility- Construction							\$ 3,000,000	\$ 3,000,000
SGR- Bus Stop Rehabilitation & Passenger Amenities							\$ 150,000	\$ 150,000
2 Electric Shuttle Vehicles- STA & Volkswagen	\$ 300,000							\$ 300,000
Bus Wraps-STA			\$ 100,000					\$ 100,000
Vehicle Replacements - STA			\$ 700,000	\$ 700,000				\$ 1,400,000
Measure A- Commuter Link Farebox Recovery			\$ 16,000	\$ 41,480				\$ 57,480
<b>TOTAL</b>		\$ 300,000	\$ 816,000	\$ 741,480	\$ -	\$ -	\$ 3,150,000	\$ 5,007,480

**Funding Source: Asset Forfeiture**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: CDBG Grants**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Rangel Park Improvement Project Phase 2		\$ 130,000						\$ 130,000
Citywide Street Improvements 21/22 - CDBG			\$ 130,000					\$ 130,000
Citywide Street Improvements 22/23 - CDBG				\$ 130,000				\$ 130,000
Citywide Street Improvements 23/24 - CDBG					\$ 130,000			\$ 130,000
Citywide Street Improvements 24/25 - CDBG						\$ 130,000		\$ 130,000
<b>TOTAL</b>		\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ -	\$ 650,000

**Funding Source: General Fund**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Storm Drain Facilities							\$ 1,000,000	\$ 1,000,000
Storm Drain Master Plan							\$ 500,000	\$ 500,000
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000

**Funding Source: Wastewater**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
I&I Rehabilitation Project - Phase 1		\$ 200,000						\$ 200,000
I&I Rehabilitation Project - Phase 2			\$ 200,000					\$ 200,000
I&I Rehabilitation Project - Phase 3				\$ 200,000				\$ 200,000
Wastewater Rate Study			\$ 200,000					\$ 200,000
<b>TOTAL</b>		\$ 200,000	\$ 400,000	\$ 200,000	\$ -	\$ -	\$ -	\$ 800,000

**RESOLUTION NO. 2020-43**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT  
AMENDING THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL  
YEARS 2021/2022-2024/2025 AND RELATED PRIOR YEAR CIP PROJECT LIST**

**WHEREAS**, the City Council of the City of Beaumont adopted the City's Five-Year Capital Improvement Plan for Fiscal Years 2021/2022 through 2024/2025 ("CIP") and the Prior Year CIP Project List on June 2, 2020 at a duly noticed public hearing, as defined below;

**WHEREAS**, the Prior Year CIP Project List is a culmination of the prior years' CIP projects, status and funding sources;

**WHEREAS**, the City Council desires to amend the City's Five-Year Capital Improvement Plan for Fiscal Years 2021/2022 through 2024/2025 ("CIP") and the Prior Year CIP Project List;

**WHEREAS**, the proposed amendments to the CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2021/2022-2024/2025 are intended to reallocate \$3,500,000 of the unrestricted General Fund Reserve dollars to enhance the Mid-Year Street Improvement Program and allocate an additional \$2,000,000 to the redevelopment of Stewart Park project from the CFD funds,

**WHEREAS**, these amendments are detailed in **Exhibit "A"** attached hereto and made a part hereof;

**WHEREAS**, the proposed amendments to the Prior Year CIP Project List are intended to allocate available restricted bond proceeds of \$3,984,954.85 toward design and construction of the Potrero Fire Station in place of unrestricted General Fund Reserve dollars and add \$350,000 to the PLC Lift Station Upgrade Construction Project budget from the CFD funds for a total project allocation of \$700,000;

**WHEREAS**, these amendments are detailed in **Exhibit "B"**, attached hereto and made a part hereof;

**WHEREAS**, pursuant to Government Code, section 66002, the City duly gave public notice of the public hearing of the proposed amendments to the CIP and Prior Year CIP Project List, a copy of which has been on file with the City Clerk Board at least 10 calendar days prior to the City Council's commencement of such public hearing; and

**WHEREAS**, the City Council desires to amend the CIP and Prior Year CIP Project List as set forth herein;

**NOW, THEREFORE BE IT RESOLVED BY THE BEAUMONT CITY COUNCIL AS FOLLOWS:**

**Section 1.** The City Council hereby approves and adopts the amendment to the Capital Improvement Plan for Fiscal Years 2021/2022 through 2024/2025, a copy of which is attached hereto as Exhibit "A" and made a part hereof by this reference.


**Section 2.** The City Council hereby approves and adopts the amendment to the Prior Year CIP Project List, a copy of which is attached hereto as Exhibit "B" and made a part hereof by this reference.

**Section 3.** The Capital Improvement Plan shall be updated annually by the City Council pursuant to California Government Code, section 66002, or as otherwise provided by law.

**Section 4.** This Resolution shall take effect immediately upon its passage and adoption.

**MOVED, PASSED, and ADOPTED** this 6th day of October, 2020, by the following vote:

- AYES:** White, Martinez, Carroll, Lara, Santos
- NOES:**
- ABSTAIN:**
- ABSENT:**

By:   
 \_\_\_\_\_  
 Roy Santos, Mayor  
 City of Beaumont

**ATTEST:**

By:   
 \_\_\_\_\_  
 Nicole Wheelwright, Deputy City Clerk  
 City of Beaumont

**EXHIBIT A**

Five Year Capital Improvement Plan FY 21-25

**Funding Source: TUMF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: Basic Services DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
New City Hall							\$ 18,000,000	\$ 18,000,000
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000	\$ 18,000,000

**Funding Source: Road & Bridge DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Oak Valley Parkway Expansion I10-Desert Lawn Phase 2	R-01	\$ 600,000						\$ 600,000
2nd Street Extension Construction							\$ 5,000,000	\$ 5,000,000
1st Street Widening Penn to Beaumont Ave Design & Construction							\$ 1,600,000	\$ 1,600,000
<b>TOTAL</b>		\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 6,600,000	\$ 7,200,000

**Funding Source: Traffic Signal DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 1	R-02	\$ 150,000						\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 2			\$ 150,000					\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 3				\$ 150,000				\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 4					\$ 150,000			\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 5						\$ 150,000		\$ 150,000
<b>TOTAL</b>		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 750,000

**Funding Source: Community Park DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Stewart Park Splash Park	P-01	\$ 1,145,000						\$ 1,145,000
<b>TOTAL</b>		\$ 1,145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,145,000

**Funding Source: Neighborhood Park DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Rangel Park Splash Park	P-02	\$ 500,000						\$ 500,000
Nicklaus Park Splash Park	P-03	\$ 850,000						\$ 850,000
<b>TOTAL</b>		\$ 1,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350,000

**Funding Source: Regional Park DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Sports Park Field Lighting & Field Expansion	P-04	\$ 1,000,000						\$ 1,000,000
Nicklaus Park Field Lighting & Field Expansion	P-05	\$ 900,000						\$ 900,000
<b>TOTAL</b>		\$ 1,900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900,000

**Funding Source: Recreation Facilities DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Sports Park Support Building for Leagues	P-06	\$ 300,000						\$ 300,000
Nicklaus Park Support Building for Leagues	P-07	\$ 300,000						\$ 300,000
Nicklaus Park Skate Park	P-08	\$ 300,000						\$ 300,000
<b>TOTAL</b>		\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000

**Funding Source: Fire Station DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: Police Facilities Mitigation DIF**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
New Police Station Feasibility Study	PS-01	\$ 250,000						\$ 250,000
<b>TOTAL</b>		\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000

**Funding Source: Public Safety CFD**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: CFD**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Stewart Park Redevelopment	P-10	\$ 2,000,000						\$ 2,000,000
Police Station Renovations - Roof, HVAC, Carpet	PS-02	\$ 250,000						\$ 250,000
Fire Station Rehab	PS-03	\$ 250,000						\$ 250,000
Playground Shade Covers - Phase 1	P-09	\$ 250,000						\$ 250,000
Stewart Park Skate Park	P-10	\$ 250,000						\$ 250,000
Rangel Park - Ball Field Lights, Electrical and Playground	P-11	\$ 500,000	\$ 250,000					\$ 750,000
Playground Shade Covers - Phase 2			\$ 1,500,000					\$ 1,500,000
Downtown Plaza		\$ 1,500,000	\$ 250,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 3,250,000
<b>TOTAL</b>		\$ 5,250,000	\$ 250,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 7,000,000

**Funding Source: Measure A**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Annual Slurry Seal 20/21	R-03	\$ 400,000						\$ 400,000
Annual Citywide Street Rehab 20/21	R-04	\$ 400,000						\$ 400,000
Annual Slurry Seal 21/22			\$ 400,000					\$ 400,000
Annual Citywide Street Rehab 21/22			\$ 400,000					\$ 400,000
Annual Slurry Seal 22/23				\$ 160,000				\$ 160,000
Annual Citywide Street Rehab 22/23				\$ 160,000				\$ 160,000
Annual Slurry Seal 23/24					\$ 160,000			\$ 160,000
Annual Citywide Street Rehab 23/24					\$ 160,000			\$ 160,000
Annual Slurry Seal 24/25						\$ 160,000		\$ 160,000
Annual Citywide Street Rehab 24/25						\$ 160,000		\$ 160,000
<b>TOTAL</b>		\$ 800,000	\$ 800,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ -	\$ 2,560,000

**Funding Source: RMRA/SB 1**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Annual Slurry Seal 20/21	R-03	\$ 430,000						\$ 430,000
Annual Citywide Street Rehab 20/21	R-04	\$ 300,000						\$ 300,000
Annual Slurry Seal 21/22			\$ 430,000					\$ 430,000
Annual Citywide Street Rehab 21/22			\$ 300,000					\$ 300,000
Annual Slurry Seal 22/23				\$ 430,000				\$ 430,000
Annual Citywide Street Rehab 22/23				\$ 300,000				\$ 300,000
Annual Slurry Seal 23/24					\$ 430,000			\$ 430,000
Annual Citywide Street Rehab 23/24					\$ 300,000			\$ 300,000
Annual Slurry Seal 24/25						\$ 430,000		\$ 430,000
Annual Citywide Street Rehab 24/25						\$ 300,000		\$ 300,000
<b>TOTAL</b>		\$ 730,000	\$ 730,000	\$ 730,000	\$ 730,000	\$ 730,000	\$ -	\$ 3,650,000

**Funding Source: Grants**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
SB2 Grant - Housing Code Updates	CD-01	\$ 160,000						\$ 160,000
LEAP Grant - Housing Element Update	CD-02	\$ 150,000						\$ 150,000
Pennsylvania Ave/UPRR Grade Separation - Construction						\$ 34,000,000		\$ 34,000,000
California Ave/UPRR Grade Separation - Construction						\$ 34,000,000		\$ 34,000,000
Oak Valley/I-10 Interchange - Construction						\$ 65,000,000		\$ 65,000,000
<b>TOTAL</b>		\$ 310,000	\$ -	\$ -	\$ -	\$ -	\$ 133,000,000	\$ 133,310,000

**Funding Source: Transit Grants**

Project Name	Project Number	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
Fleet Maintenance and Operations Facility- Construction							\$ 3,000,000	\$ 3,000,000
SGR- Bus Stop Rehabilitation & Passenger Amenities							\$ 150,000	\$ 150,000
2 Electric Shuttle Vehicles- STA & Volkswagen	T-01	\$ 300,000						\$ 300,000
Bus Wraps-STA			\$ 100,000					\$ 100,000
Vehicle Replacements - STA			\$ 700,000	\$ 700,000				\$ 1,400,000
Measure A- Commuter Link Farebox Recovery			\$ 16,000	\$ 41,480				\$ 57,480





**City of Beaumont  
Prior Year CIP Projects**

Project #	Project Name	Budget Allocation	Status	Funding Source
104	CF104 City Hall and BLDG B	\$ 1,000,000	Open	Basic Services DIF
2016-001	Oak Valley/I-10 Traffic Signals	\$ 1,490,500	Close	Road & Bridge DIF, Traffic Signal DIF, Grant
2016-003	Potrero Interchange- Phase 1 & 2	\$ 66,600,664	Phase 1 Complete, Phase 2 Seeking Funds	Grants/ Developer Contributions
2016-004	General Plan Update	\$ 850,000	In progress	General Fund/ GP DIF
2017-001	Pennsylvania Avenue/Ramp Additions	\$ 3,950,000	In design	Road & Bridge DIF
2017-002	Oak Valley Pkwy Rehab	\$ 1,191,660	close	Road & Bridge DIF
2017-005	WWTP Exp PH 1 & Advanced R	\$ 67,235,187	In construction	Bonds, WW DIF, Recycled Water DIF, CFD
2017-006	Brine Pipeline to San Bernardino	\$ 40,572,639	In construction	Bonds, WW DIF, Recycled Water DIF, CFD
2017-008	Lift Stations Assessment	\$ 250,000	Close	WW Funds
2017-009	Pennsylvania Widening	\$ 4,018,000	In Design	TUMF, Road & Bridge DIF
2017-010	6th Street Rehab & Beautification	\$ 50,000	Close	Traffic Signal DIF
2017-012	Pennsylvania Ave/UPR Grade Separation	\$ 1,500,000	In Design	Railroad DIF
2017-013	California Ave/UPR Grade Sep	\$ 1,500,000	Close	Railroad DIF
2017-014	Highland Springs/1st St Storm Dr	\$ 175,000	Close	Road & Bridge DIF
2017-016	Beaumont Ave Signalization	\$ 1,000,000	Close	Traffic Signal DIF
2017-023	Potrero Interchange PH 2	\$ 27,000,000	Close	Grants/ Developer Contributions
2017-027	Oak Valley/I-10 Interchange Design	\$ 7,000,000	Design	TUMF, Grants
2017-028	Potrero Fire Station	\$ 8,650,000	Design	Fire Station DIF, General Fund, Bonds
2017-CF100	City Hall Campus Plan	\$ 200,000	Close	Basic Services DIF
2018-001	Slurry Seal 18-19	\$ 600,000	Construction	SB1, Measure A
2018-003	Street Rehab - Alley	\$ 34,476	Construction	Alley DIF
2018-004	Beaumont Ave Reconstruction	\$ 1,953,000	Construction	SB1, Measure A
2018-005	Rangel Park	\$ 521,470	Construction	CDBG
2018-006	Park and ROW Upgrades 18-19	\$ 300,000	Close	CFD
2018-007	Recycle Water Feasibility Study	\$ 100,000	Close	Recycled Water DIF
2018-008	Oak Valley Pkwy PH2	\$ 500,000	Close	Road & Bridge DIF
2018-009	Seneca Springs Lift Station- Feasibility Study	\$ 100,000	Close	Wastewater Fund
2018-010	Seneca Springs Lift Station Design & Construction	\$ 200,000	Construction	Wastewater Fund
2019-001	Slurry Seal 19-20	\$ 1,000,000	Construction	SB1, Measure A
2019-002	Street Rehab 19-20	\$ 466,647	Construction	SB1, Measure A
2019-003	Park and ROW Upgrades 19-20	\$ 300,000	Close	CFD
2019-004	CNG Station	\$ 1,941,795	Design	Grants
2019-005	Police Annex	\$ 41,300	Close	Grants, Forfiture
2019-006	City Hall Council Chambers	\$ 325,000	Close	PEG Funds
2019-007	PD Server Room	\$ 54,000	Close	General Fund/ CFD Public Safety
2019-008	Housing Element Update	\$ 90,000	RFP	Close
2019-009	2nd Street Extension Feasibility / Design	\$ 200,000	RFP	Road & Bridge
2019-010	PLC Upgrade Construction	\$ 700,000	Not Started	WW Funds, CFD
2019-011	CMOM	\$ 100,000	Close	WW Funds
2019-012	WQMP & WWTP Permit	\$ 50,000	In process	WW Funds
2019-013	Wastewater Master Plan	\$ 350,000	In process	WW Funds
2019-015	Security Infrastructure Upgrades	\$ 40,000	Close	General Funds
2019-016	EV Charging Station	\$ 371,870	Construction	Grants
2019-017	Beaumont Ave Signalization	\$ 795,000	Close	Traffic Signal DIF
2019-018	PLC Upgrade Design	\$ 50,000	Design	WW Funds
2019-019	Beaumont Master Drainage Plan - Line 2 Stage 1	\$ 5,000,000	Design	Grant

City of Beaumont, California

Beaumont Plunge Pool Study

January 2021



Item 8.

AUDIT	STUDY	DESIGN	OPERATE	WEB-APPS	COUNSILMANHUNSAKER.COM



# Process Overview

The City of Beaumont, California commissioned Councilman-Hunsaker (CH) to provide a swimming pool assessment and feasibility study for the Beaumont Plunge Swimming Pool. The purpose of the swimming pool assessment is to identify items that are substandard in the pools, identify items not to current industry swimming pool design standards, or equipment not operating as designed, and to assist in defining a course of action regarding the future of the aquatic facility.

The Pool was opened in 1963 making it 57 years old and it contains a 3,981 square foot main pool and 500 square foot children’s pool. Councilman-Hunsaker typically assigns a 30-to-40-year lifespan for an outdoor aquatic facility. The Beaumont Plunge Swimming Pool has exceeded that lifespan by 17 years. As pools age, they tend to require more regular care to remain open. Due to restricted budgets, pool operators are often required to keep their pools operational with small to medium repairs over the course of several years. For this reason, the City is looking at long-term goals that need to be considered to maintain an excellent aquatic experience for its residents.

As with other pools built at this same time, they are facing both physical and functional obsolescence. Physical obsolescence refers to physical issues such as equipment that needs to be replaced or is not operating as designed. Functional obsolescence describes the pools meeting the wants and needs of the community and the various aquatic user groups. Physical obsolescence requires increasing capital budgets on an annual basis due to repairs the facility needs to keep it operational. Functional obsolescence typically requires increased annual subsidies from the City’s general fund due to declining attendance and the inability to charge a sustainable admission fee since the facility does not have modern aquatic amenities that drive admission prices and guest length of stay.

<b>Review Existing Information</b>	Facility Drawings
	Prior Studies/Reports
	Observations/Goals of City
<b>Conduct On-Site Audit of Facility</b>	Pools and All Equipment
	Support Facilities
	Code Compliance including ADA Review
<b>Review Findings with City</b>	Recommendations for Physical Issue Corrections
	Recommendations for Addressing Functional Issues
	Cost Implications of Identified Action Plan
	Forecasting Remaining Life of Systems
	Identification of “fatal flaws” or Major Concerns



# Applicable Codes

The state administrative swimming pool code referenced as “California Building Code” in the report is as follows.

California Building Code  
Chapter 31B – Public Pools

Virginia Graeme Baker Pool and Spa Safety Act (VGB)  
ASME/ANSI A112.19.81  
Signed into Law on December 19, 2007  
CPSC Staff Interpretation of Section 1404 issued on June 18, 2008

Americans with Disabilities Act (ADA)  
U.S.C. 12101 et seq.  
Signed into Law on July 26, 1990 (2010 Update)

The administrative code requirements must be satisfied if a major modification of the pool is undertaken or if a particular item or piece of equipment is in need of repair. The recommended repairs address all administrative code items identified in this report.

# Existing Conditions Assessment



# Beaumont Plunge Swimming Pool

Item 8.

## General Pool Information

### Main Pool

Date Opened: 1963

Size: 3,981 square feet

Number of Gallons: 160,000

Depth Range: 3 feet to 10 feet

Turnover Rate: 350 GPM (7.9 hours)

### Children's Pool

Size: 500 square feet

Number of Gallons: 5,000

Depth Range: 1 ½ feet (constant depth)

Turnover Rate: 30 GPM (2.77 hours)



# Pool Surface

The swimming pool is a concrete structure with a pebble-tec/sheen finish that was installed in 2014 and a tile perimeter band. Cracking was prevalent in the pool's surface near the main drain covers, and in both the shallow and deep ends on the slope where the pool wall and floor meet.

When structural cracking in a pool occurs, it can be created by many factors including shifting soils around the perimeter of the pool. Structural failure will continue until the issue is addressed. Furthermore, structural cracking allows water (pool or hydrostatic ground water) to penetrate the concrete and reach the embedded rebar. The result is corroded and eventual failed rebar, further weakening the pool structure.

Industry experience has shown that Pebbletec pools, if maintained in a wet or moist condition, will typically have a lifespan of 7 to 10 years. In most cases achieving a 10-year life on a Pebbletec surface is expected.

Staff report they started finding black mold on the pool's surface and have received a quote from a contractor to acid wash the affected areas.



AUDIT

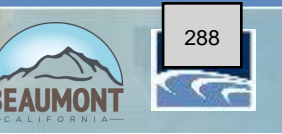
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# Pool Surface

The City commissioned So-Cal Leak Detections to perform a leak detection test in April 2020. Three leaks were confirmed during their analysis.

- Leak found under slab approximately 2 feet away from return in pool on far side of diving board
- Suction leak found in equipment room approximately 5 feet in front of pump.
- Plaster crack on shallow end of pool in 3 ½ foot area.



(760)895-5959

13039 Cactus Dr Desert Hot Springs, CA 92240

To: Lilian/ Board Members  
 Address: 985 Maple Ave.  
 Technician: Armando Gomez

Item 8.

Date Ordered: 2/20/20 Starting Date  
 Job Location: Beaumont, CA  
 Job Phone: 951-769-8524 Terms  
 Customer Name

DESCRIPTION	AMOUNT
1) Leak found under slab approx. 2ft away from return in pool on far side of diving board ( if back is toward equipment) . cut concrete exeavate dirt to locate area where leak is located repair and put dirt back to prepare area for concrete.	<b>Repair total</b> <b>\$2900.00</b>
2) Suction leak found in equipment room approx. 5ft from front of pump. Repairs would need to be addressed in order to properly pressurize suction. Concrete would need to be removed and excavate to plumbing once broken plumbing is found, fix and return dirt to prepare for concrete (6" inch plumbing is located underground)	<b>\$4600.00</b>
3) Plaster crack on shallow end of pool leaking approx. 3 ½ ft. cut out crack with grinder ,chip out plaster until gunite is exposed and replaster once gunite is completely dry.	<b>\$1600.00</b>
4) Pool lights not properly bonded , if issue is not addressed with bonding wire casualty can occur for if the GFI fails the water will become electrified causing death. X _____ (I know of incident and will take full responsibility in this matter.)	<b>\$4600.00</b>
<small>Guarantee on Detection: All Leak Location and Detection work is guaranteed for 30 Days from the date of Completion. We will retest the system or refund the detection fee (at our sole option). If it is reported within the above 30 Day period, that a leak still exists. We will not be liable for other consequential loses.</small>	Leak Detect. \$475.00
<small>Guarantee on Repair: Minor Repair are guaranteed for 30 Days. Major Repairs are Guaranteed for 12 Months. All Repairs are Guaranteed from the date of completion and for detective workmanship only, unless stated on bid.</small>	Other
<small>I find the work satisfactory and the charges as agreed, and agree to pay the total amount due on presentation of this invoice without any deduction whatsoever. I further agree to pay reasonable charges for collection. Including attorney fees, in the event of my default, as well as penalty interest as allowed by law.</small>	Subtotal
	Tax
	<b>Total Owed \$475.00</b>

# Pool Surface

Staff report the 48-hour water loss with the pumps running goes from the middle of the blue tile to below the first step on stair entry. Since the pool did not lose as much water without the pumps running, there is a leak within the pool's recirculation system.

Staff have not observed the pool water leaking into the adjacent park, which likely means the leaking pool water is draining below the pool, which could be destabilizing the soil surrounding the pool structure. There are limited solutions to soil stabilization after the pool structures are in place.

Because of these cracks, coupled with the water loss and shifting deck, it is recommended that the pool shell not be reused if the facility undergoes a substantial renovation. It is possible to add a vinyl or fiberglass pool liner to the facility, purely as a band-aid approach, in order to get the facility 5 more years of operation.

And, while it is impossible to repair significant cracking in the pool and pool deck, they can be filled with an epoxy injection. However, with this type of movement, the cracking will reoccur.



# Main Drains

There are two (2) 24" x 24" square, fiberglass main drain covers located in the deep end of the main pool. The main drain grates were broken and unsecured at the time of the site visit. The grates are suction and hair entrapment certified as required by the Virginia Graeme Baker Pool and Spa Safety Act (VGB), ASME/ANSI A112.19.81. All main drains with dimensions 18" x 23" or smaller are classified as "blockable" and must have a VGB stamped and certified "unblockable" grate cover with tamper proof screws.

The federal regulations of VGB were passed by Congress in 2008 and are designed to reduce the potential for suction and hair entrapment in commercial swimming pools at all suction outlets (e.g. main drains, skimmer equalizer lines, etc.). The Consumer Product Safety Commission (CPSC) is tasked with Federally enforcing all VGB regulations, but due to the vast number of commercial swimming pools in the United States, enforcement most commonly is the responsibility of the local governing agencies (e.g. public health departments, building departments, etc.).

Staff should confirm when the grates were last replaced to ensure it is still within the stipulated time frame. New grates will be necessary if the pool is brought back into operation.



AUDIT

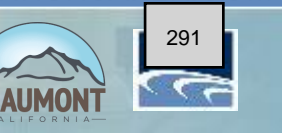
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# Competition Pool ADA Accessibility

The ADA Act requires that a swimming pool with a perimeter that is less than 300' to have at least one accessible means of entry, provided that the primary accessible means of entry is an ADA compliant swimming pool lift or ADA compliant swimming pool ramp with handrails. The secondary means of access can be either a ramp, lift or compliant stair entry. The main pool's size necessitates one means of entry which is met with the ADA lift that is on-site. The lift will need to be installed adjacent to the pool if the pool is brought back into operation.



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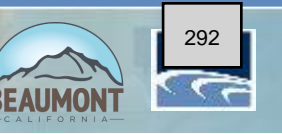
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# Diving

Item 8.

According to Section 3313B: Diving Boards and Platforms, the following are required for diving boards.

- Diving boards shall be anchored to the pool deck, constructed of corrosion resistant material, designed and constructed to be easily cleanable and finished with a durable slip resistant material.
- Diving boards greater than 18 inches in height above the deck shall be provided with a ladder or stairs for access. Handrails shall be provided at all ladders and stairs leading to diving boards more than 1 meter above the water. Diving boards over 1 meter above the water shall have guard rails on both sides of the diving board that extend to a point director above the water's edge.
- Dimensions and clearances for the use of diving boards shall conform to those shown in Figures 31B-1 and 31B-2. Diving boards shall conform to the USA Diving Rules and Codes, Part 1, Subpart A and Appendix B.

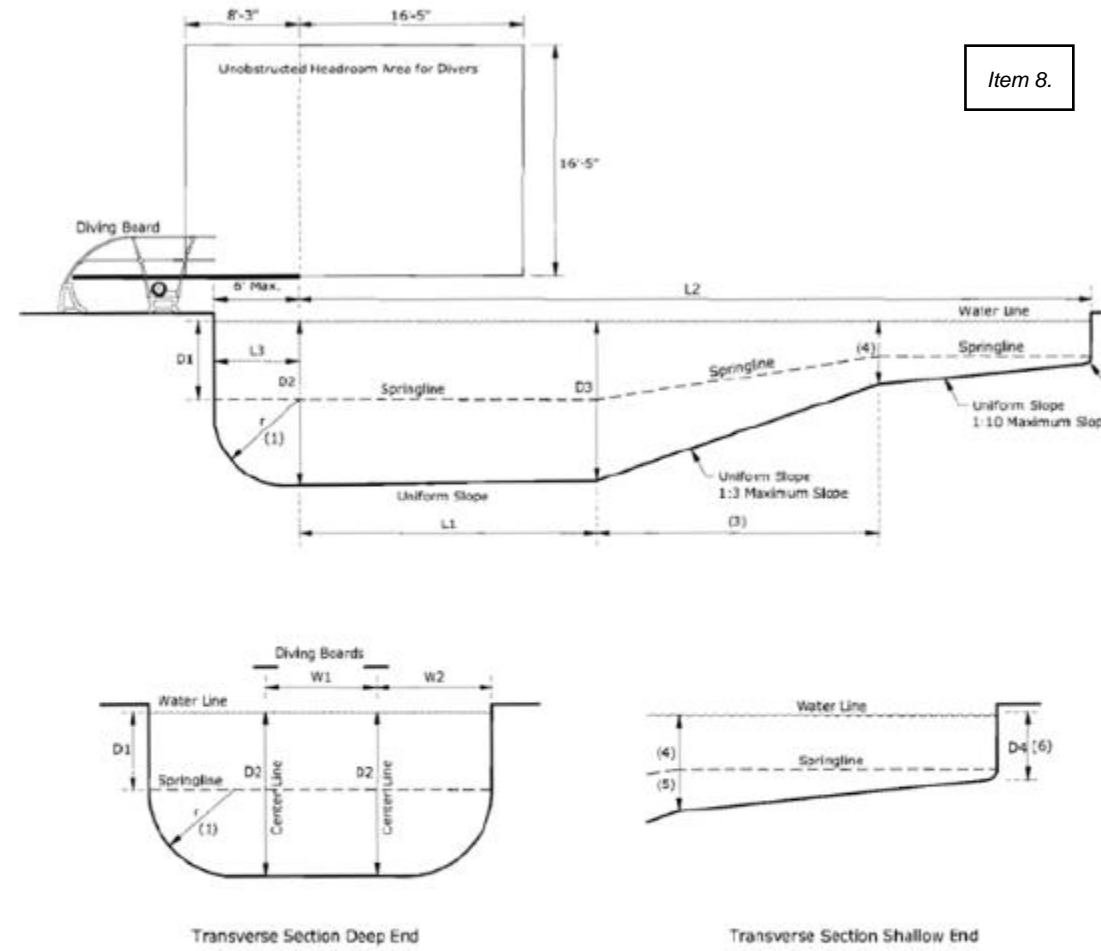


FIGURE 31B-1 DEPTHS AND CLEARANCES FOR POOLS WITH DIVING BOARDS GREATER THAN 30 INCHES (762 mm) ABOVE THE WATER LINE

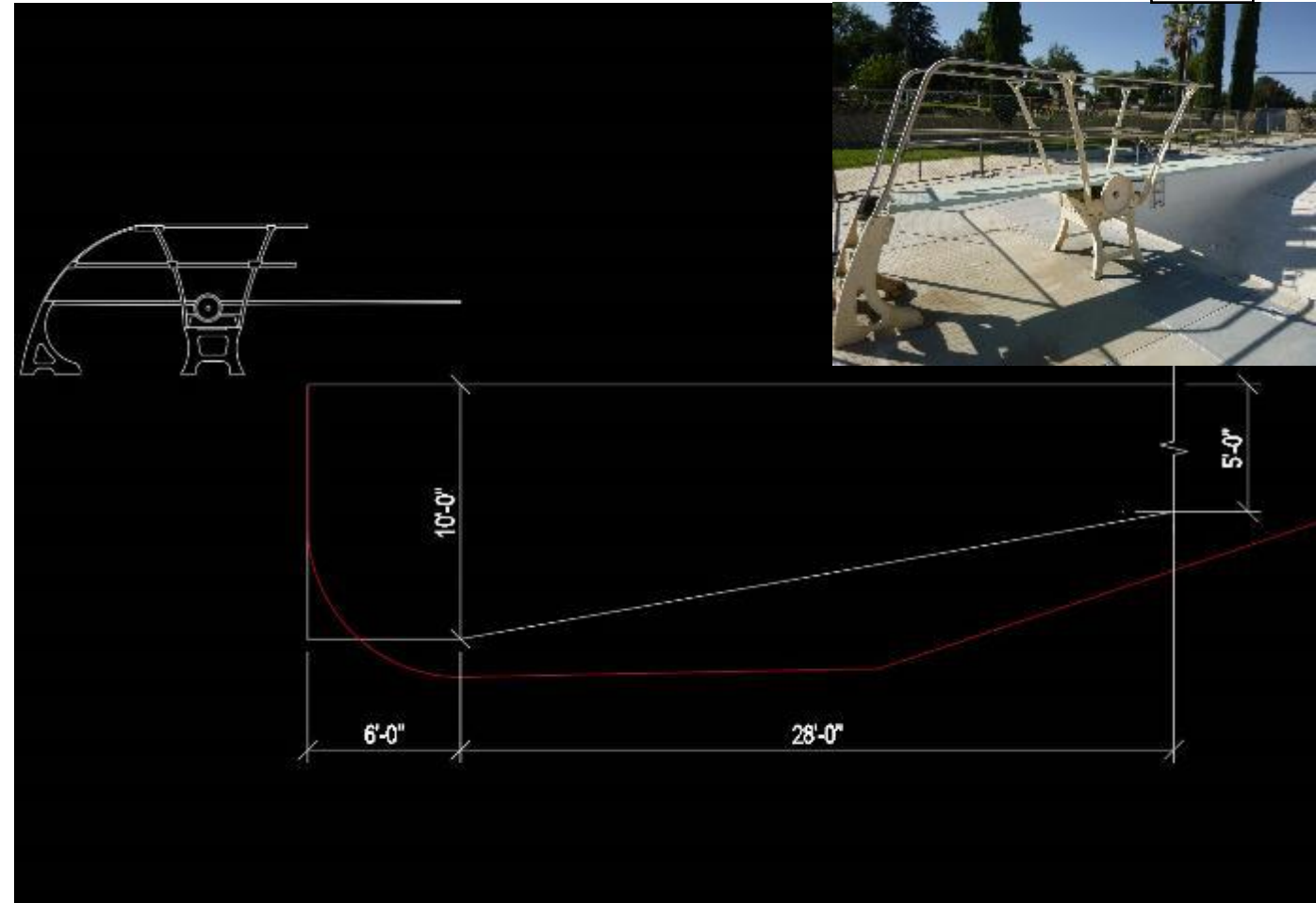
TABLE 31B-1

BOARDS AND PLATFORMS	DIM	DEPTH OF WATER				LENGTH OF SECTION				
		D1	D2	D3	D4	L1	L2	L3	W1	W2
1-meter board	Min.	5'-6"	11'-6"	11'-2"	0'-0"	16'-5"	29'-7"	5'-11"	7'-11"	8'-3"
3-meter board	Min.	6'-6"	12'-6"	12'-2"	0'-0"	19'-9"	33'-8"	5'-11"	8'-7"	11'-6"

# Diving

Through Counsilman-Hunsaker's analysis of the existing deep end of the Beaumont Plunge Swimming Pool, the following has been determined:

- The depth of the diving well does not meet the minimum standards stipulated by the State Code. With a depth of 10 feet, the depth fails the standards by 18 inches.
- The existing slope of the pool floor does not meet the standards stipulated by the State Code. As shown in the picture to the right, the white line denotes the existing pool floor and slope while the red line represents the depth and slope required by the State Code. The pool does not meet the slope or the depth requirement.



# Perimeter Overflow

The pool has a tiled, concrete gutter overflow system that allows for continuous surface skimming around the perimeter of the pool. The gutter system is in poor condition with noticeable cracks in the concrete and in the connecting coping stone.

The State Code and current industry standards stipulate that overflow gutters shall be capable of continuously removing no less than 100% of the recirculated water, which is not met with the current flow rate and gutter capacity.

A new perimeter overflow system would require a surge tank to be constructed equal to at least 1 gallon per square foot of pool surface area. Solutions exist to install a stainless-steel gutter system on this type of pool by cutting the top off the pool's perimeter and installing the gutter system. The installation of this gutter system would bring the pool's perimeter overflow system up to code.

Staff reported the perimeter return piping was replaced within the past 10 years by the City's grounds maintenance staff.

Based on the location of the scum line in the pictures to the right, it appears the gutters might not have been properly draining when the pool was last in operation. If the water level in the gutters is above the tile lip, then the gutters are not functioning properly.



# Pool Deck

Item 8.

Cracking is evident in the pool deck around the entire perimeter of the pool. Some of the cracks span 10 feet or longer. Staff reported that they have observed water bubbling under the cracks in the deck and when the pool is filled, there is often standing water behind the diving board.

While the facility does meet the California Building Code requirement of maintaining a minimum deck width of four (4) feet around the pool perimeter, due to the condition of the deck, a full replacement is recommended during a future renovation.





# Mechanical System

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# Pool Mechanical

A single 10-horsepower Marathon pump is provided on the recirculation system that is under direct suction from the main drains. The pump and motor both display significant signs of corrosion. The GPM rating for the pump and the horsepower for the motor were not verified by nameplate during the site visit. A strainer is provided for the pump as required by the State Code.

The main drain and skimmer combine to a 6-inch PVC schedule 80 pipe in the mechanical room that is routed through the required skimmer basket (3125B.4) and to the high-rate sand filters. The filtered water is routed back to the pool via a single, 6-inch pipe (pressure). A flow meter was observed as required by 3125B.3.

The California Building Code, Chapter 3124B requires that public pools be turned over at a minimum rate of six hours. The pool was empty during the site visit, so the mechanical system was not observed as operational. Based on the size of the pool's suction piping at the current flow rate of 350GPM, the 160,000-gallon pool is turned over every 7.9 hours, which exceeds the current code requirement. The minimum flow rate for the swimming pool to achieve the required 6-hour turnover is 461 GPM.



# Pool Mechanical

The pool contains two (2) Eko-3 Systems high-rate sand filters that were installed in 2014. With 16.5 square feet of filter area, the filters are each rated for a flow rate of 247 GPM, giving them an overall capacity for 494 GPM at 15 gallons per minute per square foot, which is the industry standard. The pool's flow rate of 350GPM is within this rating.

The horizontal filter tanks did not have any noticeable defects and staff reported they were functional during the 2019 summer season when the pool was last opened. Staff reported the gaskets and connectors behind the filter gauges are constantly leaking.

CH typically assigns a lifespan of 15-20 years to pool filters and related mechanical equipment. Since the pool filters are only 6 years old, CH would expect them to last another 10+ years for the operation of the pool.



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# Pool Mechanical

Item 8.

The pool is controlled by an BECSys 3 chemical controller. The chemical controller automatically adds sanitizer from the Pulsar 4 system, or muriatic acid as the pH buffer, as necessary to minimize the peaks and valleys common when the chemical feed is controlled manually. The controller was installed within the past few years and is in good working condition. It is appropriate for this type of usage and could be reused in a future renovation.



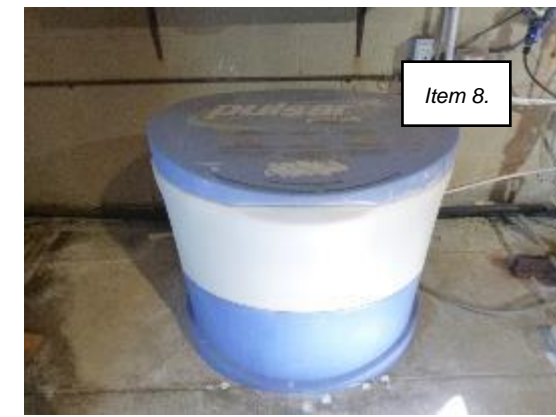
# Pool Mechanical

The pools are sanitized with calcium hypochlorite (tablet chlorine) via a Pulsar erosion feeder system and use muriatic acid as a pH buffer. The sodium hypochlorite and muriatic acid for the swimming pool are located in the main pool mechanical room.

Corrosion was evident on several items within the mechanical space, including the following:

- Electrical panel
- Water heater
- Electrical conduit
- Electrical box for the Pulsar switch

This is most likely due to the presence of the muriatic acid feeder that is located within the mechanical room. A separate, dedicated and ventilated chemical storage room for both the sanitizer and pH buffer is recommended and is the current industry standard. During a future renovation, these separate mechanical rooms could be included. In an ideal setting these two would be in their own separate, ventilated spaces.



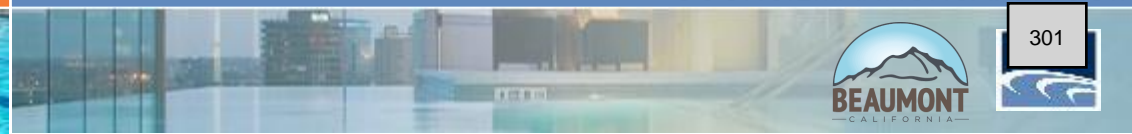
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# Pool Mechanical

A variable frequency drive is not installed on the circulation system. A variable-frequency drive (VFD) is a system for controlling the rotational speed of an alternating current (AC) electric motor by controlling the frequency of the electrical power supplied to the motor. VFDs should be considered on any future mechanical system upgrades.



VFD Example

# Children's Pool

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# Children's Pool

- The children's pool is in fair condition overall but does not meet the current expectations for a children's area at an outdoor aquatic facility. The pool holds approximately 5,600 gallons which would necessitate a flow rate of 85 gallons per minute to reach a one-hour turnover rate as required by the State Code.
- Noticeable cracking is evident in the pool's coping stone and there are areas that do not contain any grout along the expansion joints. Missing tiles from the perimeter tile band were also observed.
- The pool is not compliant with the current ADA Standards for swimming pools (2010) and would need to add an entry ramp with compliant handrails in order to meet the current ADA requirements.
- The main drain grate is compliant with the Virginia Graeme Baker Pool and Spa Safety Act (VGB) but has a lifespan that is noted at 5 years. Staff should confirm when the grate was last replaced to ensure it is still within the stipulated time frame. Since the pool contains only one main drain, a Safety Vacuum Release System (SVRS) system is necessary to protect users against suction entrapment.





# Children's Pool

- The pool's mechanical system contains a Triton Sand Filter, BecSys 2 chemical controller and a Pulsar 1 unit for the calcium hypochlorite sanitizer. The muriatic acid and calcium hypochlorite feeders are both located in the mechanical shed and have caused corrosion on some of the surrounding equipment. This is especially noticeable on the pool pump motor and electrical outlet.
- The children's pool does not have a mechanical system that meets industry design standards since it does not contain an Ultraviolet Treatment (UV) System on the pool (picture – bottom right) to provide secondary sanitation. UV has been shown to be highly effective against chlorine resistant pathogens like Cryptosporidium and Giardia; as well as the vast majority of bacteria, viruses, yeast, and mold.
- According to the Model Aquatic Health Code, "Due to the risk of outbreaks of RWIs associated with the DISINFECTANT tolerant parasite Cryptosporidium, it is strongly recommended that all AQUATIC FACILITIES include SECONDARY DISINFECTION SYSTEMS to minimize the risk to the public associated with these outbreaks."



# Children's Pool

- The pool contains a single main drain with two (2) return inlets on the west side of the pool and a single skimmer box on the east side of the pool. With 2-inch schedule 40 pressure piping that is rated for 105 GPM at 10 feet per second, the piping can handle the flow rate necessary to meet the required one-hour turnover rate.
- The single skimmer suction piping cannot handle the full recirculation flow rate for the children's pool. Assuming the maximum flow rate of 63 GPM the pool would need a 3-inch pipe to handle this flow.
- The tot pool does not meet the modern definition of a children's pool because it lacks a zero-beach entry, children's play features, tot slides, etc. If the facility undergoes a future renovation, it is recommended that this area be replaced with a modern tot pool or interactive spraypad.



AUDIT

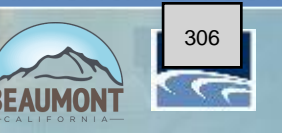
STUDY

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# Assessment Summary

AUDIT	STUDY	DESIGN	OPERATE	WEB-APPS	COUNSILMANHUNSAKER.COM
					



# Assessment Summary

The Beaumont Plunge Swimming Pool has several physical and functional issues that are notated below. Due to these issues, it is the opinion of Counsilman-Hunsaker that the pool has exceeded its expected lifespan and the City should consider options for renovation or replacement.

- Three major leaks have been found in the swimming pool and mechanical system. CH observed numerous cracks in the pool shell and in the surrounding deck, which points to structural movement of the pool shell.
- The current perimeter overflow system and piping does not sufficiently meet modern industry standards, which is for the system to handle 100% of the recirculation rate as required by the current State Code (3136B).
- The pool's turnover rate exceeds the State Code requirement by 1.9 hours.
- The pool deck is shifting and has numerous cracks surrounding the pool necessitating a complete replacement.
- The depth and slope of the deep end of the pool does not meet the minimum requirement for the 1-meter diving board.
- The children's pool does not meet the current 2010 Americans with Disabilities Act standards or the Model Aquatic Health Code standards for secondary sanitation.
- An evaluation has determined that the in-pool lights are not grounded per NEC 680 requirements.
- Significant corrosion exists in the swimming pool's mechanical room necessitating separate chemical rooms for the pool's sanitizer (calcium hypochlorite) and the pH buffer (muriatic acid).

# Assessment Summary

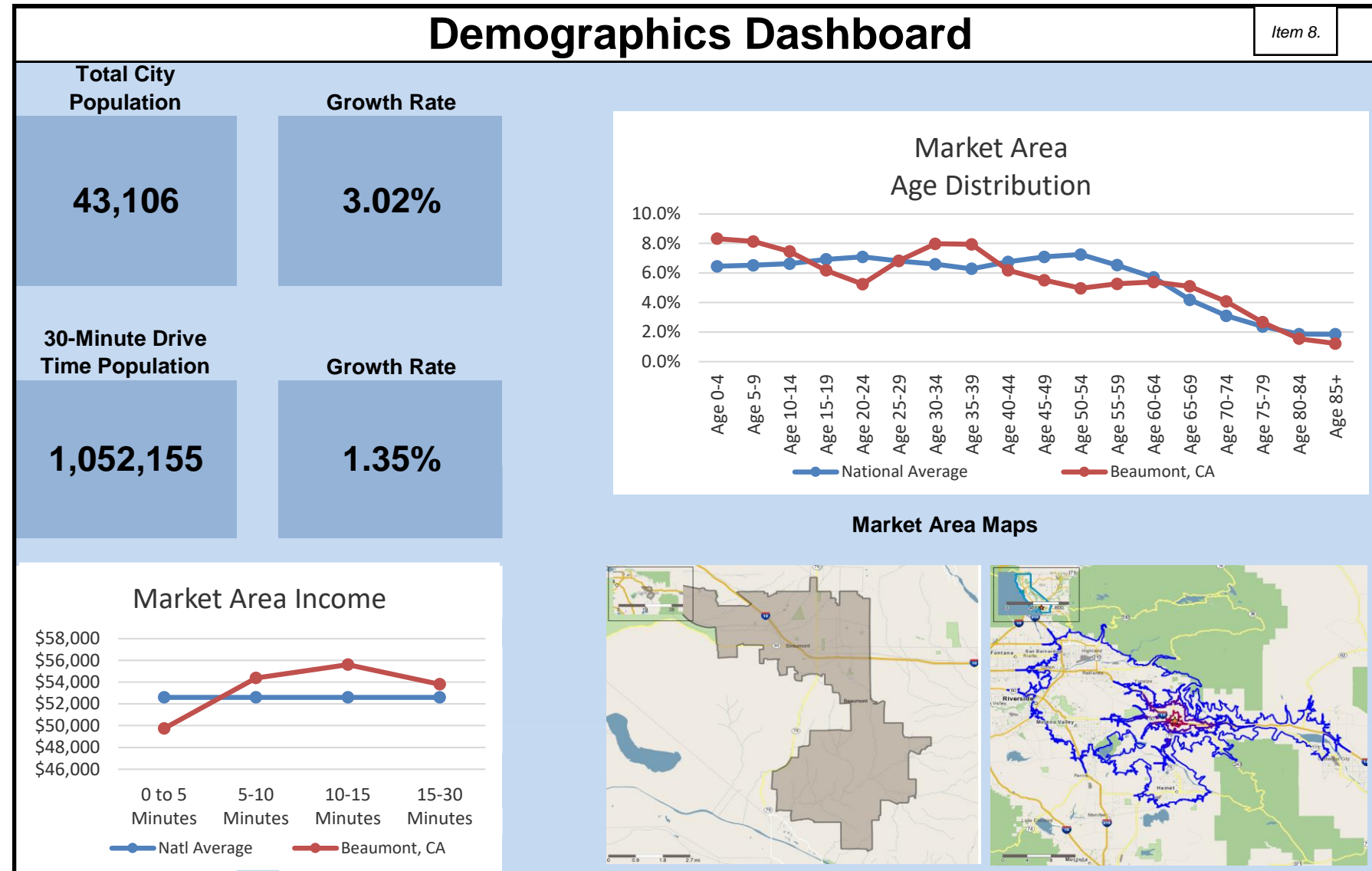
- The Beaumont Plunge Swimming pool has seen decreased attendance over the past several years with an increasing general fund subsidy for the summer pool operations.
- The shallow portion of the main pool is still too deep for young children, inhibiting the City's ability to teach swimming lessons.
- The pool does not contain easily accessible exits for pool users. Exit stairs are a key component of modern swimming pool design to ensure the ingress and egress to the pool is easily manageable for all pool users.
- Today's expectation for an outdoor aquatic facility has drastically changed from that of 1963.
- While most outdoor family aquatic centers will still incorporate lap lanes, a competition pool is not essential since the School District operates a competitive pool for their swimming programs. Likewise, there is not a large contention of competitive swimmers within the immediate area who have requested the City to build a competition pool.
- Children's areas are designed much larger than the existing one at the Beaumont Plunge Swimming Pool and incorporate perimeter seating for adults in order to enjoy the experience and to closely monitor their children.
- Recreational water has taken a more freeform shape as opposed to the traditional rectangular pools of the 1960s. It's common for these pools to have multiple zones that include a zero-beach entry, waterslide plunge areas, moving water such as a current channel or lazy river, inflatable crossing activities and deep-water amenities such as climbing walls, drop slides and diving boards or platforms.
- Mechanical systems have also been updated to address the requirements set forth in the Model Aquatic Health Code. These include increased turnover rates and secondary disinfection systems.

# Market Overview

AUDIT	STUDY	DESIGN	OPERATE	WEB-APPS	COUNSILMANHUNSAKER.COM
					  

# Beaumont Demographics

- Above average number of adults with ages ranging 30 to 39 and children 0 to 14 reside within the City of Beaumont.
- The local area to Stewart Park has below average household income (95%); areas 5 to 15 minutes away are slightly above the national average (106%).
- Both the City of Beaumont and the 30-minute drive time market have increasing population growth.



# Area Swimming Pools

Item 8.



Beaumont Plunge, Beaumont, CA



City of Banning Replier Park Aquatic Center; Banning, CA  
12 minutes, 5.8 miles from site



Yucaipa City Swimming Pool; Yucaipa, CA  
17 minutes, 10.6 miles from site



Riverside Aquatics Complex; Riverside, CA  
34 minutes, 27 miles from site



Arlington Park Pool; Riverside, CA  
37 minutes, 32.6 miles from site



Islander Park Pool; Riverside, CA  
26 minutes, 21.9 miles from site



Sippy Woodhead / Bobby Bonds Pool, Riverside, CA  
31 minutes, 24.2 miles from site



Lancer Aquatic Center CBU; Riverside, CA  
37 minutes, 31.3 miles from site



# Area Swimming Pools

Item 8.



Shamel Park Pool, Riverside, CA  
33 minutes, 28.6 miles from site



Canyon Crest Country Club,  
Riverside, CA  
29 minutes, 22.7 miles from site



24 Hour Fitness, Riverside, CA  
34 minutes, 29.5 miles from site



Hunt Park Pool; Riverside, CA  
38 minutes, 32.1 miles from site



LA Fitness Arlington Ave, Riverside,  
CA  
34 minutes, 28.6 miles from site



UCR Student Recreation Center,  
Riverside, CA  
28 minutes, 23.4 miles from site



Riverside Community College,  
Riverside, CA  
32 minutes, 26.9 miles from site



The Cove Waterpark Camino Real,  
Riverside, CA  
35 minutes, 30.2 miles from site

# Area Swimming Pools

Item 8.



Rialto Fitness and Aquatic Center,  
Rialto, CA  
30 minutes, 27.8 miles from site



24 Hour Fitness, Rialto, CA  
36 minutes, 34.1 miles from site



DVL Aquatic Center Valley-Wide  
Recreation, Hemet, CA  
30 minutes, 17.9 miles from site



LA Fitness, Hemet, CA  
22 minutes, 14.1 miles from site



DropZone Waterpark, Perris, CA  
36 minutes, 24.9 miles from site



Palm Springs Swim Center, Palm  
Springs, CA  
34 minutes, 30.8 miles from site



Crafton Hills College Aquatics  
Center, Yucaipa, CA  
18 minutes, 12.1 miles from site



Fifth Avenue Swim Club, Redlands, CA  
18 minutes, 14.5 miles from site

# Area Swimming Pools

Item 8.



Yucaipa Regional Park Swim Complex,  
Yucaipa, CA  
22 minutes, 14.2 miles from site



University of Redlands, Thompson  
Aquatic Center, Redlands, CA  
20 minutes, 16.1 miles from site



Jerry Lewis Family Swim Center, San  
Bernardino, CA  
30 minutes, 27.4 miles from site



YMCA of the East Valley, Redlands, CA  
20 minutes, 15.9 miles from site



Tom Sawyer Swimming Pool, Rialto,  
CA  
30 minutes, 27.8 miles from site



Grand Terrace High School  
Swimming Pool, Grand Terrace, CA  
31 minutes, 27.8 miles from site

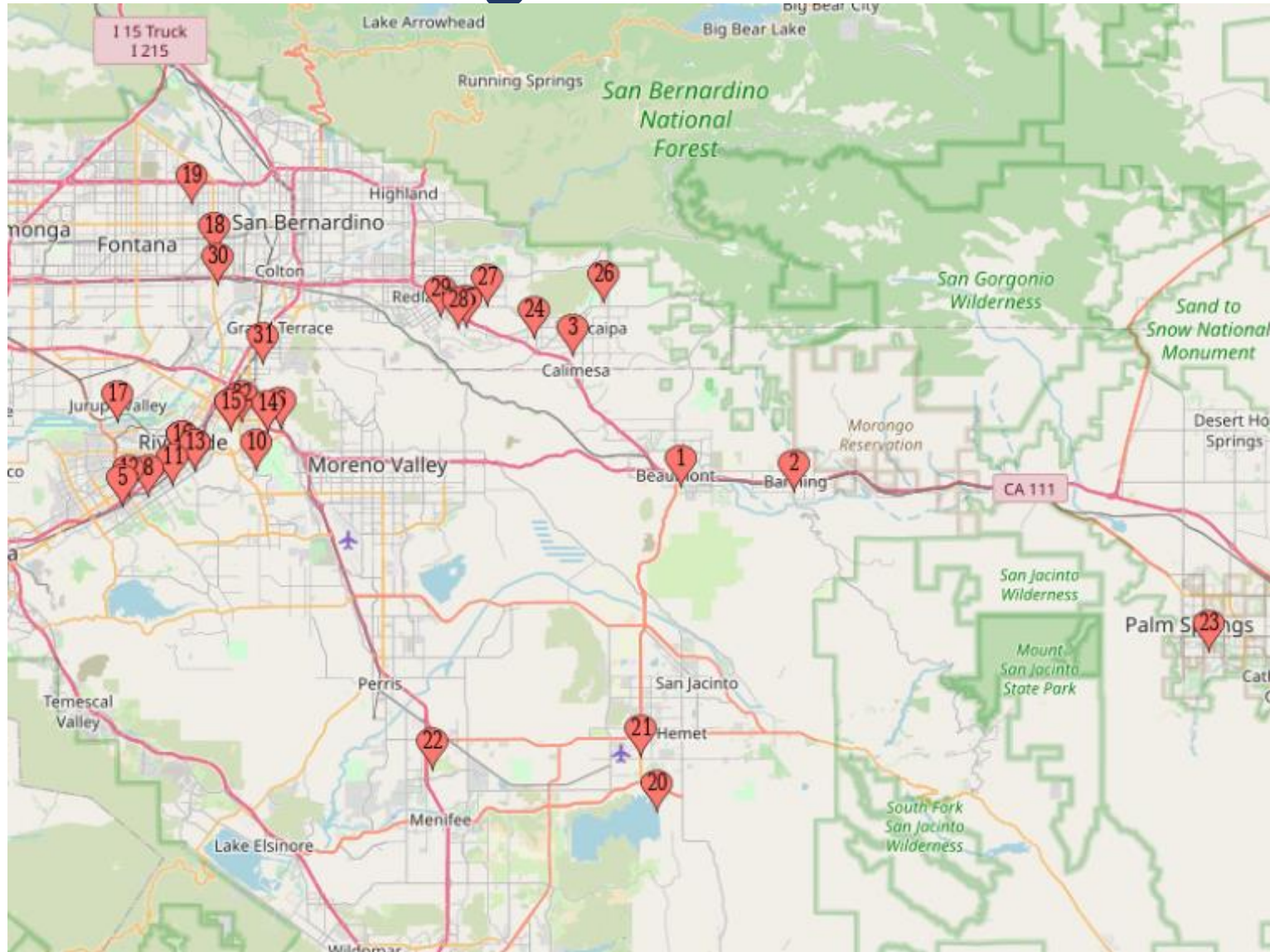


John W. North High School  
Swimming Pool, Riverside, CA  
28 minutes, 23.6 miles from site



UC Riverside - Glen Mor Pool,  
Riverside, CA  
28 minutes, 22.2 miles from site

# Area Swimming Pools



Number	Facility
1	Beaumont Plunge
2	City of Banning Repplier Park Aquatic Center
3	Yucaipa City Swimming Pool
4	Riverside Aquatics Complex
5	Arlington Park Public Pool
6	Islander Park Pool
7	Sippy Woodhead / Bobby Bonds Pool
8	Lancer Aquatic Center – CBU
9	Shamel Park Pool
10	Canyon Crest Country Club
11	24 Hour Fitness Madison St.
12	Hunt Park
13	LA Fitness Arlington Ave.
14	UCR Student Recreation Center
15	Cesar E. Chavez Community Center
16	Riverside Community College
17	The Cove Waterpark Camino Real
18	Rialto Fitness and Aquatic Center
19	24 Hour Fitness Rialto
20	Diamond Valley Lake Aquatic Center
21	LA Fitness Hemet
22	DropZone Waterpark
23	Palm Springs Swim Center
24	Crafton Hills College Aquatics Center
25	Fifth Avenue Swim Club
26	Yucaipa Regional Park Swim Complex
27	University of Redlands Thompson Aquatic Center
28	Jerry Lewis Family Swim Center
29	YMCA of the East Valley
30	Tom Sawyer Swimming Pool
31	Grand Terrace High School Swimming Pool
32	John W. North High School Swimming Pool

Item 8.

AUDIT	STUDY	DESIGN	OPERATE	WEB-APPS	

# Options for Consideration

AUDIT	STUDY	DESIGN	OPERATE	WEB-APPS	COUNSILMANHUNSAKER.COM
					  



# Beaumont Plunge Renovation

- Renovation of existing Beaumont Plunge Swimming Pool
  - Removal of diving board
  - Inclusion of shallow water floatables
- New children's pool
  - Spray features
  - ADA accessible
- Renovation of existing bathhouse and support spaces



AUDIT

STUDY

DESIGN

OPERATE


WEB-APPS

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# Beaumont Plunge Renovation

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  - Removal of diving board
  - Inclusion of shallow water floatables
  
- New children's pool
  - Spray features
  - ADA accessible
  
- Renovation of existing bathhouse and support spaces

 <b>Counsilman - Hunsaker</b> AQUATICS FOR LIFE	
Beaumont, California	
*PRELIMINARY Opinion of Probable Construction Cost	
11/17/2020	
ITEM	COST
Beaumont Plunge Swimming Pool	\$655,631.05
Deck Equipment	\$32,833.33
Loose Equipment	\$555.56
Maintenance Equipment	\$7,694.44
Safety Equipment	\$3,450.00
Existing Bathhouse Renovation	\$898,937.50
Children's Pool	\$320,617.46
Contingency (Design / Construction)	\$70,016.44
Project Fees (Design, Surveys, Permitting)	\$77,018.08
<b>Project Total</b>	<b>\$2,066,753.87</b>



# Beaumont Plunge Replacement

Item 8.

- Demolition of existing swimming pool and children's pool
- New 5,000 SF outdoor aquatic center
  - Zero depth entry with spray features
  - Fitness lap lanes
  - Waterslide
- Renovation of existing support spaces
  - Mechanical room
  - Locker rooms
  - Office
  - Storage



# Beaumont Plunge Replacement

Item 8.

- Demolition of existing swimming pool and children’s pool
- New 5,000 SF outdoor aquatic center
  - Zero depth entry with spray features
  - Fitness lap lanes
  - Waterslide
- Renovation of existing support spaces
  - Mechanical room
  - Locker rooms
  - Office
  - Storage

OPINION OF PROJECT COST: Option 2					
Description	Unit	Amount	Cost per Unit	Opinion of Cost	Opinion of Cost
Support Spaces		3,785	238	\$898,938	\$898,938
Existing Building Renovation	Sq. Ft.	3,785	238	\$898,938	
Outdoor Aquatic Center		15,286	165	\$2,524,101	\$2,524,101
<b>Outdoor Leisure Pool</b>	Sq. Ft.	5,091	333	\$1,695,303	
Spray Features	Allowance	2	50,000	\$100,000	
Crossing Activity	Allowance	1	50,000	\$50,000	
Climbing Wall	Allowance	1	50,000	\$50,000	
Waterslide Tower	Allowance	1	200,000	\$200,000	
Waterslide Mechanical	Allowance	1	50,000	\$50,000	
Shade Structures	Qty.	4	10,000	\$40,000	
Shade Pavillion	Qty.	1	20,000	\$20,000	
Outdoor Deck	Sq. Ft.	10,184	15	\$152,760	
Overhead Lighting	Sq. Ft.	15,286	8	\$122,288	
Fencing	Linear Ft.	500	88	\$43,750	
Unit	Sq. Ft.		Cost	Opinion of Cost	Opinion of Cost
<b>Total Building Construction Costs</b>		<b>19,371</b>	<b>\$180</b>	<b>3,479,289</b>	<b>3,479,289</b>
Demolition Allowance		<b>1</b>	<b>\$200,000</b>	\$200,000	\$200,000
Site Construction Costs (demolition, parking, landscaping, utilities, walks)				\$484,275	\$484,275
Furniture, Fixtures, Equipment				\$117,000	\$117,000
Subtotal				\$4,280,564	\$4,280,564
Escalation Allowance (1 year)	5.0%			\$214,028	\$214,028
Contingency (Design / Construction)	10.0%			\$449,459	\$449,459
Design Fees, Surveys, Permitting	10.0%			\$494,405	\$494,405
<b>Opinion of Probable Cost</b>				<b>\$5,438,456</b>	<b>\$5,438,456</b>
<b>Total Estimated Project Costs:</b>			<b>\$281</b>	<b>\$5,438,456</b>	<b>\$5,500,000</b>
<b>Estimate Current as of:</b>			<b>11/17/2020</b>		
			<b>Source: Counsilman-Hunsaker</b>		

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# Beaumont Plunge Replacement

Item 8.



AUDIT	STUDY	DESIGN	OPERATE	WEB-APPS	<a href="http://COUNSILMANHUNSAKER.COM">COUNSILMANHUNSAKER.COM</a>



# New Spraypad

- New 2,100 SF spraypad with sequencing features and lighting
- Perimeter concrete deck
- Shade Pavilions
- Access walkways from sidewalks and streets



Item 8.

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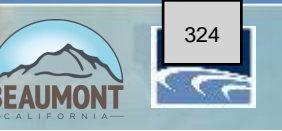
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OPERATE

WEB-APPS

COUNSILMANHUNSAKER.COM



# New Spraypad

- New 2,100 SF spraypad with sequencing features and lighting
- Perimeter concrete deck
- Shade Pavilions
- Access walkways from sidewalks and streets

OPINION OF PROJECT COST: Option 3					
Description	Unit	Amount	Cost per Unit	Opinion of Cost	Opinion of Cost
Outdoor Aquatic Center		6,905	88	\$608,775	\$608,775
<b>Spraypad</b>	Sq. Ft.	2,100	163	\$341,250	
Features	Allowance	1	100,000	\$100,000	
Outdoor Pool Mechanical Enclosure	Sq. Ft.	600	50	\$30,000	
Shade Structures	Qty.	4	10,000	\$40,000	
Outdoor Deck	Sq. Ft.	4,200	15	\$63,000	
Overhead Lighting	Sq. Ft.	6,905	5	\$34,525	
Unit		Sq. Ft.	Cost	Opinion of Cost	Opinion of Cost
<b>Total Building Construction Costs</b>		<b>6,905</b>	<b>\$88</b>	<b>608,775</b>	<b>608,775</b>
Demolition Allowance				\$0	\$0
Site Construction Costs (parking, landscaping, utilities, walks)				\$172,625	\$172,625
Furniture, Fixtures, Equipment				\$21,000	\$21,000
Subtotal				\$802,400	\$802,400
Escalation Allowance (1 year)	5.0%			\$40,120	\$40,120
Contingency (Design / Construction)	10.0%			\$84,252	\$84,252
Design Fees, Surveys, Permitting	10.0%			\$92,677	\$92,677
<b>Opinion of Probable Cost</b>				<b>\$1,019,449</b>	<b>\$1,019,449</b>
<b>Total Estimated Project Costs:</b>			<b>\$148</b>	<b>\$1,019,449</b>	<b>\$1,100,000</b>
<b>Estimate Current as of:</b>	<b>11/17/2020</b>				
	<b>Source: Counsilman-Hunsaker</b>				

Item 8.

# New Spraypad

Item 8.



# New Spraypad

Item 8.



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# Operational Analysis

AUDIT	STUDY	DESIGN	OPERATE	WEB-APPS	COUNSILMANHUNSAKER.COM
					



# Operational Analysis Overview

The revenue analysis for the swimming pool and spraypad options include special user group usage and facility per capita spending trends, developing an opinion of revenue for the first five years of operation. Programming revenue is based on user groups and local programming fees. The fee structure is based on fees from season passes and other users to project a per capita income. Revenue is estimated, taking recommended fee schedules into account and current market rates and utilization figures.

The expense analysis includes a detailed budget model for estimating probable expenses for major areas of labor, contractual services, commodities, and utilities. User projections are made based on programming. Expenses are estimated taking into account hours of operation, attendance projections, local weather patterns, local utility rates, and other key items.

AUDIT	STUDY	DESIGN	OPERATE	WEB-APPS	COUNSILMANHUNSAKER.COM
					

# Expense Budget

Direct Facility Expense Budget			
	Existing Pool	New Outdoor Pool	Spraypad
<b>Facility Staff</b>			
Full Time Employment		Not Included	Not Included
Part-Time Management		\$15,120	\$0
Lifeguard Personnel		\$120,960	\$0
Front Desk Personnel		\$7,140	\$0
Personnel Equipment Cost		\$1,333	\$0
Training		\$5,000	\$0
<b>Total Labor</b>		<b>\$149,553</b>	<b>\$0</b>
<b>Direct Facility Expenses</b>			
Insurance		Not Included	Not Included
Repair and Maintenance		\$13,600	\$2,600
Credit Card Fees		\$2,444	\$0
Operating Supplies		\$8,160	\$1,560
Chemicals		\$7,020	\$2,468
Advertising		\$3,500	\$0
<b>Direct Expenses</b>		<b>\$34,724</b>	<b>\$6,628</b>
<b>Utilities</b>			
HVAC		\$9,970	\$0
Electricity		\$35,290	\$13,886
Pool Heating		\$11,895	\$2,063
Data/Communications		\$0	\$0
Trash Service		\$0	\$0
Water & Sewer		\$11,982	\$8,598
<b>Total Utilities</b>		<b>\$69,136</b>	<b>\$24,548</b>
<b>Programs</b>			
Program Supplies		\$5,419	\$0
LG Class Materials		\$666	\$0
Food and Beverage		\$4,744	\$0
Part-Time Program Staff		\$10,711	\$0
<b>Total Programs</b>		<b>\$21,540</b>	<b>\$0</b>
<b>Total Operating Expenses</b>	<b>\$0</b>	<b>\$274,952</b>	<b>\$31,176</b>
Capital Replacement Fund	\$0	\$27,200	330 5,100
<b>Total Expense</b>	<b>\$0</b>	<b>\$302,152</b>	<b>\$36,276</b>

**Existing Budget**

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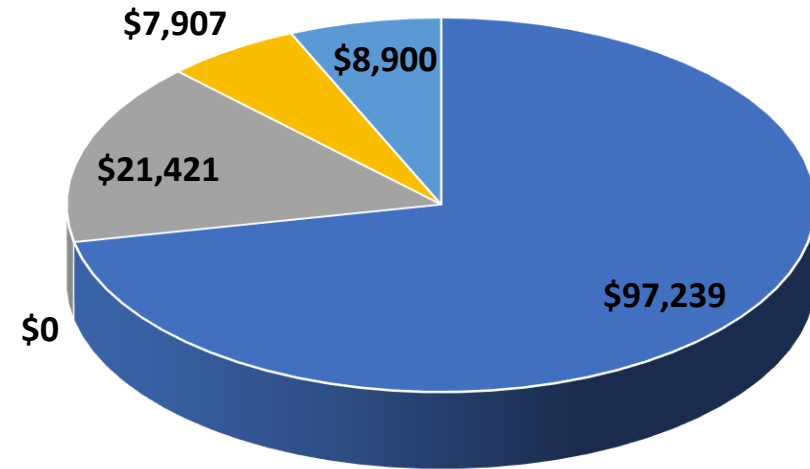
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# New Aquatic Facility Revenue (Option 2)

- Daily admissions / memberships
- Swim team revenue
- Program revenue
- Food and beverage
- Rentals

Revenue Streams



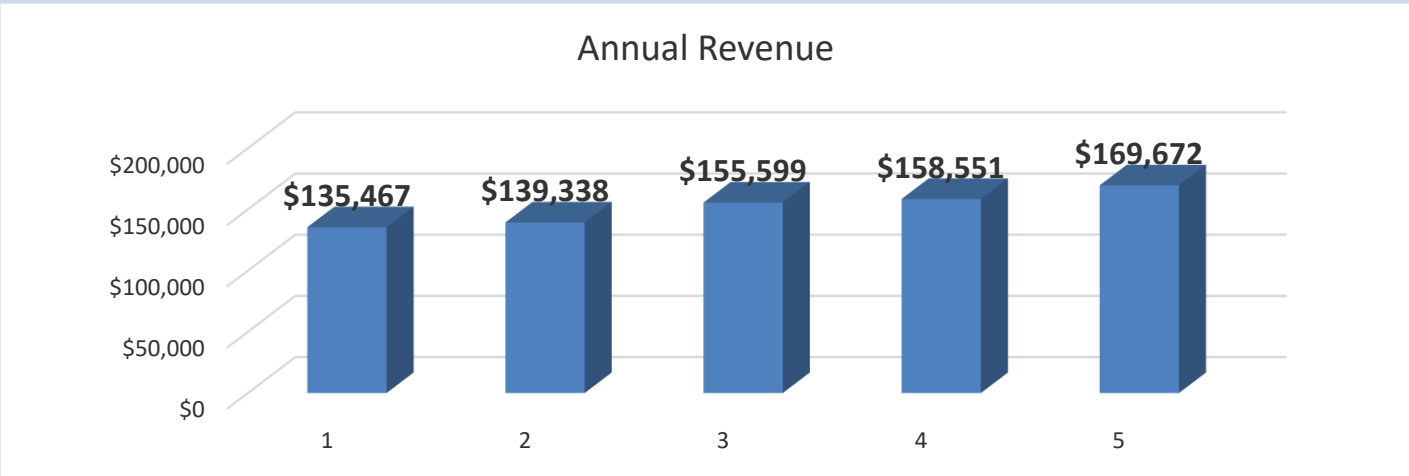
- Daily Admissions / Memberships
- Swim Team Revenue
- Aquatics Instruction Revenue
- Food and Beverage
- Rentals

# Aquatic Facility Financial Dashboard (Option 2)

Item 8.

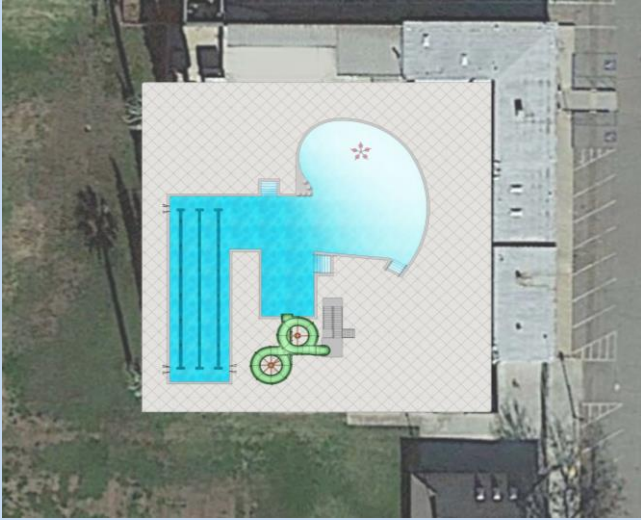
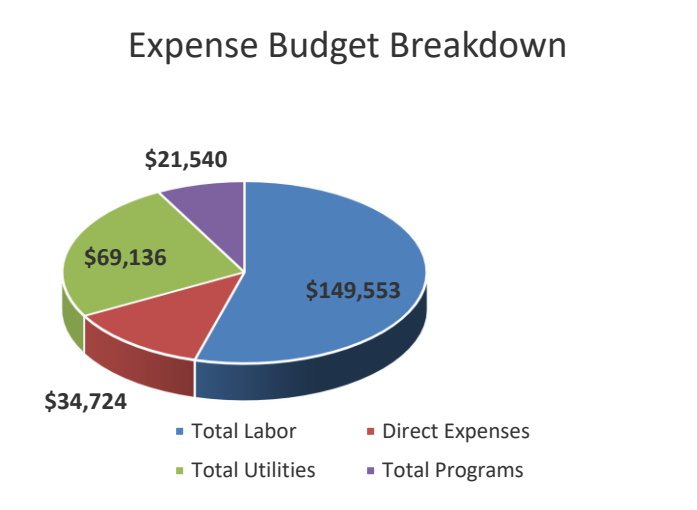
**Total Capital Cost**  
**\$5,500,000**

**Total Attendance**  
**35,940**



**Operating Cashflow**  
**(\$139,485)**

**Cost Recovery**  
**49%**



# Aquatic Facility Financial Dashboard (Option 3)

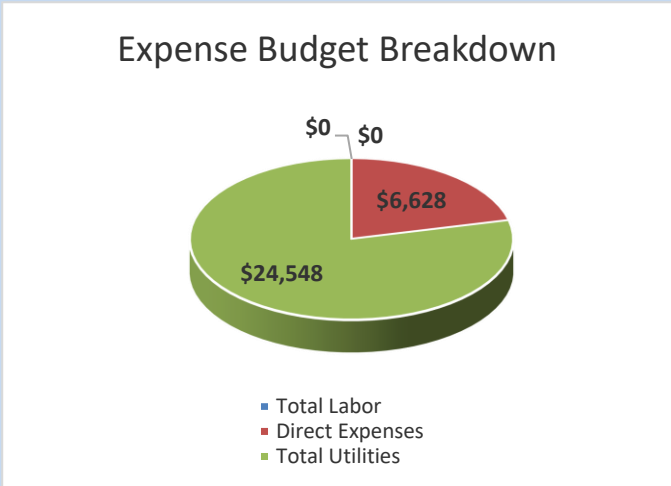
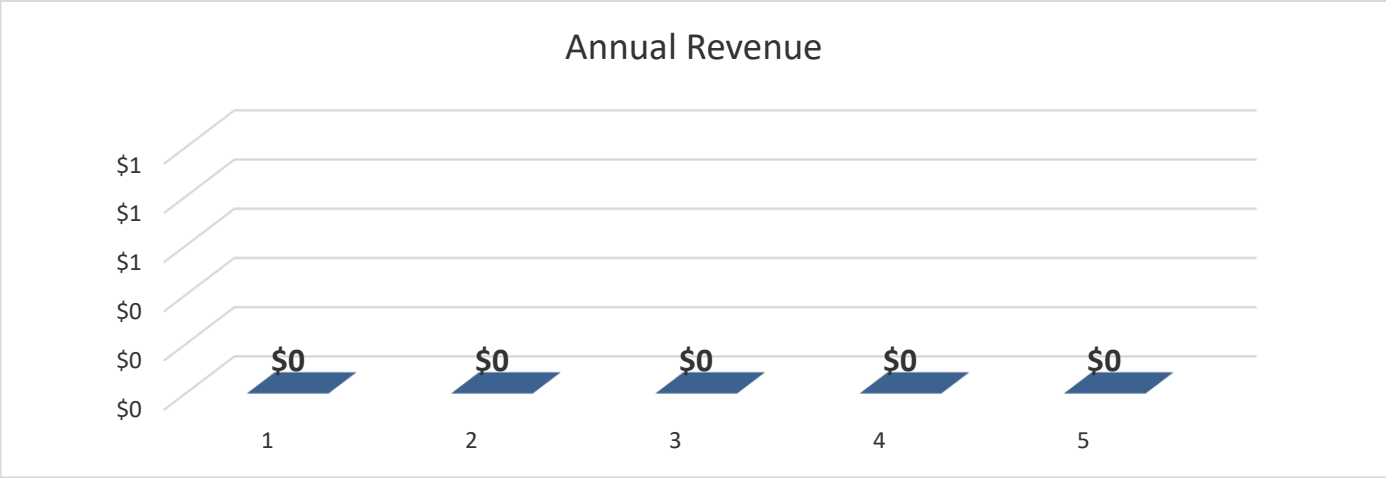
Item 8.

**Total Capital Cost**  
**\$1,100,000**

**Total Attendance**  
**29,856**

**Operating Cashflow**  
**(\$31,176)**

**Cost Recovery**  
**0%**



# Options Summary

Summary Dashboard				
<b>Existing Pool</b>	Total Capital Cost	Total Revenue	Total Expense	Cost Recovery
	<b>\$2,066,754</b>	<b>\$10,403</b>	<b>\$61,150</b>	<b>17%</b>
<b>New Outdoor Pool</b>	Total Capital Cost	Total Revenue	Total Expense	Cost Recovery
	<b>\$5,500,000</b>	<b>\$135,467</b>	<b>\$274,952</b>	<b>49%</b>
<b>Spraypad</b>	Total Capital Cost	Total Revenue	Total Expense	Cost Recovery
	<b>\$1,100,000</b>	<b>\$0</b>	<b>\$31,176</b>	<b>0%</b>

# General Limiting Conditions

This study is based on information that was current as of January 2021. Every reasonable effort has been made in order that the data reflects the most timely and current information possible and is believed to be reliable. This study is based on estimates, assumptions, and other information developed by the consultant from independent research.

No warranty or representation is made by the consultant that any of the projected values or results contained in this study will actually be achieved. No responsibility is assumed for inaccuracies in reporting by the client, its agents, and representatives or any other data source used in preparing or presenting this study.

This entire report is qualified and should be considered in light of the above conditions and limitations.

City of Beaumont, California

Beaumont Plunge Pool Study

January 2021



Item 8.

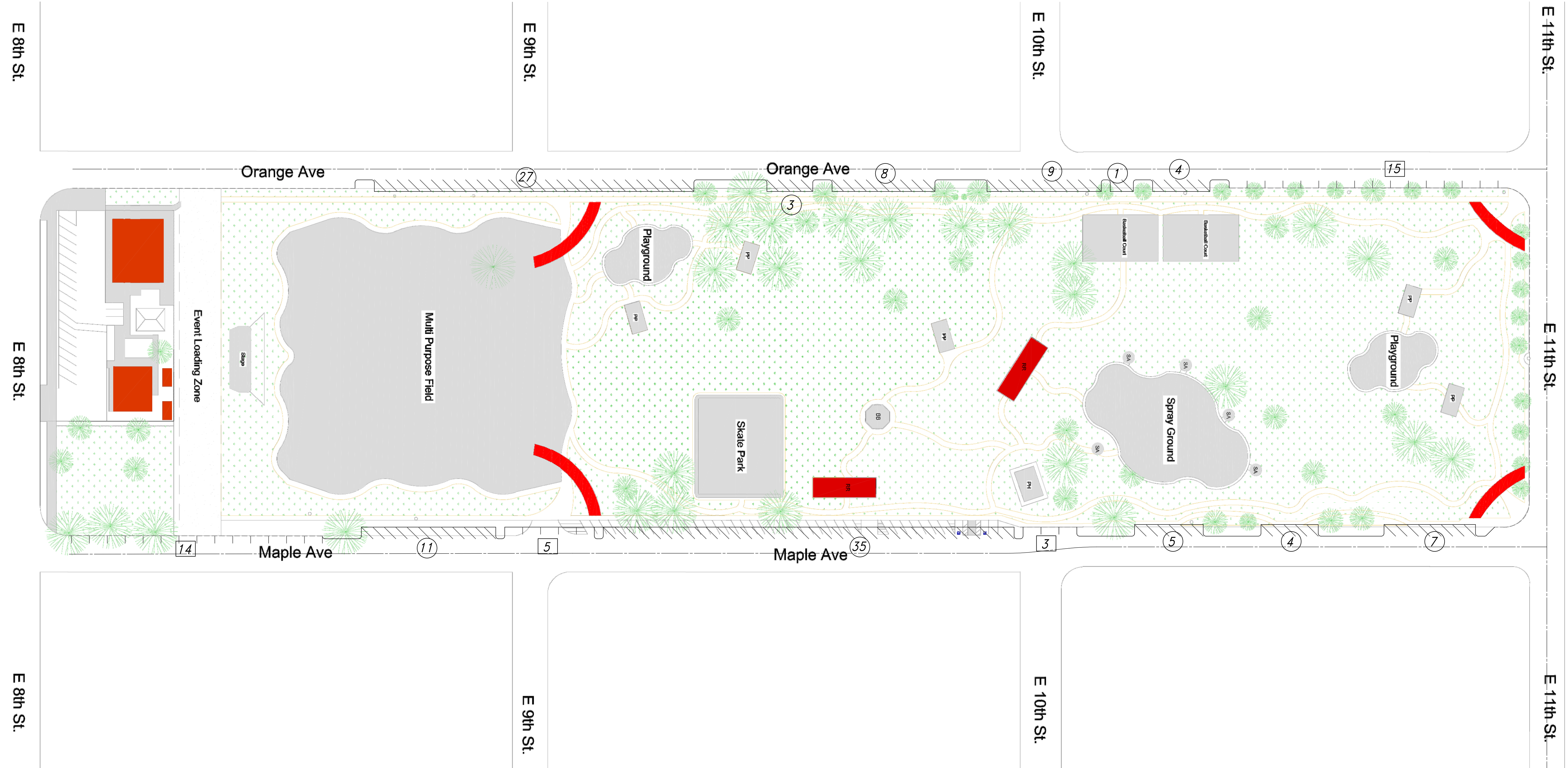
AUDIT	STUDY	DESIGN	OPERATE	WEB-APPS	COUNSILMANHUNSAKER.COM



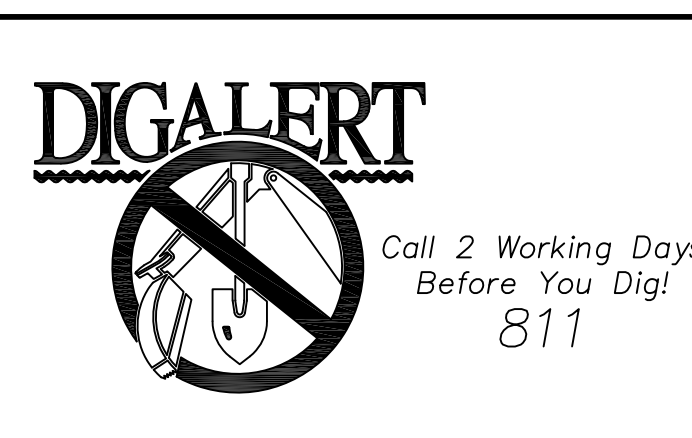
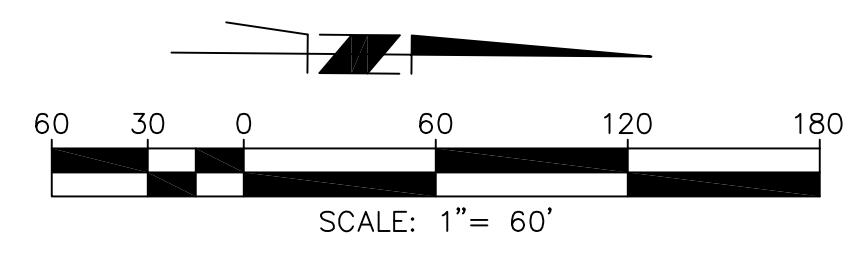


# STEWART PARK

## CONCEPT PLAN



DIAGONAL PARKING = 114 SPACES (#)  
 PARALLEL PARKING = 37 SPACES (#)  
 TOTAL 151 SPACES



**BENCHMARK:**  
 THE TOP OF CURB AT THE POINT OF CURVATURE AT THE NORTHEAST CORNER OF THE NORTHWEST CURB RETURN AT THE INTERSECTION OF HIGHLAND SPRINGS AVENUE AND 2ND STREET.  
 ELEV. 2559.03, TBM

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

DESIGN BY: JH  
 DRAWN BY: JH  
 CHECKED BY: JH  
 SCALE: 1"=60'  
 DATE: 01/11/2021  
 JOB NUMBER:

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 STAFF ENGINEER  
 RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PRINCIPAL ENGINEER  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY ENGINEER  
 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
**STEWART PARK**  
 SITE PLAN/PARKING EXHIBIT

S H E E T  
 1  
 OF 1 SHEETS  
 FILE NO:

550 E. 8TH ST  
 BEAUMONT, CA 92223  
 TEL: (951) 769-8520  
 FAX: (951) 769-8526



## Staff Report

**TO:** City Council

**FROM:** Todd Parton, City Manger

**DATE:** January 19, 2021

**SUBJECT:** **Direction to City Staff Regarding the Launch of the Second Round of Beaumont Small Business Assistance Grant Program (BAP)**

---

### Background and Analysis:

In August 2020, the City Council launched the City of Beaumont Small Business Assistance Grant Program (BAP) to provide \$3,000 in one-time grants to qualified small businesses that could demonstrate business losses due to the COVID-19 pandemic. City Council allocated \$142,069 for this program. Applications were solicited from September 1 through September 15, 2020, and awards to successful applicants made in October 2020. A total of 24 grants were deemed qualified and \$72,000 awarded leaving a balance of \$70,069 in the program.

The general concept for the BAP was to grant \$3,000 to businesses with staffs of 15 or fewer full-time employees who could demonstrate COVID-19 related losses since March 1, 2020. They were required to have a physical store front, office space, or other physical location within the City and excluded home-based businesses. Applicants were also required to have valid business licenses. Grant funds were restricted to direct costs of the business such as payroll, supply purchases, rent payments, loan payments, etc. It was established that, should qualified grant application requests exceed the program funds of \$142,000, a drawing would be conducted to distribute the funds. Priority was also be given to allocating funds to businesses that had not received financial support through other programs even though such support would not disqualify an applicant (funds would be first allocated to businesses that have not received such financial assistance).

With the initial launch of the BAP, the City Council contemplated launching a second call for grants should a balance of funds remain available after the first call. Approximately half of the original program funds remain unallocated and local businesses are still feeling significant impacts of the COVID-19 pandemic; therefore,

this item is being presented for City Council discussion and direction regarding the implementation of a second round of the BAP.

Should the City Council decide to launch a second round, City staff recommends that the program remain unchanged except as follows:

1. First preference be given to those qualified businesses that did not receive a BAP grant in the first round,
2. Second preference be given to the Beaumont Area Chamber of Commerce, and
3. Final preference be given to those qualified businesses that received a BAP grant in the first round.

City staff anticipates that the first call for grant applications would run from February 1 through February 19 with grant awards being disseminated after March 1, 2021.

**Fiscal Impact:**

City estimates that preparation of this report cost approximately \$375.

**Recommended Action:**

City staff is looking for City Council direction to launch a second round of the Beaumont Small Business Assistance Grant Program (BAP).

**Attachments:**

- A. Beaumont Small Business Assistance Grant Program Application
- B. Beaumont Small Business Assistance Grant Program Agreement

# CITY OF BEAUMONT

## Business Assistance Program

### Small Business Assistance Grant Agreement

This Business Assistance Program Small Business Assistance Grant Agreement (“Agreement”) is between the City of Beaumont, a political subdivision of the State of California (“City”), and \_\_\_\_\_, a business licensed to operate within the City of Beaumont (“Business”).

#### 1. Overview:

- a. Purpose – The City of Beaumont Business Assistance Program (“Grant Program”) provides financial assistance to City-based small businesses impacted by the COVID-19 pandemic.
- b. Program Funding – The Beaumont City Council has agreed to appropriate from the City’s General Fund an amount not to exceed \$142,009 which is to be utilized to provide financial assistance to certain, qualified small businesses within the City.
- c. Grant Amount – Pursuant to this Agreement, the City will disburse \$3,000 to the Business (“Grant”).
- d. Grant Use – Grant awards must be applied toward direct expenses of the Business related to payroll and payroll related expenses, equipment purchases/repairs, supply purchases, rent/mortgage payments, or loan payments.
- e. Grant Disbursement – The City will disburse the Grant to the Business within ten (10) business days after all the following have been completed:
  - i. Grant application has received final approval,
  - ii. All parties have signed this Agreement, and
  - iii. All required information has been provided to the City.
- f. Grant Term – This Agreement will take effect on the execution date and terminate on February 1, 2021 (“Grant Term”).
- g. Final Report –
  - i. By January 31, 2021 (“Reporting Deadline”), the Business must provide the City with a Final Report on the operational status of the Business, the number of current employees as of the date of the report, and an accounting of the use of the Grant as of December 31, 2020. The Business must submit a hard copy of the report on a form provided by the City with wet signatures.
  - ii. As an attachment to the Final Report, the Business must provide documentation of its reported Grant use, such as expense receipts and

payroll filings for the period cover the Effective Date through December 31, 2020.

- h. Repayment of Grant Funds –
  - i. Should Business fail to use the Grant as required by Section 1d., then Business must repay \$3,000 to the City by the end of the business day of February 28, 2021.
  - ii. Should the Business cease operations prior to the end of the Grant Term, Business must notify the City immediately and must complete the Final Report and repay any unused portion of the Grant to the City within thirty (30) calendar days of the business closure.
  - iii. Should ownership of Business be sold or transferred prior to the end of the Grant Term, Business must notify City immediately and must complete the Final Report and repay any unused portion of the Grant to the City within ten (10) calendar days of the business transfer of ownership.
  
- i. Retention of Financial Records – All financial records related to the receipt and the use of Grant funds must be retained by the Business for a period of not less than five (5) years from the termination of the Grant Term and must make said records available to the City of Beaumont immediately upon written request of the City Manager or his/her designee.

2. General Provisions:

- a. Notices, Demands and Communications Between the Parties – Formal notices, demands, and communications between the parties shall be given by (i) personal service; (ii) reputable document delivery service, such as Federal Express, with a receipt showing date and time of delivery; or (iii) certified or first-class United States mail, postage prepaid, with a receipt showing date and time of delivery to:

To the City:                      City Manager  
     City of Beaumont  
     550 East Sixth Street  
     Beaumont, CA 92223

To the Business: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Attn.: \_\_\_\_\_  
 Email: \_\_\_\_\_

Written notices, demands, and communications shall be sent in the same manner to other addresses that any party designates in writing.

- b. Entire Agreement; Amendments – This Agreement constitutes the entire agreement among the parties as to the Grant and may not be amended or modified, except in writing signed by each of the parties. Business may not assign or transfer its rights and interests in this Agreement to any other person, business, or entity.
- c. No Third-Party Beneficiaries – This Agreement is not intended to create any rights or benefits for a person or entity who is not a party, whether as a third-party beneficiary or otherwise.
- d. Governing Laws; Venue – This Agreement shall be governed by the laws of the State of California. Any legal action related to the performance or interpretation of this Agreement shall be filed only in the Superior Court of the State of California located in Riverside, California, and the parties waive any provision of law providing for a change of venue to another location. In the event any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.
- e. Severability – If any term of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the other provisions will remain in force to the extent practicable and taking into consideration the purposes of this Agreement.
- f. Interpretation – The terms of this Agreement shall be construed in accordance with the meaning of the language used and not for or against any party by reason of authorship or any other rule of construction that might otherwise apply. The Section headings are for purposes of convenience only and shall not be construed to limit or extend the meaning of this Agreement.
- g. Determinations; Disbursements –
  - i. Any determination by the City Manager, or his/her designee, of fulfillment or non-fulfillment of the terms of this Agreement by Business shall be binding on City. City may request such determinations by the City Manager as necessary.
  - ii. City shall have no responsibility to disburse any funds beyond the amount that the City Council has itself allocated for the purpose of the Grant Program.
- h. Non-Liability of Officials, Employees, and Agents – No member, official, employee, or agent of the City or of the Business shall be personally liable to the Business in the event of any default or breach by the City Council or by the City or for any amount that may become due to the Business or its successors or assigns under the terms of this Agreement.

- i. Attorney's Fees – Each party shall pay its own attorney's fees.
- j. Business Day Convention – If the date of any required action falls upon a weekend day or a holiday when the City is not open for business, the required action may be deferred to the next business day.
- k. Force Majeure – No party will be held responsible for failing to perform its responsibilities under this Agreement if the failure results from any act of nature or other cause that is beyond the reasonable control of the party and that makes performance impossible or illegal.
- l. Confidentiality – Unless otherwise required by acceptable law or regulation, the City will use best efforts to keep all reports and other information submitted by the Business as confidential and will not make such information available publicly, except that the City (i) will include a list of all businesses that received Grants and the individual grant amounts, (ii) may report to the City Council the Business's reported information concerning the operational status of the Business and aggregate job data on jobs, tax and revenue data of all businesses that received Grants. Business shall identify any such records by clearly labeling each document with the asserted privilege, such as confidential or trade secret, to notify City when an such privileges are to be asserted by the Business.
- m. Counterparts – This Agreement may be executed in one or more counterparts, each of which shall be an original and all of which together shall be one and the same instrument. A facsimile, pdf copy or other electronic signature (i.e. DocuSign) of this Agreement, when signed in compliance with this Section, is an enforceable, original Agreement for all purposes.
- n. Dispute Resolution – In the event that an issue regarding or arising under this Agreement cannot be resolved by the parties, the issue will be brought to the City Council for final decision.
- o. Non-Discrimination – The Business will not discriminate against any individual with regard to employment or participation or in any other manner for reasons of race, color, religion, gender or gender identification, sexual identity, pregnancy, childbirth or related medical conditions, national origin, marital status, disability, or any other characteristic that is protected by local, state, or federal law.
- p. Administration – The City Council, by a vote of the majority of its duly elected membership, is the only authorized City representatives who may at any time, by written order, alter this Agreement. The City manager, or his/her designee, shall administer this Agreement on behalf of the City.

DISCLAIMER: THIS DOES NOT CREATE A BINDING CONTRACT UNTIL THE BUSINESS HAS BEEN APPROVED AND SELECTED FOR THE GRANT FUNDING. THIS IS ONLY A CONDITIONAL ACCEPTANCE OF A GRANT APPLICATION. GRANT AWARD IS CONTINGENT UPON VERIFICATION OF ALL INFORMATION THAT HAS BEEN PROVIDED BY THE APPLICANT, APPROVAL AND SELECTION OF THE APPLICATION BY THE CITY, AND CONFIRMATION TO THE APPLICANT THAT THE APPLICATION HAS BEEN SELECTED FOR GRANT FUNDING.

Business:

By: \_\_\_\_\_

Date: \_\_\_\_\_

City of Beaumont, California:

By: \_\_\_\_\_

Date: \_\_\_\_\_

Rey Santos, Mayor





## BUSINESS ASSISTANCE PROGRAM Small Business Assistance Grant

Date Submitted: \_\_\_\_\_

Business Name: \_\_\_\_\_

Type of Business: \_\_\_\_\_

Physical Business Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### BUSINESS OWNERSHIP

Name of Owner: \_\_\_\_\_

Address of Owner: \_\_\_\_\_

Owner Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### QUESTIONS

Please reply to each question below. By providing an affirmative response to any of these questions you signify that you can verify the corresponding information for the City of Beaumont Business Assistance Program.

What is the current status of your business?

- Open – no restrictions
- Open with restrictions
- Closed

Please explain: \_\_\_\_\_

What date was the business established? \_\_\_\_\_

What date did the business establish a physical location within Beaumont? \_\_\_\_\_

Does the business have a valid Beaumont Business License?  Yes  No

Is the business in good standing with the City of Beaumont?  
(No outstanding code violations, compliance orders, etc.)  Yes  No

Did the business have fewer than 15 employees as of March 1, 2020?  Yes  No

How many full-time employees does the business have as of the date of the application? \_\_\_\_\_

Since March 2020, has the business received assistance from any other County, State, or Federal program?  Yes  No

If yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Can verification be provided that demonstrates the business was negatively impacted by the coronavirus pandemic?  Yes  No

If yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the business home-based?  Yes  No

Is the business engaged in any illegal activities, the adult entertainment, gambling, or cannabis industries?  Yes  No

What are the sources of revenue for the business? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the business willing to participate in the City of Beaumont Safe Business Pledge Program? *(Information on the program is available at BeaumontCa.gov/Pledge)*  Yes  No

Is the business willing to complete a Grant Agreement with the City of Beaumont obligating the use of the grant funds for the intended purpose? *(An executed copy of the agreement is required with this application.)*  Yes  No

**APPLICATION CERTIFICATION**

I declare that I am the owner of the business applying for this grant. I have read the foregoing City of Beaumont Business Assistance Program Small Business Assistance Grant Application and understand the questions and requirements. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I acknowledge that the completion of this application does not in any way indicate eligibility or approval. I acknowledge that, due to the limited funds available for the program, some qualifying applications including this one may not be funded.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Staff Report

**TO:** City Council  
**FROM:** Todd Parton, City Manager  
**DATE:** January 19, 2021  
**SUBJECT:** COVID-19 Update by City Staff

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### Background and Analysis:

City staff will provide a status report to the City Council regarding the current status of the COVID-19 pandemic. This report will be comprehensive in nature and will cover the following topics:

1. Existing Riverside County data to include the number of COVID-19 cases, COVID-19 deaths, COVID-19 general hospitalizations, COVID-19 ICU patients, and ICU availability;
2. Status of Riverside County COVID-19 vaccination program; and
3. Status of legal challenges to the State's COVID-19 restrictions and requirements.

The COVID-19 pandemic has been extremely fluid with data and trends, regulatory requirements, and vaccine programming changing daily. The information provided in this report represents the information available at the time of this report. Sources of information are from the Riverside County Public Health Department, Riverside County Emergency Management Department, and the State of California. Much of the data is reported on a County-wide basis, however, Riverside County does break out some limited data on a supervisory district basis. It should also be noted that there are some minor discrepancies in the various sources of data due to the timing by which such data is reported. For example, California data is typically reported one to two days earlier than Riverside County data so there are some slight variations.

Riverside County Public Health reports that, as of January 12, 2021, the City of Beaumont had confirmed cases of COVID-19 infections of 4,809 with 41 COVID-19 related deaths. The data also shows that 2,971 individuals have recovered. In other words, 61.8% of those infected have fully recovered while 0.9% of those infected have passed away.

Data shown for Supervisory District 5 is dated January 10, 2021. This data shows that COVID-19 hospitalizations and ICU patients have remained very constant from January 4 – 10, 2021. Confirmed hospitalizations on January 4 were 373 and were 394 on January 10 while ICU occupancy was 84 and 80 respectively. This report also shows that the overall positivity rate of infection (since the inception of the pandemic) is 15.7% and the weekly positivity rate is 27.2%. Attachment A contains District 5 data.

The table below contains County-wide information.

**Riverside County  
COVID-19 Data**

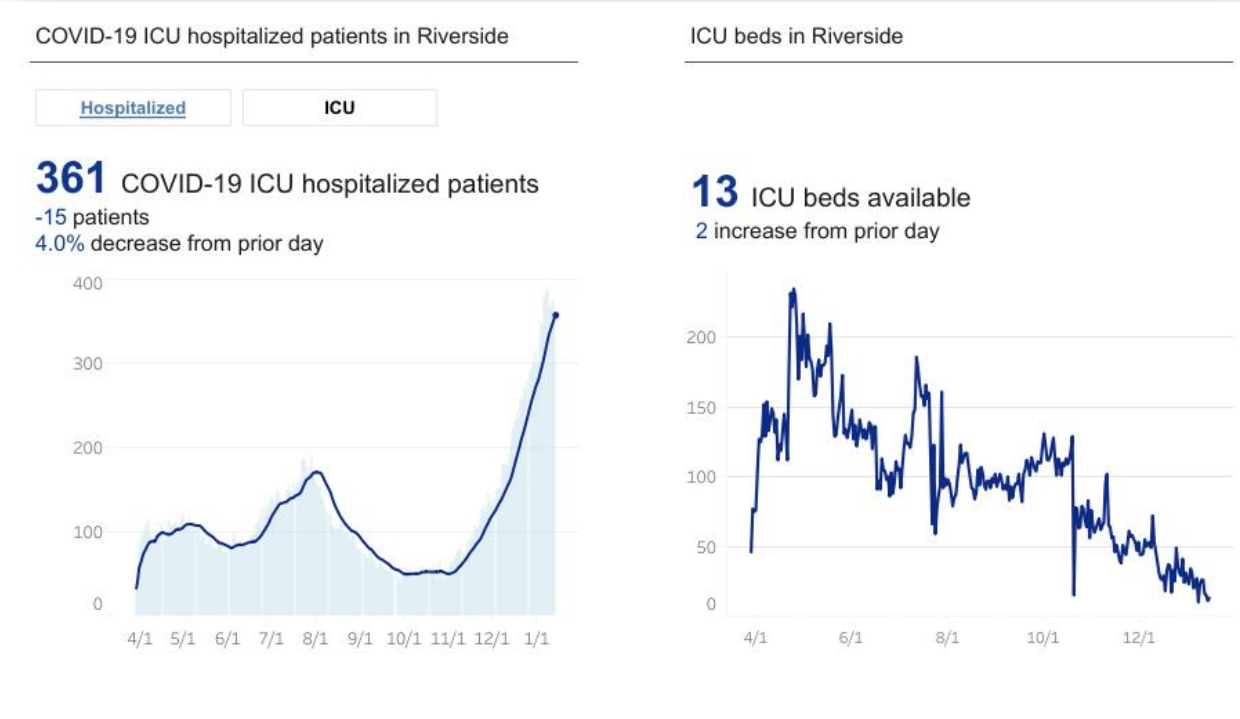
Date	Cases	Increase from Last Report	Deaths	Recoveries	COVID Patients Not ICU	ICU Patients	ICU Capacity Available
10/1/2020	59,488	556	1,226	54,404	NA	NA	NA
10/8/2020	61,416	1,928	1,248	55,809	NA	NA	NA
10/15/2020	63,125	1,709	1,269	57,173	NA	NA	NA
10/22/2020	65,386	2,261	1,279	58,602	NA	NA	NA
10/29/2020	67,552	2,166	1,306	60,490	NA	NA	NA
11/5/2020	70,309	2,757	1,331	62,260	NA	NA	NA
11/12/2020	73,541	3,232	1,355	64,200	NA	NA	NA
11/19/2020	78,009	4,468	1,396	65,427	NA	NA	NA
11/24/2020	80,971	2,962	1,417	66,283	NA	NA	NA
12/3/2020	86,797	5,826	1,457	67,974	NA	NA	NA
12/7/2020	92,272	5,475	1,488	68,939	700	146	21.5%
12/10/2020	111,053	18,781	1,551	69,676	775	171	7.9%
12/14/2020	119,691	8,638	1,586	70,814	901	169	4.2%
12/17/2020	132,818	12,153	1,708	71,539	NA	NA	NA
12/21/2020	150,422	17,604	1,753	73,498	1,239	229	0.0%
12/23/2020	156,834	6,412	1,805	74,448	1,322	247	0.0%
12/28/2020	174,477	17,463	1,870	110,736	1,367	282	0.0%
12/30/2020	180,537	6,060	1,951	114,480	1,484	297	0.0%
1/4/2021	198,236	17,699	2,096	131,588	1,543	330	0.0%
1/6/2021	203,957	5,721	2,151	132,570	1,611	343	0.0%
1/8/2021	207,841	3,884	2,218	134,691	1,648	370	0.0%
1/11/2021	216,275	8,434	2,250	145,380	NA	NA	NA
1/13/2021	230,600	14,235	2,307	149,686	1,636	363	0.0%

**SOURCE:**

**Riverside County, Emergency Management Department.**

Governor Newsom has established protocols to be used in determining the level to which business and related activities are to be curtailed. Protocols are evaluated on a County-wide basis and restrictions implemented on a County-by-County basis. One of the most critical data points is ICU capacity. When ICU capacity drops to 15% restrictions are tightened. Conversely, when ICU capacity grows greater than 15% restrictions are lessened. Restrictions are adjusted in real time, often within several days of ICU capacity shifts. The State provides a dashboard showing hospitalization and ICU capacity. The table below is the State’s ICU capacity data for Riverside County, dated January 12, 2021.

**State of California  
Riverside County ICU Capacity – January 12, 2021**



The State’s ICU data shows that capacity has steadily declined over the past 6 months. Area hospitals have been reporting that they are at capacity since mid to late December 2020.

Riverside County has recently launched a COVID-19 vaccination program. County officials are implementing a plan to vaccinate 2.1 million residents as expeditiously as possible. Five vaccination clinics have been established throughout the County to serve certain individuals who are deemed to be critical (i.e. medical workers, first responders, food and agriculture workers) and those who are 65 and older. Qualified individuals may

make an appointment for a vaccine on-line and no walk-in patients will be served. At this time, it is not known when vaccines will be made available to the general public. Information regarding the Riverside County vaccination program is available at [www.ruhealth.org/covid-19-vaccine](http://www.ruhealth.org/covid-19-vaccine).

As stated, City staff will provide a full report to the City Council with the most recent information available on January 19, 2021.

**Fiscal Impact:**

City estimates that preparation of this report cost approximately \$2,150.

**Recommended Action:**

City staff recommends that the City Council receive the report and provide direction.

**Attachments:**

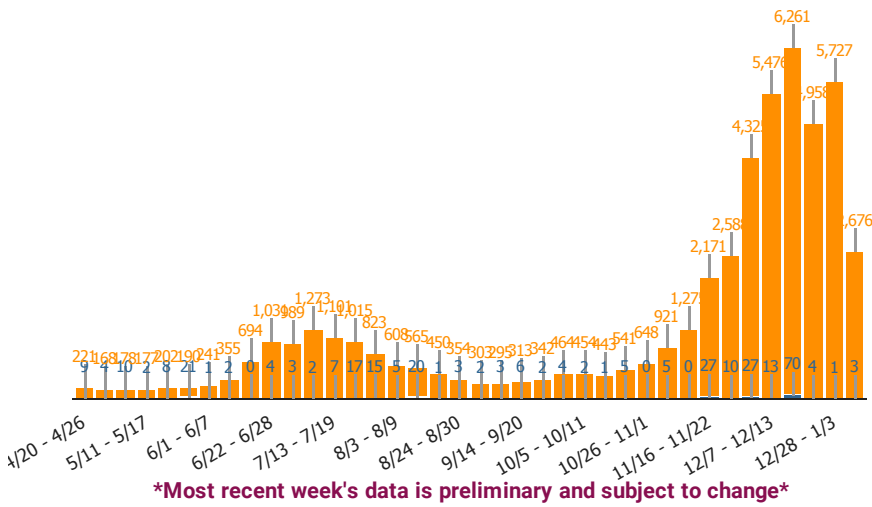
- A. Riverside County District 5 – Weekly COVID-19 Report
- B. Riverside County COVID-19 Vaccination Infographic

# DISTRICT FIVE - WEEKLY COVID-19 REPORT

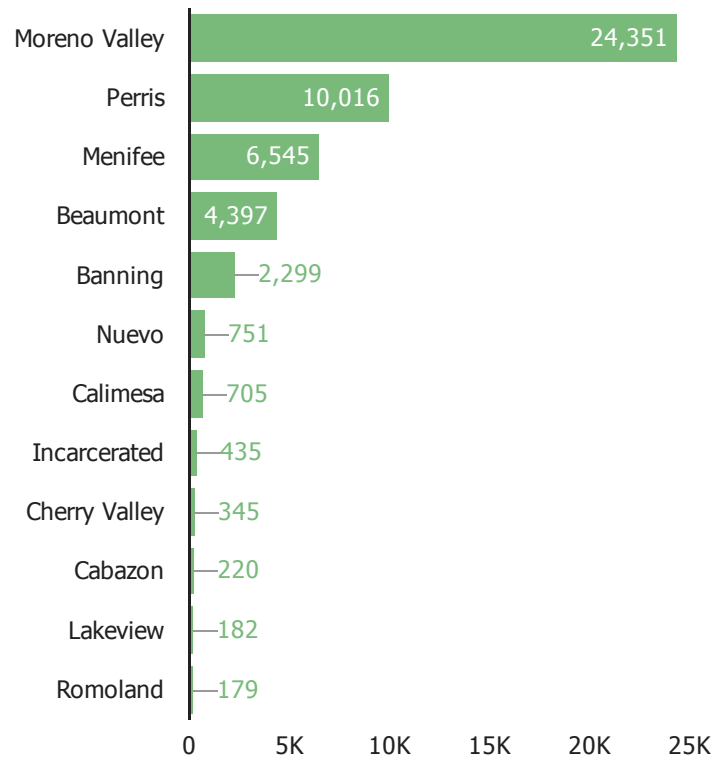
<b>TOTAL CASES</b> <h2>51,784</h2> <p>Incarcerated = 436</p>	<b>NEW WEEKLY CASES</b> <h2>5,727</h2> <p>Incarcerated = 1</p> <p><i>*Includes 7-day lag</i></p>	<b>TOTAL DEATHS</b> <h2>474</h2> <p>Incarcerated = 1</p>	<b>NEW WEEKLY DEATHS</b> <h2>19</h2> <p>Incarcerated = 0</p> <p><i>*Includes 7-day lag</i></p>	<b>DOUBLING TIME</b> <h2>30.3</h2> <p>(7-day average)</p> <p><i>*Does not include incarcerated</i></p>
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## COVID-19 Cases by Week

■ Total Incarcerated Cases ■ Total Cases

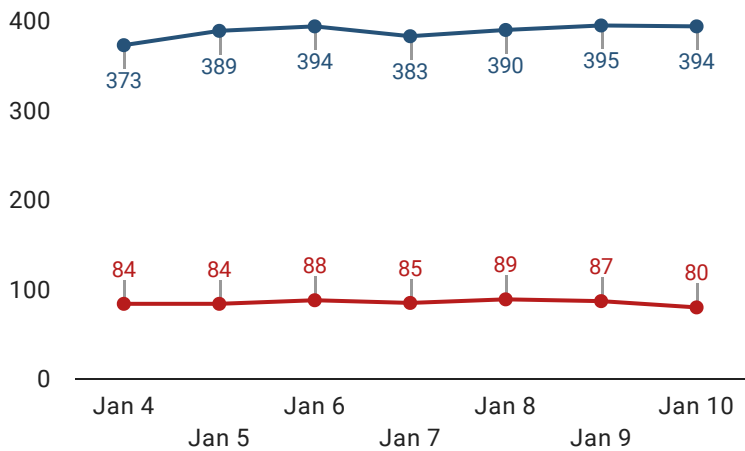


## Total Cases by City/Community

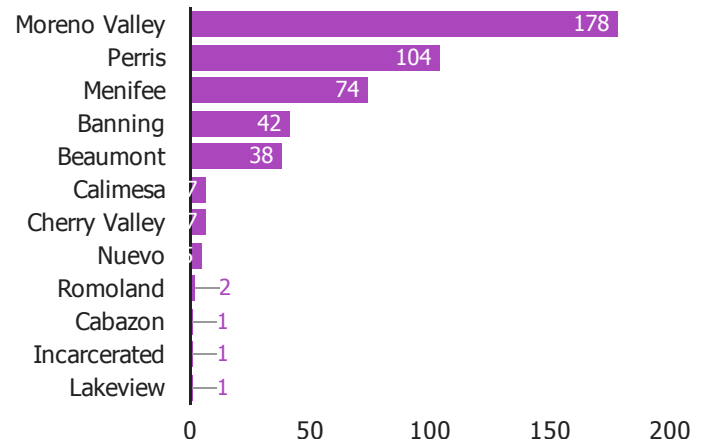


## COVID-19 Daily ICU/Hospitalizations

● Confirmed ICU ● Confirmed Hospitalizations



## Total Deaths by City/Community



## COVID-19 Testing

Total Tests	Positivity Rate (Overall)	Total Tests per Capita	New Tests (Weekly)	Positivity Rate (Weekly)
378,923	15.7%	770.3	26,050	27.2%
<i>(tests/1,000 people)</i>				

\*Does not include incarcerated populations. Testing totals and calculations include repeat testers.  
\*New Weekly Tests/Weekly Positivity Rates are based on previous week as tests may take 3-5 days to result

\*Totals do not include cases with missing geographic locations  
\*Cities/Communities with populations less than 2,000 are not included  
\*Weekly Case/Death counts reflect previous week's data as current week's case/death counts are preliminary and subject to change.

# COVID-19 Vaccination Distribution Phases



Item 10.

## PHASE 1A

Persons at risk of exposure to SARS-CoV-2 through their work in any role in direct health care or long-term care settings.

### Vaccinating Now Tier 1

- Acute care, psychiatric and correctional facility hospital staff
- Staff at skilled nursing facilities, assisted living facilities, and similar settings for older or medically vulnerable individuals
- Residents in long-term care settings
- Paramedics, EMTs, and others providing emergency medical services
- Staff at dialysis centers

### Vaccinating Now Tier 2

- Intermediate care facilities for persons who need non-continuous nursing supervision, and supportive care
- Home healthcare and IHSS
- Community health workers (promotoras)
- Public health field staff
- Primary care clinics, including federally qualified health centers, rural health centers, correctional facility clinics, and urgent care clinics

### Vaccinating Now Tier 3

- Specialty clinics (ex. optometry, cardiology, neurology, outpatient surgery, physical therapy, etc.)
- Laboratory workers
- Dental and other oral health clinics
- Pharmacy staff not working in settings at higher tiers
- Mortuary service industry workers

## PHASE 1B

### Tier 1 – Vaccinating Now

- Persons aged 65+ years of age and older
- Frontline essential workers, including education, law enforcement, food and agriculture, Emergency services

### Tier 2 – Vaccinating Soon

- Frontline essential workers, including manufacturing, transportation, facilities and services
- Congregate settings (incarcerated and homeless persons)

## PHASE 1C

- Persons 50 - 64 years of age
- Individuals 16 - 64 years of age and have an underlying health condition or disability which increases their risk of severe COVID-19
- Essential Workers, including water & waste, defense, energy, chemical and hazardous materials, communications and IT, financial services, government operations and community based essential functions.





# Beaumont City Council **COVID-19 City Staff Report**

REGULAR CITY COUNCIL MEETING | 1/19/2021

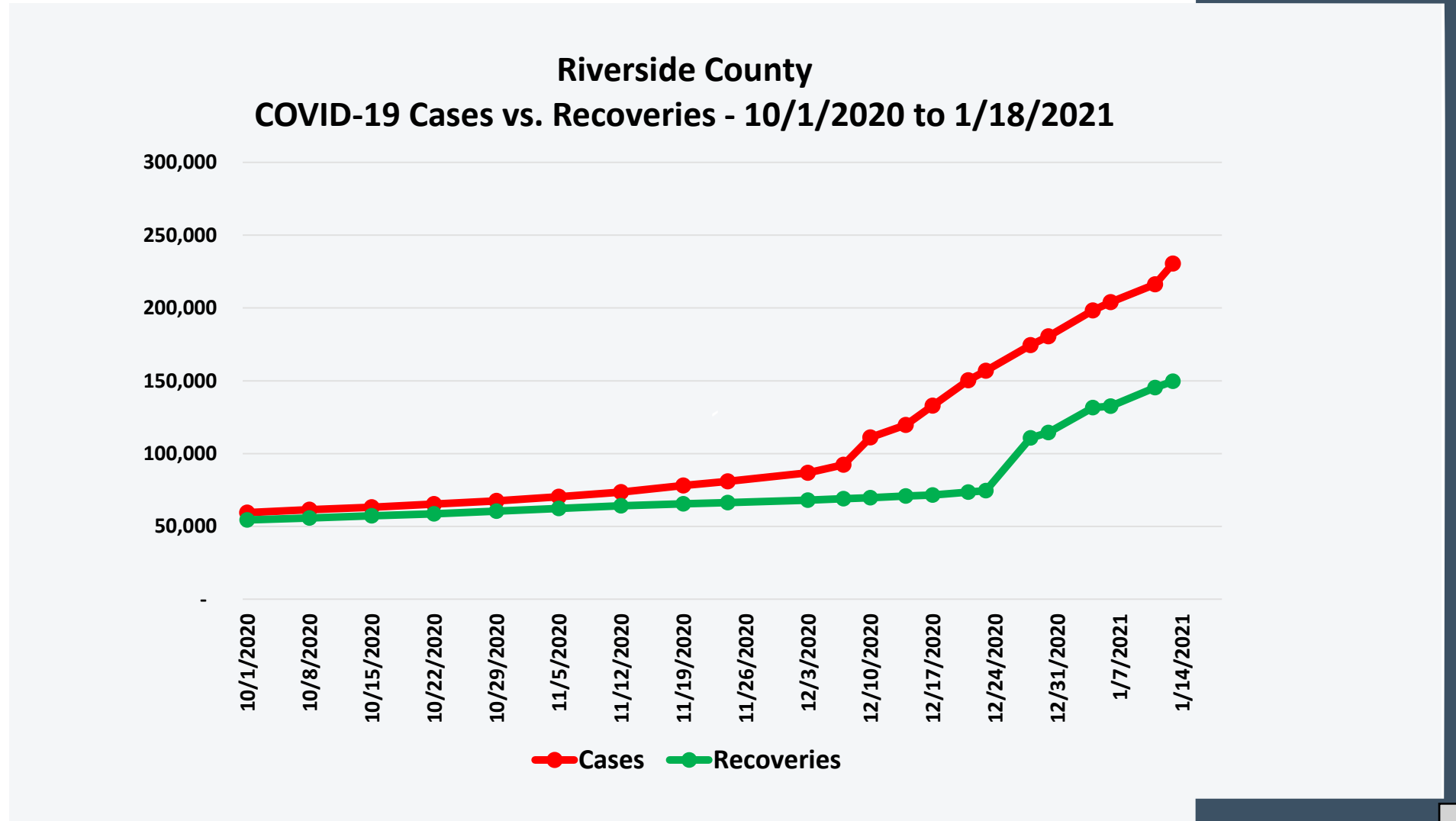


# Presentation **INFORMATION**

- **Riverside County Trends**
  - October 1, 2020 thru January 18, 2021
  - COVID-19 Cases vs. Recoveries
  - COVID-19 Deaths
  - Hospital Capacity
- **Riverside County – District 5 Status**
  - Snapshot – January 10, 2021
- **Operation RivCo Shield**
  - Riverside County Vaccination Program
- **Legal Review – Legal Challenge to State COVID-19 Restrictions**
  - San Bernardino County Lawsuit Against Governor Newsom

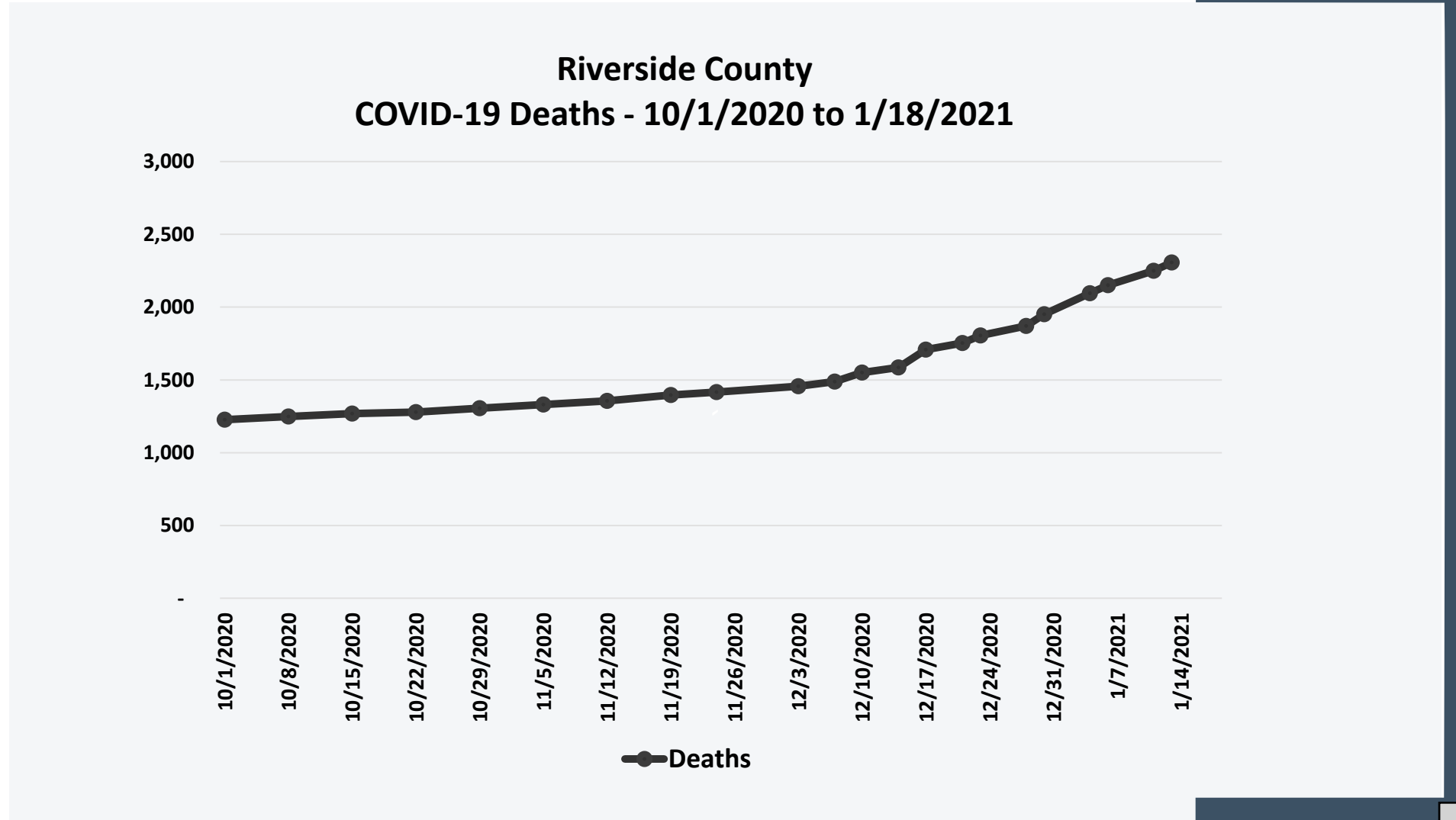


# Riverside County Trends





# Riverside County TRENDS





# Riverside County TRENDS

COVID-19 ICU hospitalized patients in Riverside

Hospitalized

ICU

**361** COVID-19 ICU hospitalized patients  
-15 patients  
4.0% decrease from prior day



ICU beds in Riverside

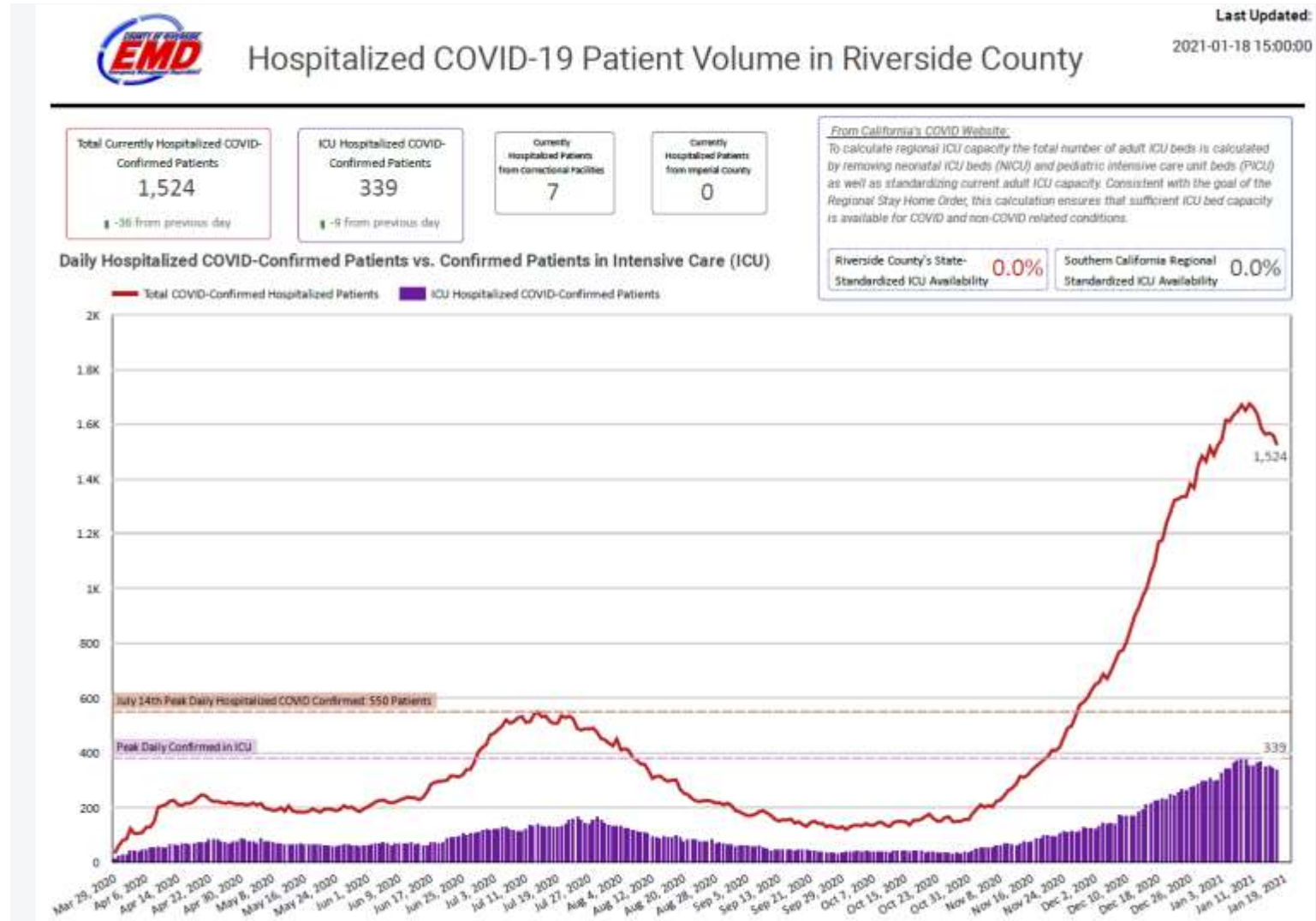
**13** ICU beds available  
2 increase from prior day



SOURCE: State of California, January 15, 2021



# Riverside County TRENDS



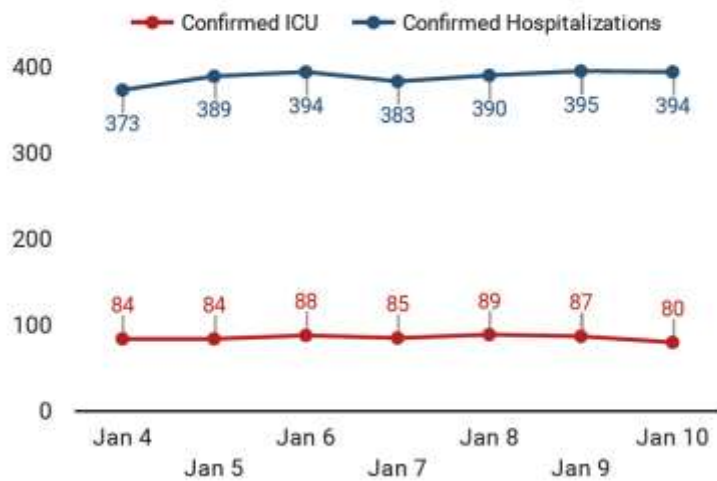
Data source: State COVID Tracker Data. \*Total COVID-Confirmed Hospitalized Patients\* metric includes patients within the ICU. Specific dates with known errors in the State Data have been corrected in the local copy of this data.



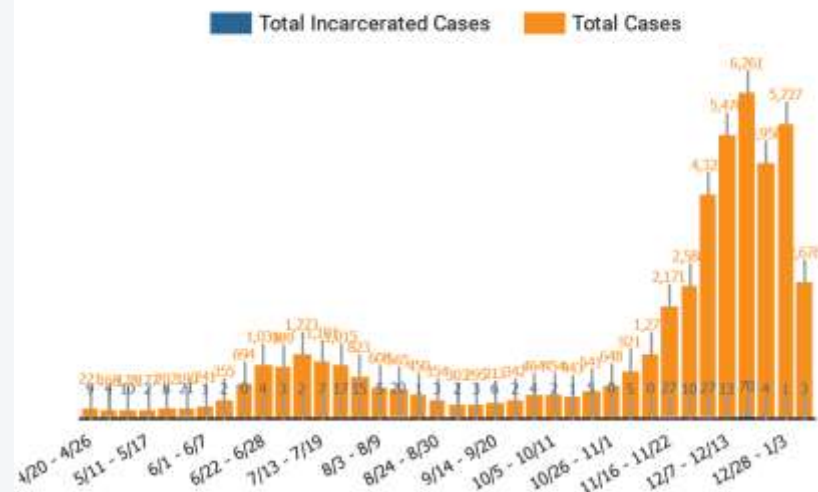
# District 5 STATUS

<b>TOTAL CASES</b> <b>51,784</b> Incarcerated = 436	<b>NEW WEEKLY CASES</b> <b>5,727</b> Incarcerated = 1 <i>*Includes 7-day lag</i>	<b>TOTAL DEATHS</b> <b>474</b> Incarcerated = 1	<b>NEW WEEKLY DEATHS</b> <b>19</b> Incarcerated = 0 <i>*Includes 7-day lag</i>	<b>DOUBLING TIME</b> <b>30.3</b> (7-day average) <i>*Does not include incarcerated</i>
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**COVID-19 Daily ICU/Hospitalizations**



**COVID-19 Cases by Week**

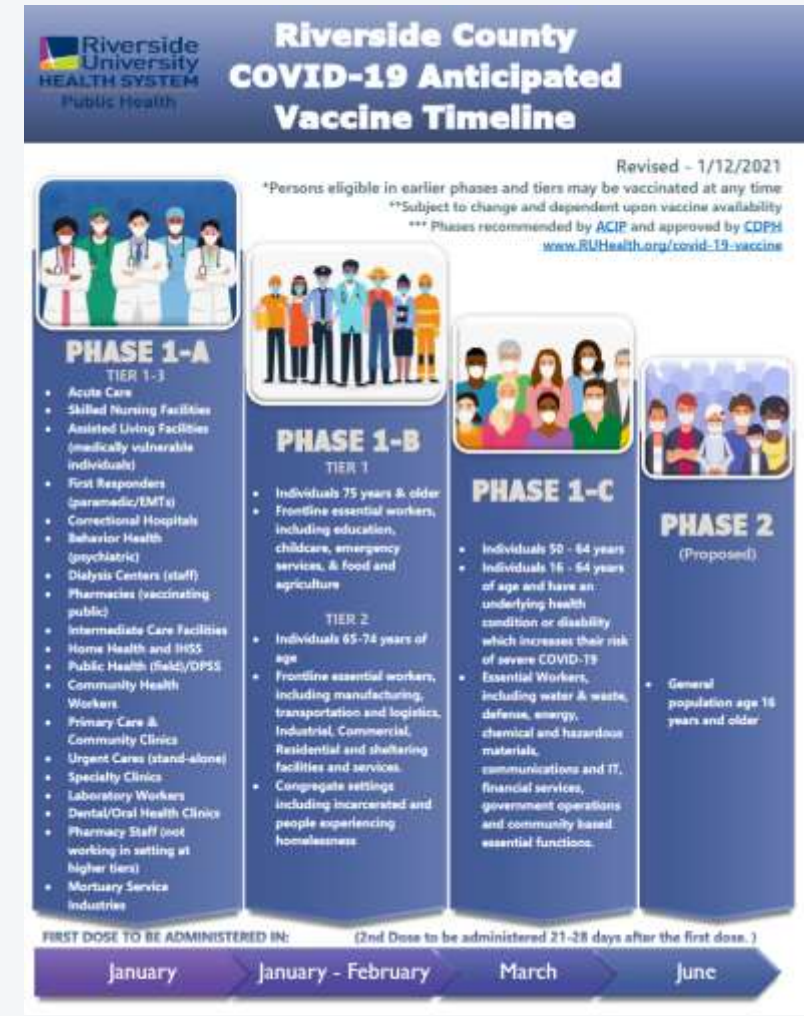


Total Tests	Positivity Rate (Overall)	Total Tests per Capita	New Tests (Weekly)	Positivity Rate (Weekly)
378,923	15.7%	770.3 <i>(tests/1,000 people)</i>	26,050	27.2%



# Riverside County VACCINATIONS

- **Operation RivCO Shield**
  - County-wide vaccination effort (Phased)
  - Vaccinate 2.1 million people
  - Vaccination Centers throughout Riverside County
- **Who Gets Vaccinated?**
  - Phases 1A and 1B
  - General population 65+ years of age
  - **Appointments Required**
  - [www.RUHealth.org/covid-19-vaccine](http://www.RUHealth.org/covid-19-vaccine)
- **Current Vaccination Levels**
  - 210,575 Doses Allocated
  - 157,775 Doses Received







# Legal Challenges **STATUS**

## Update on Recent Litigation Challenging COVID-19 Restrictions



# Sources of **INFORMATION**

GENERAL COVID-19 INFORMATION:

**[www.rivcoph.org/coronavirus](http://www.rivcoph.org/coronavirus)**

COVID-19 VACCINATION INFORMATION  
& SCHEDULING APPOINTMENT:

**[www.ruhealth.org/covid-19-vaccine](http://www.ruhealth.org/covid-19-vaccine)**



City Council discussion and direction  
to City Manager and City Attorney.



**ANGIE ARCILLA**  
arcilla@sbemp.com  
FIRM ASSISTANT TO ROXANN VOTAW

REPLY TO:  
Palm Springs, California

January 6, 2021

CITY OF BEAUMONT PROFESSIONAL SERVICES THRU: 12/31/2020

**TOTAL DUE: \$72,194.47**

Sincerely,  
**SBEMP, LLP**

By: Angie Arcilla

**SLOVAK BARON EMPEY MURPHY & PINKNEY LLP**

**Palm Springs, CA**  
T (760) 322-2275

**Indian Wells, CA**  
T (760) 322- 9240

**Orange County, CA**  
T (714) 435-9591

**San Diego, CA**  
T (619) 501-4540

**Princeton, NJ**  
T (609) 955-3393

**New York, NY**  
T (212) 829-4390

[www.sbemp.com](http://www.sbemp.com)

# SBEMP

A T T O R N E Y S

1800 E Tahquitz Canyon Way  
Palm Springs, CA 92262  
Fed. ID #33-0833010  
Telephone 760-322-2275  
Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*Urban Logic

Professional services through: 12/16/2020:

Invoice # 61689

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$19,875.50**

---

## SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

1800 E. Tahquitz Canyon Way  
Palm Springs, California 92262  
Tel. (760) 322-2275 • Fax (760) 322-2107

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Costa Mesa, California 92626  
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Princeton, New Jersey 08540  
Tel. (609) 955-3393 • Fax (609) 520-8731

2240 Fifth Avenue.  
San Diego, California 92101  
Tel. (619) 501-4540

[www.sbemp.com](http://www.sbemp.com)

# SBEMP

A T T O R N E Y S

1800 E Tahquitz Canyon Way  
Palm Springs, CA 92262  
Fed. ID #33-0833010  
Telephone 760-322-2275  
Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*AIG

Professional services through: 12/31/2020:

Invoice # 61690

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$302.50**

---

## SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

1800 E. Tahquitz Canyon Way  
Palm Springs, California 92262  
Tel. (760) 322-2275 • Fax (760) 322-2107

650 Town Center Drive, Ste. 1400  
Costa Mesa, California 92626  
Tel. (714) 435-9592 • Fax (714) 850-9011

103 Carnegie Center Blvd., Ste. 101  
Princeton, New Jersey 08540  
Tel. (609) 955-3393 • Fax (609) 520-8731

2240 Fifth Avenue.  
San Diego, California 92101  
Tel. (619) 501-4540

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Palm Springs, CA 92262  
Fed. ID #33-0833010  
Telephone 760-322-2275  
Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*Blake

Professional services through: 12/31/2020:

Invoice # 61691

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$440.00**

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## SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

1800 E. Tahquitz Canyon Way  
Palm Springs, California 92262  
Tel. (760) 322-2275 • Fax (760) 322-2107

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Palm Springs, CA 92262  
Fed. ID #33-0833010  
Telephone 760-322-2275  
Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*Carpenters

Professional services through: 12/31/2020:

Invoice # 61692

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$3,717.50**

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## SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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Palm Springs, California 92262  
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Telephone 760-322-2275  
Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*Galletta

Professional services through: 12/31/2020:

Invoice # 61693

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$1,126.00**

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## SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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Palm Springs, California 92262  
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Princeton, New Jersey 08540  
Tel. (609) 955-3393 • Fax (609) 520-8731

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Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*Kritzberger

Professional services through: 12/31/2020:

Invoice # 61694

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$256.00

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## SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

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Palm Springs, California 92262  
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Tel. (609) 955-3393 • Fax (609) 520-8731

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Telephone 760-322-2275  
Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*Lee

Professional services through: 12/31/2020:

Invoice # 61695

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$12,686.60**

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## SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

1800 E. Tahquitz Canyon Way  
Palm Springs, California 92262  
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Tel. (609) 955-3393 • Fax (609) 520-8731

2240 Fifth Avenue.  
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Fed. ID #33-0833010  
Telephone 760-322-2275  
Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*MV

Professional services through: 12/31/2020:

Invoice # 61696

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$55.00**

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Palm Springs, California 92262  
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Tel. (609) 955-3393 • Fax (609) 520-8731

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Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*Norton Rose

Professional services through: 12/31/2020:

Invoice # 61697

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$3,327.00**

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1800 E. Tahquitz Canyon Way  
Palm Springs, California 92262  
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Princeton, New Jersey 08540  
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Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*Peters

Professional services through: 12/31/2020:

Invoice # 61698

Amount

BALANCE DUE – PLEASE SUBMIT PAYMENT:

\$1,821.00

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Palm Springs, California 92262  
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Princeton, New Jersey 08540  
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Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont\*TalleyAguirre

Professional services through: 12/31/2020:

Invoice # 61700

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$1,100.00**

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Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont-Gen Lit

Professional services through: 12/31/2020:

Invoice # 61701

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$6,352.50**

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Palm Springs, California 92262  
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Telephone 760-322-2275  
Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont-Labor&Employ

Professional services through: 12/31/2020:

Invoice # 61702

	<u>Amount</u>
BALANCE DUE – PLEASE SUBMIT PAYMENT:	<u>\$215.10</u>

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Palm Springs, California 92262  
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Costa Mesa, California 92626  
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Princeton, New Jersey 08540  
Tel. (609) 955-3393 • Fax (609) 520-8731

2240 Fifth Avenue.  
San Diego, California 92101  
Tel. (619) 501-4540

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# SBEMP

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1800 E Tahquitz Canyon Way  
Palm Springs, CA 92262  
Fed. ID #33-0833010  
Telephone 760-322-2275  
Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont-OverRetainer

Professional services through: 12/31/2020:

Invoice # 61703

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$13,419.77**

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## SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

1800 E. Tahquitz Canyon Way  
Palm Springs, California 92262  
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Costa Mesa, California 92626  
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# SBEMP

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Fed. ID #33-0833010  
Telephone 760-322-2275  
Facsimile 760-322-2107

1/6/2021

City of Beaumont  
E-MAIL INVOICES

Our file no:  
City of Beaumont-Retainer

Professional services through: 12/31/2020:

Invoice # 61704

Amount

**BALANCE DUE – PLEASE SUBMIT PAYMENT:**

**\$7,500.00**

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## SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

1800 E. Tahquitz Canyon Way  
Palm Springs, California 92262  
Tel. (760) 322-2275 • Fax (760) 322-2107

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Costa Mesa, California 92626  
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