

High Desert “Partnership in Academic Excellence” Foundation, Inc. dba
LEWIS CENTER FOR EDUCATIONAL RESEARCH

17500 Mana Road, Apple Valley, CA 92307 (760) 946-5414 (760) 946-9193 fax

**Agenda for Special Meeting of the Lewis Center for Educational Research Board
July 26, 2023 - Public Meeting – 8:30 a.m.**

Meeting at: 17500 Mana Rd., Apple Valley, CA, Multipurpose Room
Additional Locations: 5808 State Highway 18 Lucerne Valley, CA 92356
12905 Golf Course Dr, Victorville, CA 92395
1936 De Anza Dr., Colton, CA 92324
12384 Palmdale Rd., #204, Victorville, CA 92394

To participate by teleconference, register for the meeting at this link:

<https://attendee.gotowebinar.com/rt/4092446480696978525>

Dial in using your phone: +1 (631) 992-3221 Passcode: 266-030-476

1. **CALL TO ORDER AND PLEDGE OF ALLEGIENCE:** Chairman Caldwell
2. **ROLL CALL:** Chairman Caldwell
3. **DISCUSSION/ACTION ITEM:**
 - .01 Approve and Authorize Lisa Lamb, President/CEO to sign PURCHASE AND SALE AGREEMENT between 17500 MANA ROAD LLC and SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT once finalized.
4. **ADJOURNMENT:** Chairman Caldwell

PURCHASE AND SALE AGREEMENT

This PURCHASE AND SALE AGREEMENT (“Agreement”) is effective the date the last of the parties executes this Agreement (“Effective Date”), between 17500 MANA ROAD LLC, a California limited liability company (“SELLER”), and SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (“BUYER”).

RECITALS

- A. The SELLER is the owner of the fee simple interest in certain real property containing approximately 89.31 acres improved with the educational facility known as the Academy for Academic Excellence (“Academy”), with an address of 17500 Mana Road, Apple Valley, CA 92307 (APN 0473-183-21), as more particularly described in the legal description attached hereto as Exhibit “A” (“School Property”).
- B. The School Property is intersected by a portion of a natural ephemeral stream channel, known as the Desert Knolls Wash (“Wash”).
- C. BUYER has proposed a public project to excavate, reshape, and improve portions of the Wash and desires to acquire, in fee, a large part of the footprint of the Wash which flows over the School Property.
- D. SELLER is in support of the public project and desires to sell an 8.90-acre parcel (“Property”) of the School Property to BUYER for the consideration described below.
- E. The proposed acquisition by the BUYER of the Property will impede access from the Academy, which is situated at the easterly boundary of the School Property, to the SELLER’s proposed nearby expansion site, which is situated at the north-westerly portion of the School Property.
- F. To mitigate impacts from the sale of Property, as well as address consideration for the sale, the parties propose that:
 - i. SELLER will convey to BUYER the Property in fee, comprising BUYER’s desired footprint of the Wash, which Property is further described in the legal description attached hereto as Exhibit “B”; and
 - ii. SELLER will reserve from the conveyance of the Property a non-exclusive 0.43-acre easement (“Access Easement”), over which BUYER will construct a shared access bridge for the benefit of the Property and the School Property while under common ownership, allowing passage from the Academy to the other side of the School Property (“Access Bridge”), which easement area is described in the legal description attached hereto as Exhibit “C”; and
 - iii. BUYER’s design and construction of the Access Bridge at no cost to SELLER shall serve as consideration for the fee conveyance of the Property to BUYER; and

- iv. SELLER will also reserve from the conveyance of the Property a non-exclusive easement for the benefit of the School Property to use 2.20 acres of access roads lying within the Property, for the sole purpose of physical education activities (hereafter referred to as "Activity Easement"), which easement area is described in the legal description attached hereto as Exhibit "D" and shown in Exhibit "D-1."

- v. As provided in Exhibit "F", attached hereto:
 - a. The Access Easement shall automatically terminate if the School Property abutting each side of the Access Easement is no longer under common ownership; and
 - b. The Activity Easement shall automatically terminate if the School Property is no longer used for educational purposes.

A G R E E M E N T

Based upon the foregoing Recitals, which are incorporated herein by this reference and made a part of this Agreement, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SELLER and BUYER agree as follows:

1. PURCHASE AND SALE OF THE PROPERTY.

1.1 Subject to all of the terms, conditions, and provisions of this Agreement, and for the consideration herein set forth, the SELLER agrees to sell to BUYER, and BUYER agrees to purchase from the SELLER all of SELLER's right, title, and interest to the Property as described in the legal description attached hereto as Exhibit "B", subject to SELLER's Access Easement reservation and Activity Easement reservation, both as described in the legal descriptions and plats attached hereto as Exhibits "C", as well as "D" and "D-1," respectively, and as further described in Exhibit "F."

1.2 Payment In Kind Consideration. The consideration from BUYER to SELLER for the Property shall be BUYER's design and construction of the shared Access Bridge at no cost to SELLER ("**In Kind Payment**") as shown in the design plans attached hereto as Exhibit "E" and SELLER's reservation of easements. As a result, the purchase price payable by BUYER to SELLER for the Property is zero dollars (\$0). SELLER shall maintain the Access Easement as provided in Exhibit "F."

1.3 Taxes. Real property taxes will not be prorated between SELLER and BUYER. Upon recordation of the Grant Deed, BUYER will request cancellation of the real property taxes for the Property pursuant to California Revenue and Taxation Code Section 4986. If current taxes have not yet been paid as of the Recording Date, then SELLER shall pay the full amount of the installment applicable for the period prior to the Recording Date. SELLER shall be entitled to a refund of any excess payment made to the taxing authority on account of the Property, including any taxes paid by SELLER and applicable to any period from and after the Recording Date. The taxing authority will notify SELLER of any refund due SELLER resulting from the subject acquisition after a review and any subsequent proration of the property tax assessment by the County.

2. RECORDING. If the Agreement does not terminate pursuant to Paragraph 5.2, SELLER shall deliver to BUYER within ten (10) business days from satisfaction of the terms in Paragraph 5.2, an

executed Grant Deed with Reservation of Easements substantially in form shown in Exhibit "F," and BUYER shall record said Grant Deed within ten (10) business days (Recording Date).

3. HAZARDOUS MATERIALS; INDEMNIFICATION. If any hazardous materials or waste (as defined by California Health and Safety Code section 25100, et seq., and/or 42 U.S.C. §9601, et seq.) are present on the Property on the date BUYER takes possession of the Property, SELLER shall be responsible for and bear the entire cost of all removal, disposal, cleanup and decontamination which may be required because of these hazardous materials. SELLER agrees to indemnify, defend (with counsel reasonably approved by BUYER) and hold harmless BUYER, San Bernardino County and their authorized officers, employees, agents and volunteers ("Indemnitees") from any and all claims, actions, losses, damages and/or liability arising out of this Agreement from any cause whatsoever, including: 1) the acts, errors or omissions of any person and for any costs or expenses incurred by BUYER on account of any claim except where such indemnification is prohibited by law; and/or 2) all responsibility, liability and claims for damages to persons or property resulting from the existence or use of hazardous materials which are present on the Property on the date BUYER takes possession under this Agreement. This indemnification provision shall apply regardless of the existence or degree of fault of Indemnitees. SELLER's indemnification obligation applies to Indemnitees' "active" as well as "passive" negligence but does not apply to Indemnitees' "sole negligence" or "willful misconduct" within the meaning of Civil Code section 2782. This Section 3 shall survive the termination of this Agreement.

4. REPRESENTATIONS AND WARRANTIES.

4.1 SELLER Representations and Warranties. SELLER hereby makes the following representations and warranties to BUYER, each of which is material and relied upon by BUYER in making its determination to enter into this Agreement and each of which is re-made as of the Recording Date:

(a) SELLER's execution, delivery, and performance of its obligations under this Agreement does not constitute a default or a breach under any contract, agreement, or order to which SELLER is a party or by which it is bound and there are currently no other pending contracts or opened escrow for the sale of the Property.

(b) SELLER owns the Property in fee simple, without leases or leasehold interests. SELLER has the full right, power and lawful authority to sell the Property and undertake all obligations as provided herein. The execution, performance and delivery of this Agreement by SELLER has been fully authorized by all requisite actions on the part of SELLER.

(c) There are no pending, actions, suits, writs, injunctions, decrees, legal proceedings, or governmental investigations against the Property.

(d) SELLER has not received any notices and has no knowledge of any violation of any laws, ordinances, rules, regulations, or requirements of any governmental agency, body, or subdivision affecting or relating to the Property.

(e) SELLER has not received any notices and has no knowledge of any hazardous materials or waste (as defined by California Health and Safety Code section 25100, et seq., and/or 42 U.S.C. §9601, et seq.) that exists at the Property or a violation of any environmental laws that exists at the Property. Except as otherwise as may be disclosed by the Property Documents, there has been no production, storage or disposal at the Property of any Hazardous

Materials (as defined below) by SELLER or by any previous owner or occupant of the Property; (ii) Hazardous Materials have not been dumped, buried, leaked, or otherwise released upon, in, or under the Property or allowed to pass on, under or through the Property at any time during or prior to SELLER's ownership of the Property; (iii) SELLER has not violated any laws, regulations, and ordinances relating to the use of all Hazardous Materials used on the Property; and (iv) there is no proceeding or inquiry by any federal, state or local governmental agency with respect to any Hazardous Materials on the Property

(f) SELLER is not the subject of a current or pending bankruptcy proceeding.

(g) SELLER represents and warrants to BUYER that SELLER is not, and as of the Close of Escrow will not be, a foreign person within the meaning of Internal Revenue Code Section 1445 or an out-of-state seller under California Revenue and Tax Code Section 18805 and that it will deliver to BUYER before the Recording Date a non-foreign affidavit pursuant to Internal Revenue Code Section 1445(b)(2) and the Regulations promulgated thereunder and a California Form 590-RE. BUYER and SELLER agree to cooperate with each other in completing any report and/or other information required to be delivered to the Internal Revenue Service.

(h) No Rights Granted. SELLER has not granted any options, rights of first refusal, rights of first offer, or other pre-emptive rights to acquire the Property to any other person so as to impair the title of the Property for this transaction.

4.2 BUYER's Representations and Warranties. BUYER hereby makes the following representations and warranties to SELLER, each of which is material and relied upon by SELLER in making its determination to enter into this Agreement and each of which is re-made as of the Recording Date:

(a) BUYER has the full right, power, and lawful authority to purchase and accept the Property and undertake all obligations as provided herein. The execution, performance, and delivery of this Agreement by BUYER has been fully authorized by all requisite actions on the part of BUYER.

(b) BUYER's execution, delivery, and performance of its obligations under this Agreement does not constitute a default or a breach under any contract, agreement, or order to which BUYER is a party or by which it is bound.

(c) BUYER is not the subject of a current or pending bankruptcy proceeding.

5. INFORMATION REPORT; REVIEW OF TITLE

5.1 Information Report. Escrow Holder shall file and SELLER and BUYER agree to cooperate with Escrow Holder and with each other in completing any report ("Information Report") and/or other information required to be delivered to the Internal Revenue Service pursuant to Internal Revenue Code Section 6045(e) regarding the real estate sales transaction contemplated by this Agreement, including, without limitation, Internal Revenue Service Form 1099-B as such may be hereinafter modified or amended by the Internal Revenue Service, or as may be required pursuant to any regulation now or hereinafter promulgated by the Treasury Department with respect thereto. SELLER and BUYER also agree that SELLER and BUYER, their respective employees and attorneys, and Escrow

Holder and its employees may disclose to the Internal Revenue Service, whether pursuant to such Information Report or otherwise, any information regarding this Agreement or the transaction contemplated herein as such party reasonably deems to be required to be disclosed to the Internal Revenue Service by such party pursuant to Internal Revenue Code Section 6045(e), and further agree that neither SELLER nor BUYER shall seek to hold any such party liable for the disclosure to the Internal Revenue Service of any such information.

5.2 Review of Documents, Title, and Escrow.

(a) Property Documents. Within two (2) days after the Effective Date, SELLER shall provide BUYER with copies of the following documents, if any, that are in its possession or under its control: (i) relevant studies, documents, land surveys, soils reports, licenses, maintenance contracts, utility contracts, management contracts, service contracts, warranties, ADA compliance, Field Act compliance, plans and specifications for the Improvements, copies of all building permits, certificates of occupancy and all other governmental licenses and permits for the Improvements in the possession of SELLER, and other documents and/or contracts pertaining to the Property, together with any amendments or modifications; (ii) any and all information that SELLER has regarding environmental matters affecting the Property and regarding the condition of the Property, including, but not limited to, Phase I and/or Phase II Environmental Assessments, wetlands, structural, mechanical and soils conditions, the presence and location of asbestos, PCB transformers, other toxic, hazardous or contaminated substances, and underground storage tanks in, on, or about the Property; (iii) copies of any current agreements with occupants; and (iv) any and all other documents and matters relative to the Property (collectively, "Property Documents").

(b) Review of Title. Following the Effective Date of this Agreement, BUYER shall obtain its own preliminary title report issued by a title company of BUYER's choice ("Title Company") and such Title Company shall provide all underlying title documents (collectively, the "Preliminary Title Report") and BUYER shall have the right to obtain a survey of the Property from a licensed surveyor sufficient to obtain an ALTA title insurance policy ("Survey"). The BUYER's review period for the Preliminary Title Report and the Survey shall mean the period from the Effective Date through the date that is forty-five (45) business days after the Effective Date ("BUYER's Title Review Period"). At any time during BUYER'S Title Review Period, BUYER shall notify SELLER in writing ("BUYER's Title Notice") of any objections BUYER may have to title exceptions or other matters contained in the Preliminary Title Report or Survey ("Title Objections"). If BUYER does not give such notice by the expiration of BUYER's Title Review Period, then it shall conclusively be deemed that BUYER has no Title Objections. If BUYER does timely provide BUYER's Title Notice with Title Objections, SELLER shall have five (5) business days after receipt thereof to notify BUYER that SELLER (a) will endeavor to cause or (b) elects not to cause any or all of the Title Objections disclosed therein to be removed or insured over by the Title Company in a manner reasonably satisfactory to BUYER. SELLER's failure to notify BUYER within such five (5) business day period as to any Title Objections that SELLER is willing to endeavor to cure or cause to be insured over shall be deemed an election by SELLER not to pursue such endeavor to remove or have the Title Company insure over such Title Objections. If SELLER notifies or is deemed to have notified BUYER that SELLER shall not endeavor to remove nor have the Title Company insure over any or all of the Title Objections, BUYER shall have five (5) business days after the expiration of SELLER's five (5) business day period to respond to either (a) terminate this Agreement or (b) waive such Title Objections, without any reduction in the consideration provided by this agreement on account of such Title Objections. If BUYER does not give notice within the said period, BUYER shall be deemed to have elected to waive the Title Objections. BUYER shall have the

right to request any supplement to the Preliminary Title Report or the Survey, and if any such supplement discloses any new materially adverse title or survey matters not disclosed to BUYER prior to the expiration of the BUYER's Title Review Period, the foregoing right of review and approval shall also apply to said new matter; provided, however, the period for BUYER to deliver BUYER's Title Notice with respect to such new title matter shall be the later of (i) expiration of the BUYER's Title Review Period, or (ii) three (3) business days from receipt of the supplemental title report or survey and the underlying document(s) referenced therein.

5.3 Escrow.

(a) Escrow. Within three (3) business days following the Effective Date, an escrow ("Escrow") shall be opened with _____, located at _____ ("Escrow Holder"), by BUYER delivering a copy of this fully executed Agreement to Escrow Holder. This Agreement shall, to the extent possible, act as Escrow instructions. The Parties agree to execute all further Escrow instructions required by Escrow Holder, which further instructions shall be consistent with this Agreement.

(b) Closing. "Close of Escrow" is the date the grant deed, in the form attached hereto and incorporated herein as **Exhibit C** ("Grant Deed"), conveying the Property from SELLER to BUYER, is recorded in the Office of the San Bernardino County Recorder, which shall occur on or before _____, **2023**, or on such other date as the Parties mutually agree in writing, subject to the terms of this Agreement ("Closing Date").

(c) Title Policy. Prior to Close of Escrow, BUYER shall have received evidence that Escrow Holder's title insurer ("Title Company") is ready, willing, and able to issue, upon payment of Title Company's regularly scheduled premium, a CLTA or ALTA owner's policy of title insurance, to be determined by the BUYER prior to Closing, with the endorsements BUYER may require, showing title to the Property vested in BUYER, subject only to the exceptions permitted by BUYER in accordance with Section 5.2(b) herein.

(d) Costs and Fees. Charges and expenses incurred in this transaction are to be borne by the parties as follows:

(i) The parties shall equally share the Escrow Holder's fees and recording fees.

(ii) SELLER shall pay the cost of the CLTA Title Policy, and BUYER shall pay the cost of any endorsements requested by BUYER.

(iii) SELLER shall pay City and county transfer taxes, if applicable.

(iv) Any miscellaneous costs shall be borne by the parties according to custom in San Bernardino County.

(e) Prorations. All other charges and credits with respect to the Property shall be prorated to the Close of Escrow on the basis of a thirty (30) day month. All non-delinquent general and special real property taxes for the fiscal year at the Close of Escrow, and all special and bonded assessments and levies, if any, included in and payable with the taxes attributable to the Property, are to be prorated as of the date of the Close of Escrow. BUYER is not to be responsible for, and SELLER is to assume all

responsibility for, unpaid delinquent taxes or assessments, if any. BUYER is exempt from real estate taxes and certain assessments. Personal property taxes, if any, shall be paid in full by SELLER.

5.4 Items to be Delivered at Close of Escrow. On or before Close of Escrow, SELLER and PURCHASER shall deposit with Escrow Holder the following documents and funds and shall close Escrow as follows:

(a) SELLER's Deposits. SELLER shall deposit with Escrow Holder the following:

(i) Grant Deed for Property. An original executed and acknowledged Grant Deed conveying the Property to BUYER;

(ii) Closing Costs. SELLER will deposit cash in the amount necessary to pay SELLER's share of Closing costs, as set forth in Section 5.3(d); and

(iii) Additional Documents. Any other documents or funds required by Escrow Holder from SELLER for the Close of Escrow in accordance with this Agreement.

(b) BUYER's Deposits. On or before the Close of Escrow, the following will be deposited with Escrow Holder:

(i) Closing Costs. BUYER will deposit cash in the amount necessary to pay BUYER's share of Closing costs, as set forth in Section 5.3(b); and

(ii) Additional Documents. BUYER will deposit any other documents or funds required of BUYER to close Escrow in accordance with this Agreement.

(c) At Close of Escrow, Escrow Holder shall:

(i) Record the Grant Deed;

(ii) Prepare and deliver to both BUYER and SELLER one (1) signed copy of Escrow Holder's settlement statement showing all receipts and disbursements of the Escrow;

(iii) Disburse to BUYER a conformed copy of the Grant Deed and any other documents (or copies thereof) deposited into Escrow by SELLER pursuant hereto; and

(iv) Disburse to SELLER a conformed copy of the Grant Deed and any other documents (or copies thereof) deposited into Escrow by BUYER pursuant hereto.

6. DEFAULTS.

6.1 Defaults. In the event wither party defaults in the performance of any of its obligations under this Agreement, the other party shall, in addition to any and all other remedies provided in this Agreement or by law or equity, have the right of specific performance. A party shall not be in default under this Agreement unless the non-defaulting party first provides a written notice of default to the defaulting party and the defaulting party, thereafter, fails within five (5) business days after receipt of such notice of default to either cure such default or diligently commence such actions reasonably necessary to cure such default within such five (5) business day period, and thereafter, cures such default not later than ten (10) days after receipt of such notice of default.

6.2 Institution of Legal Actions. Any legal action must be instituted in the Superior Court of the County of San Bernardino, State of California.

6.3 Rights and Remedies are Cumulative. Except as otherwise expressly provided in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

6.4 Inaction Not a Waiver of Default. Any failures or delays by either party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive either such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any such rights or remedies.

7. MISCELLANEOUS.

7.1 Notices. All notices, requests, demands, and other communications required or permitted under this Agreement shall be in writing and shall be delivered by either (a) personal delivery, (b) reliable courier service that provides a receipt showing date and time of delivery, including federal express, or (c) registered or certified U.S. Mail, postage prepaid, return receipt requested. Notices shall be addressed to the respective parties as set forth below or to such other address and to such other persons as the parties may hereafter designate by written notice to the other party hereto:

To SELLER: 17500 MANA ROAD LLC
 Care of High Desert “Partnership in Academic Excellence”
 Foundation, Inc.
 Lewis Center for Educational Research
 Attn: CEO
 17500 Mana Road
 Apple Valley, California, 92307

To BUYER: San Bernardino County
 Real Estate Services Department
 385 North Arrowhead Avenue, 3rd Floor
 San Bernardino, CA 92415-0180

Each notice shall be deemed delivered on the date delivered if by personal delivery or by overnight courier service, or on the date of receipt as disclosed on the return receipt if by mail. By giving to the other parties written notice as provided above, the parties to this Agreement and their respective successors and assigns shall have the right from time to time, and at any time during the term of this Agreement, to change their respective addresses.

7.2 Relationship Between SELLER and BUYER. It is hereby acknowledged that the relationship between SELLER and BUYER is not that of a partnership or joint venture and that SELLER and BUYER shall not be deemed or construed for any purpose to be the agent of the other.

7.3 Attorneys’ Fees. If any legal action is instituted to enforce or declare any party’s rights hereunder, each party, including the prevailing party, must bear its own costs and attorneys’ fees. This

subsection shall not apply to those costs and attorneys' fees directly arising from any third party legal action against a party hereto and payable under Section 3 ("Hazardous Materials; Indemnification") or under Section 7.11 ("Real Estate Brokerage Commission").

7.4 Successors and Assigns; Assignment. Neither party shall have the right to assign this Agreement or any interest or right hereunder without the prior written consent of the other party. Subject to the foregoing, this Agreement shall bind and inure to the benefit of SELLER and BUYER and their respective successors and permitted assigns.

7.5 Entire Agreement, Waivers, and Amendments. This Agreement incorporates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the parties with respect to all or part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the party to be charged. Any amendment or modification to this Agreement must be in writing and executed by SELLER and BUYER.

7.6 Prohibited Persons and Transactions. BUYER represents to SELLER that it is not a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action and is not and will not engage in any dealings or transactions or be otherwise associated with such persons or entities.

7.7 Executive Order N-6-22 Russia Sanctions. On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the "EO") regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine (<https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions>), as well as any sanctions imposed under state law (<https://www.dgs.ca.gov/OLS/Ukraine-Russia>). The EO directs state agencies and their contractors (including by agreement or receipt of a grant) to terminate agreements with and to refrain from entering any new agreements with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should it be determined by the County or the State of California that SELLER is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this Agreement. SELLER shall be provided advance written notice of such termination, allowing SELLER at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of BUYER.

7.8 Computation of Time. In the event that the day on which a party is required to take any action under the terms of this Agreement is a holiday, Saturday, or Sunday, such action shall be taken on the next succeeding business day. The term "holiday" shall mean all holidays as recognized by BUYER.

7.9 Interpretation; Governing Law. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. This Agreement shall be construed in accordance with the laws of the State of California, without regard to conflict of interest principles.

7.10 Severability. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of this Agreement

shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement.

7.11 Real Estate Brokerage Commission. SELLER and BUYER each represent and warrant to the other that it has not had conversations or negotiations with any broker or third party concerning the sale or purchase of the Property, respectively. In the event SELLER breaches the foregoing representation and warranty, SELLER shall be responsible, at its sole cost and expense, for any commissions, finders' fees, and/or payments claimed to be due to any broker or third party that represents SELLER regarding the sale of the Property. SELLER agrees to indemnify, defend, and hold harmless BUYER as provided in Section 3 of this Agreement from any claims or fees or commissions, based upon agreements by SELLER, if any, to pay any additional broker's commission and/or finder's fee.

7.12 Execution in Counterpart. This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on both parties hereto, notwithstanding that both parties are not signatories to the original or the same counterpart.

7.13 Exhibits. Exhibits "A," "B," "C," "D," "D-1," "E," and "F," and are attached to this Agreement are incorporated herein by this reference and made a part hereof.

7.14 Inducement. The making, execution and delivery of this Agreement by the parties hereto have been induced by no representations, statements, warranties or agreements other than those expressly set forth herein.

8. BOARD OF SUPERVISORS APPROVAL: This Agreement is subject to, and shall have no force or effect until and unless approved by the San Bernardino County Board of Supervisors and executed by an authorized BUYER signatory.

[Signatures on next page]

IN WITNESS WHEREOF, SELLER and BUYER have entered into this Agreement as of the date the last of the parties executes this Agreement.

SELLER:

17500 MANA ROAD LLC

By: _____

Title: _____

Date: _____

BUYER:

**SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT**

By: Dawn Rowe
Title: Chair, Board of Supervisors

Date: _____

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

LYNNA MONELL,
Clerk of the Board of Supervisors

By: _____
Deputy

Date: _____

APPROVED AS TO LEGAL FORM:

Tom Bunton, County Counsel
San Bernardino County, California

By: _____
Scott Runyan
Principal Assistant County Counsel

Date: _____

EXHIBIT "A"

(Legal Description of the School Property)

RESTATED AS RECORDED IN GRANT DEED TO 17500 MANNA ROAD, A CALIFORNIA LIMITED LIABILITY CORPORATION, RECORDED FEBRUARY 02, 2020, UNDER DOCUMENT NUMBER 2020-005949, OFFICIAL RECORDS.

THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE, LYING SOUTHERLY OF THE SOUTHERLY LINE OF STATE HIGHWAY.

EXCEPTING THEREFROM ANY PORTIONS THEREOF LYING WITHIN THOSE PARCELS OF LAND CONVEYED TO THE STATE OF CALIFORNIA FOR PUBLIC HIGHWAY AS DESCRIBED IN THAT CERTAIN DEED FROM APPLETON LAND, EATER AND POWER COMPANY, RECORDED JANUARY 23, 1948, IN BOOK 2111, PAGE 432, OFFICIAL RECORDS. SAID PAREL OF LAND BEING ALSO DESCRIBED IN QUITCLAIM DEEDS. RECORDED IN BOOK 2029, PAGE 183, OFFICIAL RECORDS, AND IN BOOK 2290, PAGE 239, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED FEBRUARY 24, 1961, IN BOOK 5359, PAGE 490, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OF THE MINERALS, INCLUDING AND WITHOUT LIMITATION, ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BUT EXCLUDING EXPLICITLY LIMESTONE AND WITHOUT ANY RIGHTS TO USE THE SURFACE OR THAT PORTION OF SAID LAND LYING WITHIN 500 FEET OF THE SURFACE, AND ALSO, THE RIGHT TO DRILL INTO AND THROUGH SAID LAND BELOW 500 FEET FROM THE SURFACE, AS RESERVED BY TEXICO PRODUCING INC., BY DEED RECORDED MARCH 2, 1987, INSTRUMENT NO. 87-66791, OFFICIAL RECORDS.

APN 0473-183-21

EXHIBIT "B"

(Legal Description of the Property to be Conveyed to BUYER)

A portion of that part of the East half of the East half of Section 10, Township 5 North, Range 4 West, San Bernardino Meridian, said part being that parcel of land described in that document recorded March 2, 1987 as Instrument Number 1987-0066790, said portion being all of said part described as follows:

COMMENCING at the Northeast corner of said parcel of land per said Instrument Number 1987-0066790;

Thence along the East line of said parcel South 00°58'26" East a distance of 176.92 feet to the POINT OF BEGINNING;

Thence South 27°34'34" West, a distance of 345.54 feet;

Thence South 25°14'52" West, a distance of 242.57 feet;

Thence South 34°32'05" West, a distance of 70.93 feet;

Thence South 31°12'41" West, a distance of 244.19 feet;

Thence South 36°09'02" West, a distance of 95.56 feet;

Thence South 70°36'49" West, a distance of 59.37 feet;

Thence South 46°45'50" West, a distance of 96.45 feet;

Thence South 20°37'58" West, a distance of 114.06 feet;

Thence South 20°37'58" West, a distance of 27.64 feet;

Thence South 45°41'06" West, a distance of 73.39 feet;

Thence South 21°26'22" West, a distance of 89.09 feet;

Thence South 13°22'02" West, a distance of 80.16 feet;

Thence South 26°26'58" West, a distance of 64.83 feet;

Thence South 17°17'57" West, a distance of 39.71 feet;

Thence South 27°43'09" West, a distance of 49.16 feet;

Thence South 30°00'22" West, a distance of 137.88 feet;

Thence South 42°04'47" West, a distance of 123.40 feet;

Thence South 46°16'14" West, a distance of 79.26 feet;

Thence South 55°13'12" West, a distance of 24.62 feet;

Thence South 49°00'43" West, a distance of 92.15 feet;

Thence South 61°55'18" West, a distance of 64.90 feet;

Thence South 28°04'42" East, a distance of 68.39 feet to the beginning of a curve, concave northeasterly having a radius of 140.00 feet;

Thence southeasterly along said curve an arc distance of 199.77 feet through a central angle of 81°45'27";

Thence North 33°17'39" East, a distance of 84.02 feet;

Thence North 33°37'46" East, a distance of 330.05 feet;

Thence North 34°06'30" East, a distance of 475.90 feet;

Thence North 42°21'49" East, a distance of 91.38 feet;

Thence North 32°32'41" East, a distance of 644.21 feet;

Thence North 24°22'31" East, a distance of 207.21 feet to the said East line;

Thence North 00°58'26" West, a distance of 398.79 feet along said East line to the POINT OF BEGINNING.

Containing 8.90 acres (387,586 sq. ft.) more or less.

This legal description was prepared by me or under My direction.

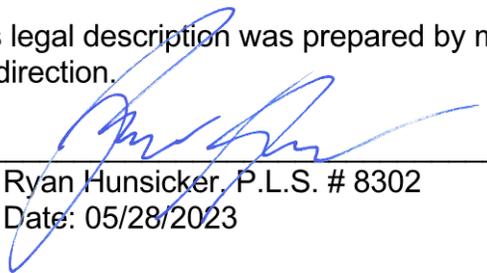
By: 
Ryan Hunsicker, P.L.S. # 8302
Date: 05/28/2023



EXHIBIT "C"

(Legal Description of the Access Easement Reservation Area)

COMMENCING at the Point of Beginning of the hereinbefore described parcel of land;

Thence along the northwesterly line of said parcel, South 27°34'34" West, a distance of 345.54 feet;

Thence continuing along said northwesterly line, South 25°14'52" West, a distance of 166.91 feet to the POINT OF BEGINNING of this access easement;

Thence also along said northwesterly line continuing South 25°14'52" West, a distance of 75.66 feet;

Thence along said northwesterly line South 34°32'05" West, a distance of 20.76 feet;

Thence leaving said northwesterly line South 59°21'05" East, a distance of 189.75 feet to the southeasterly line of the aforementioned parcel;

Thence along said southeasterly line North 32°32'41" East, a distance of 61.74 feet;

Thence continuing along the southeasterly line North 24°22'31" East, a distance 36.25 feet;

Thence leaving said southeasterly line North 59°51'12" West, a distance of 193.55 feet to said POINT OF BEGINNING.

Reserved Access Easement containing 0.43 acres (18,604 sq. ft.) more or less

This legal description was prepared by me or under
My direction.

By: _____

Ryan Hunsicker, P.L.S. # 8302

Date: 05/28/2023



EXHIBIT "D"

Legal Description of SELLER's Activity Easement Reservation

A portion of that part of the East half of the East half of Section 10, Township 5 North, Range 4 West, San Bernardino Meridian, in San Bernardino County, State of California, according to the official plat thereof said part being a portion of that parcel of land described in that document recorded March 2, 1987 as Instrument Number 1987-0066790, official records of said county, said portion being all of said part described as follows:

COMMENCING at the Northeast corner of said parcel of land per said Instrument Number 1987-0066790, said corner being on the East line of said Section 10;

Thence South $00^{\circ}58'26''$ East along the East line of said parcel a distance of 176.92 feet;
Thence South $27^{\circ}34'34''$ West, a distance of 345.54 feet;
Thence South $25^{\circ}14'52''$ West, a distance of 176.68 feet to the **POINT OF BEGINNING**;
Thence continuing South $25^{\circ}14'52''$ West a distance of 65.90 feet;
Thence South $34^{\circ}32'05''$ West, a distance of 70.93 feet;
Thence South $31^{\circ}12'41''$ West, a distance of 244.19 feet;
Thence South $36^{\circ}09'02''$ West, a distance of 95.56 feet;
Thence South $70^{\circ}36'49''$ West, a distance of 59.37 feet;
Thence South $46^{\circ}45'50''$ West, a distance of 96.45 feet;
Thence South $20^{\circ}37'58''$ West, a distance of 114.06 feet;
Thence South $20^{\circ}37'58''$ West, a distance of 27.64 feet;
Thence South $35^{\circ}17'36''$ East, a distance of 2.85 feet;
Thence North $49^{\circ}01'39''$ East, a distance of 83.85 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 1092.03 feet and a radial bearing of South $41^{\circ}49'23''$ East;
Thence northeasterly along said curve an arc distance of 194.74 feet through a central angle of $10^{\circ}13'03''$ to a point of non-tangency;
Thence North $37^{\circ}01'24''$ East a distance of 141.77 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 800.55 feet and a radial bearing of South $53^{\circ}12'33''$ East; Thence northerly along said curve an arc distance of 140.87 feet through a central angle of $10^{\circ}04'57''$ to the beginning of a reverse curve, concave southeasterly and having a radius of 557.79 feet;
Thence northerly along said curve an arc distance of 139.81 feet through a central angle of $14^{\circ}21'39''$ to a point of non-tangency;
Thence South $58^{\circ}33'07''$ East a distance of 110.78 feet;
Thence South $32^{\circ}33'35''$ West a distance of 228.76 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 1117.00 feet and a radial bearing of North $56^{\circ}56'15''$ West;
Thence southwesterly along said curve an arc distance of 51.36 feet through a central angle of $02^{\circ}38'04''$ to a point of non-tangency;
Thence South $30^{\circ}36'34''$ West a distance of 62.78 feet;
Thence South $38^{\circ}32'10''$ West a distance of 141.57 feet;
Thence South $49^{\circ}51'03''$ East a distance of 19.80 feet;
Thence South $30^{\circ}36'34''$ West a distance of 54.06 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 576.00 feet, and a radial bearing of South $59^{\circ}31'18''$ East;

Thence southwesterly along said curve an arc distance of 151.61 feet through a central angle of 15°04'50" to the beginning of a reverse curve, concave southeasterly and having a radius of 497.00 feet;

Thence southerly along said curve an arc distance of 142.04 feet through a central angle of 16°22'31";

Thence South 32°50'30" West a distance of 544.26 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 453.00 feet and a radial bearing of South 52°21'36" East;

Thence southwesterly along said curve an arc distance of 121.85 feet through a central angle of 15°24'41" to a point of non-tangency;

Thence South 37°48'36" East a distance of 59.09 feet;

Thence North 33°17'39" East a distance of 16.32 feet;

Thence North 33°37'46" East a distance of 330.05 feet;

Thence North 34°06'30" East a distance of 475.90 feet;

Thence North 42°21'49" East a distance of 91.38 feet;

Thence North 32°32'41" East a distance of 644.21 feet;

Thence North 24°22'31" East a distance of 27.02 feet;

Thence North 65°37'29" West a distance of 40.28 feet;

Thence South 70°57'24" West a distance of 31.83 feet;

Thence North 58°32'48" West a distance of 62.47 feet;

Thence North 08°03'00" West a distance of 31.83 feet;

Thence North 58°32'48" West a distance of 50.64 feet to the **POINT OF BEGINNING.**

Containing 2.17 acres (94,681 sq. ft.) more or less.

This legal description was prepared by me or under My direction.

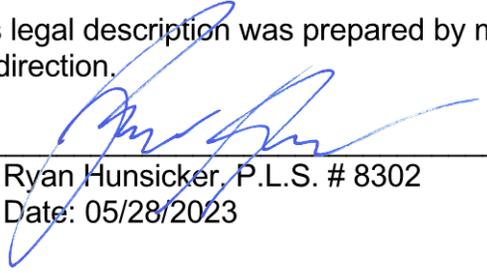
By: 
Ryan Hunsicker, P.L.S. # 8302
Date: 05/28/2023



EXHIBIT "D-1"
Plat of SELLER's Activity Easement Reservation

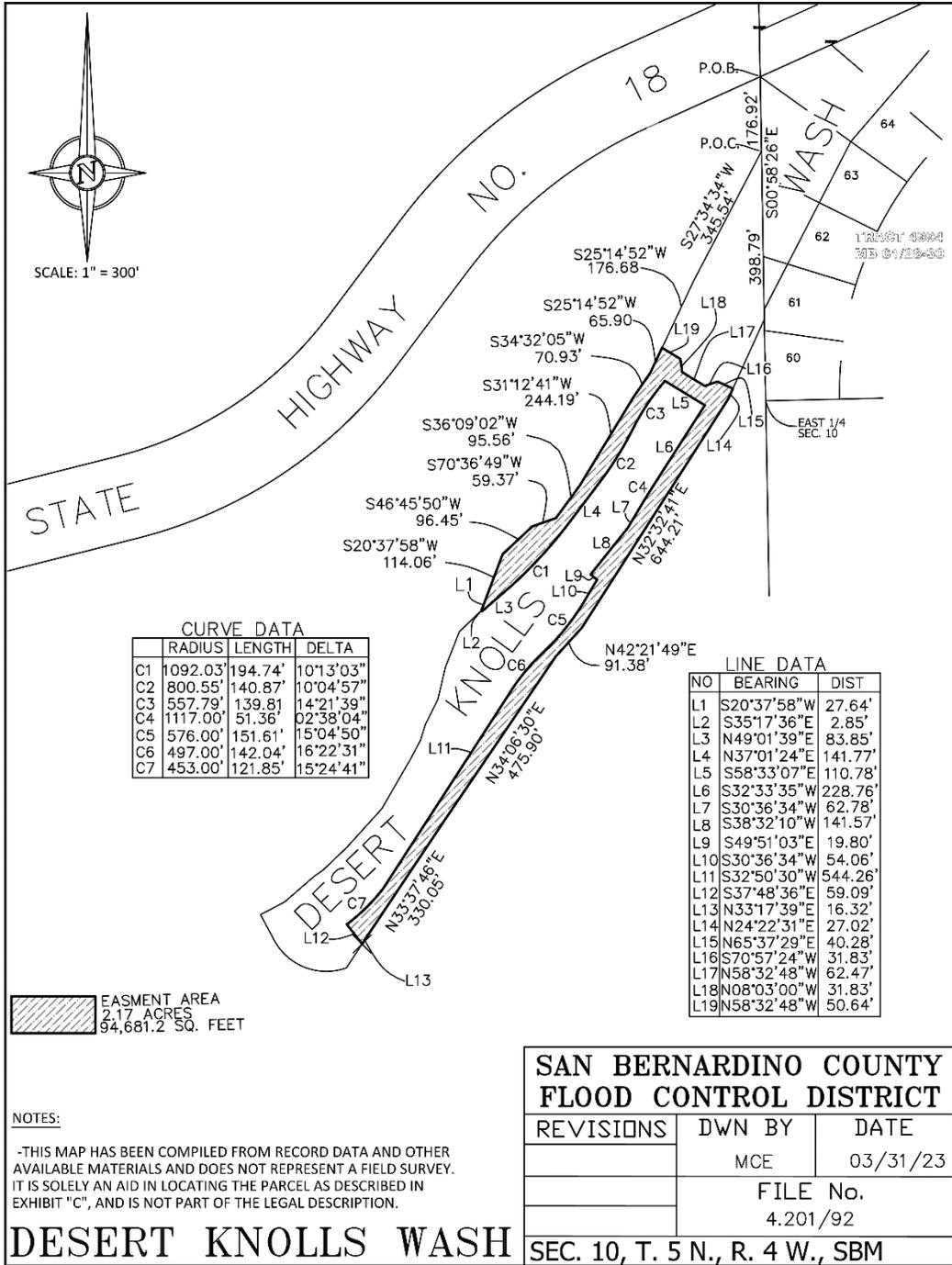


EXHIBIT "E"

Access Bridge Design Plans

Plans Start on Next Page

EXHIBIT "F"

Form of Grant Deed with Reservation of Easements

Recording Requested By:

San Bernardino County
Flood Control District

**When Recorded Mail Document
and Tax Statement To:**

San Bernardino County
Flood Control District
825 E. Third Street, Room 140
San Bernardino, CA 92415-0835

Exempt recording per Gov. Code Sections
6103 and 27383

Project: Desert Knolls
System No.: 4.201
Parcel No.: 92
Dept. Code: 11600

**GRANT DEED
WITH
RESERVATION OF
EASEMENTS**

D.P. No.: 4.200
APN: 0473-183-21
Date: March 29, 2023

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX \$

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at the time of sale
- Unincorporated Area City: _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **17500 MANA ROAD LLC, a California Limited Liability Company**, hereinafter referred to as “**MANA**”, does hereby **grant** to the **San Bernardino County Flood Control District**, a body corporate and politic, hereinafter referred to as “**District**”, the following described real property (hereinafter “**Property**”), in the County of San Bernardino, State of California, more particularly described in **Exhibit “A”**, Legal Description, and shown on **Exhibit “A-1”**, Plat, attached hereto and made a part hereof,

RESERVING unto **MANA** and its successors and assigns, for the benefit of and appurtenant to **MANA’s** adjacent real property, as the dominant tenement, containing approximately 89.31 acres improved with the educational facility currently known as the Academy for Academic Excellence, with an address of 17500 Mana Road, Apple Valley, CA 92307 (APN 0473-183-21), as more particularly described in the legal description attached hereto as **Exhibit “D”** (hereinafter “**MANA’s Property**”), the following two (2) non-exclusive easements (collectively, the “**Easements**”):

(1) a non-exclusive access easement located on a certain portion of the **Property**, more particularly described in **Exhibit “B”**, Legal Description, and shown on **Exhibit “B-1”**, Plat, attached hereto and made a part hereof (the “**Access Easement Area**”) for pedestrian and vehicular access by **MANA** and its students to the portion of **MANA’s Property** on the other side of the District Property (the “**Access Easement**”); and

(2) a non-exclusive easement to access and use 2.20 acres of District access roads located on a certain portion of the **Property**, more particularly described in **Exhibit “C”**, Legal

Description, and shown on **Exhibit “C-1”**, Plat, attached hereto and made a part hereof (the “**Activity Easement Area**”) for physical education activities by **MANA’s**(the “**Activity Easement**”). The Access Easement Area and the Activity Easement Area are collectively referred to herein as the “**Easement Areas**”).

The Access Easement and Activity Easement are also subject to the following terms, conditions and restrictions:

1. District Reservation of Rights. The **District** reserves to itself and its successors and assigns a continuing superior right to use and make any improvements to the **Property**, without the right by **MANA** to claim compensation or damages.

2. Improvements. The **District** agrees to construct a pedestrian and vehicular culvert bridge and road over the **Property** in the **Access Easement Area** for use by **MANA** in connection with its Access Easement rights. **MANA** shall not make any improvements, change the existing grade, or otherwise modify the topography of the **Easement Areas** without prior written consent of the **District**, which the District may withhold in its sole discretion. If the **District** approves any such improvements or changes, **MANA** shall submit all plans for installation and construction or reconstruction of any improvements to the **District** for review and approval, which may be withheld in the **District’s** sole discretion. **MANA** shall also obtain a permit from the **District** for any approved improvements within the **Easement Areas**, as applicable, and **MANA** shall be responsible for securing and maintaining all necessary permits and approvals from other appropriate local, state and federal agencies for its use of the **Easement Areas**, as applicable. **MANA** shall comply with all applicable laws and regulations concerning its use of the **Easement Areas**.

3. Maintenance.

(a) Access Easement Area. The **District** shall be responsible for the repair, replacement, and maintenance of the access bridge below the deck of the access bridge, while **MANA** shall be responsible for the repair, replacement, and maintenance on or above the access bridge deck, including, but not limited to the road over the bridge. If either party believes that repair or maintenance of the **Access Easement Area** is advisable, necessary, or required, by the other party, such party shall provide written notice to the other party specifying the subject repair or maintenance work. The notified party shall timely and diligently perform or complete the repair and maintenance work set forth in such notice.

(b) Activity Easement Area. The parties acknowledge that the **Activity Easement Area** is a dirt access road for the **District** to access and maintain the **Property**. **MANA** shall keep the **Activity Easement Area** free of weeds and debris.

4. Use of Access Easement Area. The **Access Easement Area** shall only be used by **MANA** for access purposes to the **MANA Property** located on the other side of the **District Property**, and for no other purposes. The **Access Easement** shall automatically terminate if the **MANA Property** abutting each side of the **Access Easement** is no longer under common ownership.

5. Use of Activity Easement Area. The **Activity Easement Area** shall only be used by **MANA** for physical education activities only and for no other purposes. The **Activities Easement** shall automatically terminate if the **MANA Property** is no longer used for educational purposes.

6. Easement Closures. The **District** may temporarily close off the **Access Easement Area** and **Activity Easement Area** (or portions thereof) to **MANA** at any time and for any reason and excepting emergencies, shall give **MANA** at least 48 hours prior notice of any planned closure to the extent reasonably possible, or as soon as possible thereafter.
7. District Grant of Additional Rights. The **District** may grant further permits, agreements, licenses, leases, easements, reservations, restrictions, terms, conditions, covenants, encumbrances, liens, or other rights over the **Easement Areas** (or portions thereof) for the benefit of other entities not parties to this grant, provided that such further grants do not materially and adversely interfere with **MANA's** use of the **Easement Areas**, as determined by the **District** in its sole discretion.
8. Damages. **MANA** shall be responsible for any damage caused by its use and use by **MANA's** representatives, employees, agents, contractors, subcontractors, volunteers, enrollees, licensees and invitees (collectively, the "**MANA Parties**") of the **Easement Areas** and **MANA** shall promptly repair to **District's** reasonable satisfaction all such damage at **MANA's** sole expense.
9. Obstruction of Easement Areas. **District** shall at all times have free and clear access through and over the **Easement Areas**, and **MANA** shall not park vehicles within the **Easement Areas**, nor permit any portion of the **Easement Areas** to be blocked off or obstructed in any manner, except temporarily during periods of **MANA's** construction and/or maintenance of the **Easement Areas** as approved by **District** in its sole discretion.
10. Indemnification. **MANA** agrees to indemnify, defend (with counsel reasonably approved by **District**) and hold harmless the **District, San Bernardino County** and their authorized officers, employees, agents and volunteers ("**District Indemnitees**") from any and all claims, actions, losses, damages, and/or liability arising out of use of the **Easements** by the **MANA Parties**, including the acts, errors or omissions of any person and for any costs or expenses incurred by the **District** on account of any claim except where such indemnification is prohibited by law. This indemnification provision shall apply regardless of the existence or degree of fault of **District Indemnitees**. The **MANA** indemnification obligation applies to **District Indemnitees'** "active" as well as "passive" negligence but does not apply to **District Indemnitees'** "sole negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.
11. Insurance. **MANA** agrees to comply with the following insurance requirements (for the purpose of this paragraph, **District** shall be deemed to include the **County of San Bernardino**):
 - A. Additional Insured - All policies, except for the Workers' Compensation policy, shall contain endorsements naming the **District** and its officers, employees, agents and volunteers as additional insureds with respect to liabilities arising out of this easement. The additional insured endorsements shall not limit the scope of coverage for the **District** to vicarious liability but shall allow coverage for the **District** to the full extent provided by the policy. Such additional insured coverage shall be at least as broad as Additional Insured (Form B) endorsement form ISO, CG 2010.11 85.
 - B. Waiver of Subrogation Rights - **MANA** shall require the carriers of required coverages to waive all rights of subrogation against the **District**, its officers, employees, agents, volunteers, contractors and subcontractors. All general or auto liability insurance coverage provided shall not prohibit **MANA** and **MANA's** employees or agents from waiving the right of subrogation prior to a loss or claim. **MANA** hereby waives all rights of subrogation against the **District**.

C. Policies Primary and Non-Contributory - All policies required herein are to be primary and noncontributory with any insurance or self-insurance programs carried or administered by the **District**.

D. Severability of Interests - **MANA** agrees to ensure that coverage provided to meet these requirements is applicable separately to each insured and there will be no cross liability exclusions that preclude coverage for suits between **MANA** and the **District** or between the **District** and any other insured or additional insured under the policy.

E. Proof of Coverage - **MANA** shall furnish Certificates of Insurance to **District** evidencing the insurance coverage, including endorsements, as required, prior to **MANA's** execution of this document, which certificates shall provide that such insurance shall not be terminated or expire without thirty (30) days written notice to **District**, and **MANA** shall maintain such insurance throughout the term of the easements. Within fifteen (15) days of recordation of this Grant Deed, **MANA** shall furnish a copy of the Declaration page for all applicable policies and will provide complete certified copies of the policies and endorsements immediately upon request.

F. Acceptability of Insurance Carrier - Unless otherwise approved by the San Bernardino County Department of Risk Management (hereinafter "Risk Management"), insurance shall be written by insurers authorized to do business in the State of California and with a minimum "Best" Insurance Guide rating of "A- VII".

G. Deductibles and Self-Insured Retention - Any and all deductibles or self-insured retentions in excess of \$10,000 shall be declared to and approved by Risk Management.

H. Failure to Procure Coverage - In the event that any policy of insurance required under this easement does not comply with the requirements, is not procured, or is canceled and not replaced, the **District** has the right but not the obligation or duty to obtain insurance if it deems necessary and any premiums paid by the **District** will be promptly reimbursed by **MANA**.

I. Insurance Review - Insurance requirements are subject to periodic review by the **District**. **District's** Director of Risk Management or designee is authorized, but not required, to increase, reduce, waive or suspend any insurance requirements whenever Risk Management determines that any of the required insurance is not available, is unreasonably priced, or needed, or not needed, to protect the interests of the **District**. In addition, if Risk Management determines that heretofore unreasonably priced or unavailable types of insurance coverage or coverage limits become reasonably priced or available, the Director of Risk Management or designee is authorized, but not required, to change the above insurance requirements to require additional types of insurance coverage or higher coverage limits, provided that any such change is reasonable in light of past claims against the **District**, inflation, or any other item reasonably related to the **District's** risk.

J. Any failure, actual or alleged, on the part of the **District** to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of the **District**.

K. **MANA** agrees to provide insurance set forth in accordance with the requirements herein. If **MANA** uses existing coverage to comply with these requirements and that coverage does not meet the specified requirements, **MANA** agrees to amend, supplement or endorse the

existing coverage to do so. The type(s) of insurance required is determined by the scope of the easements.

L. Without in any way affecting the indemnity herein provided and in addition thereto, **MANA** shall secure and maintain throughout the duration of the easements the following types of insurance with limits as shown:

(1) Workers' Compensation/Employers Liability - A program of Workers' Compensation insurance or a state-approved, self-insurance program in an amount and form to meet all applicable requirements of the Labor Code of the State of California, including Employer's Liability with \$250,000 limits covering all persons including volunteers providing services on behalf of **MANA** and all risks to such persons under these easements.

If **MANA** has no employees, it may certify or warrant to the **District** that it does not currently have any employees or individuals who are defined as "employees" under the Labor Code and the requirement for Workers' Compensation coverage will be waived by the **District's** Director of Risk Management.

With respect to grantees that are non-profit corporations organized under California or Federal law, volunteers for such entities are required to be covered by Workers' Compensation insurance.

(2) Commercial/General Liability Insurance - **MANA** shall carry General Liability Insurance covering all operations performed by or on behalf of **MANA** providing coverage for bodily injury and property damage with a combined single limit of not less than one million dollars (\$1,000,000), per occurrence. The policy coverage shall include:

- (a) Premises operations and mobile equipment.
- (b) Products and completed operations.
- (c) Broad form property damage (including completed operations).
- (d) Explosion, collapse and underground hazards.
- (e) Personal injury
- (f) Contractual liability.
- (g) \$2,000,000 general aggregate limit.

(3) Automobile Liability Insurance – Primary insurance coverage shall be written on ISO Business Auto coverage form for all owned, hired and non-owned automobiles or symbol 1 (any auto). The policy shall have a combined single limit of not less than one million dollars (\$1,000,000) for bodily injury and property damage, per occurrence. If **MANA** is transporting one or more non-employee passengers in **MANA's** use of the **Access Easement Property** and/or **Access Roads Easement Property**, the automobile liability policy shall have a combined single limit of two million dollars (\$2,000,000) for bodily injury and property damage per occurrence. If **MANA** owns no autos, a non-owned auto endorsement to the General Liability policy described above is acceptable.

(4) Umbrella Liability Insurance - An umbrella (over primary) or excess policy may be used to comply with limits or other primary coverage requirements. When used, the umbrella policy shall apply to bodily injury/property damage, personal injury/advertising injury and shall include a "dropdown" provision providing primary coverage for any liability not covered by the primary policy. The coverage shall also apply to automobile liability.

(5) Environmental Liability Insurance with a combined single limit of not less than five million (\$5,000,000) per claim or occurrence. The required additional insured endorsement shall protect **District** without any restrictions.

If insurance coverage is provided on a "claims made" policy, the "retroactive date" shall be shown and must be before the date the easements were signed by **District**. The claims made insurance shall be maintained or "tail" coverage provided throughout the duration of the easements and for a minimum of five (5) years after termination of these easements.

(6) Subcontractor Insurance Requirements. **MANA** agrees to require all parties, including (but not limited to) subcontractors, architects, or others it hires or contracts with related to the repair, maintenance, replacement of the access bridge or any other work performed by or on behalf of **MANA** within the **Access Easement Property** and/or **Access Roads Easement Property** to provide insurance covering the contracted operation with the same policies and provisions required of **MANA** in these easements and with builder's risk property insurance, providing all risk, including theft coverage for all property and materials to be used for or related to the access bridge and said insurance policies shall not have any coinsurance penalty. All policies required under this provision shall include waiver of subrogation rights against **District** and shall name **District** as an additional insured. **MANA** agrees to monitor and review all such coverage and assumes all responsibility ensuring that such coverage is provided as required herein.

12. Default. In the event of **MANA's** default of the terms, conditions and/or restrictions set forth herein, **District** shall give written notice to **MANA** of the same. Except in the case of the emergency as determined by **District** in its sole discretion, **MANA** shall have thirty (30) calendar days from the date of the **District's** notice to cure the default. If **MANA**, within thirty (30) calendar days from the date of the **District's** notice to cure the default (except in the case of an emergency as determined by **District** in its sole, reasonable discretion), commences the elimination of such default and continuously and diligently proceeds in good faith to eliminate such default, then the period for correction shall be extended for such length of time as is reasonably necessary to complete such correction. In the event **MANA** fails to cure the default within the time prescribed herein, **District** has the right but not the obligation to cure said default at the sole expense of **MANA**, or **MANA's** successors and assigns, and without liability to **District** for loss thereof. **MANA** and **MANA's** successors and assigns agree to pay **District** on demand all expenses incurred by **District** in curing such default of **MANA**. In addition, **District** may pursue all other remedies available to it at law or in equity and such remedies shall be cumulative.

13. Covenants Running With the Land. The **Easements** are granted for the benefit of and are appurtenant to **MANA's Property**, as the dominant tenement, and shall burden the **District's Property**, as the servient tenement. In accordance with California Civil Code Section 1468, the Easements shall run with the land and may not be assigned or transferred separate or apart from the properties which it burdens and/or benefits. The Easements shall be binding upon and shall benefit the successors of **District** and **MANA**, as owners of their respective properties.

14. Governance. This grant shall be governed by the laws of the State of California.

15. Amendments. This grant may only be amended by a writing executed by both **District** and **MANA** and recorded in the Official Records of the County of San Bernardino.

16. Attorneys' Fees. If any legal action is instituted to enforce any party's rights hereunder, each party shall bear its own costs and attorneys' fees, regardless of who is the prevailing party.

This paragraph shall not apply to those costs and attorneys' fees directly arising from a third-party legal action against a party hereto and payable under paragraph 10 above.

17. No Waiver. No waiver with respect to any provision of the Easements shall be effective unless in writing and signed by the party against whom it is asserted or shall be construed as a waiver of any subsequent breach or failure of the same term or condition, or as a waiver of any other provision of the Easements.

18. Counterparts. This Grant Deed with Reservation of Easements may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF **District** and **MANA** have executed this Grant Deed with Reservation of Easements, the day and year written below and have agreed to be bound by the terms and provisions hereof.

DISTRICT: San Bernardino County Flood Control District

By: _____

Name: Dawn Rowe

Title: Chair, Board of Supervisors

Date: _____

MANA: 17500 MANA ROAD LLC, a California Limited Liability Company

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "A"

(Legal Description of the Property)

A portion of that part of the East half of the East half of Section 10, Township 5 North, Range 4 West, San Bernardino Meridian, said part being that parcel of land described in that document recorded March 2, 1987 as Instrument Number 1987-0066790, said portion being all of said part described as follows:

COMMENCING at the Northeast corner of said parcel of land per said Instrument Number 1987-0066790;

Thence along the East line of said parcel South $00^{\circ}58'26''$ East a distance of 176.92 feet to the POINT OF BEGINNING;

Thence South $27^{\circ}34'34''$ West, a distance of 345.54 feet;

Thence South $25^{\circ}14'52''$ West, a distance of 242.57 feet;

Thence South $34^{\circ}32'05''$ West, a distance of 70.93 feet;

Thence South $31^{\circ}12'41''$ West, a distance of 244.19 feet;

Thence South $36^{\circ}09'02''$ West, a distance of 95.56 feet;

Thence South $70^{\circ}36'49''$ West, a distance of 59.37 feet;

Thence South $46^{\circ}45'50''$ West, a distance of 96.45 feet;

Thence South $20^{\circ}37'58''$ West, a distance of 114.06 feet;

Thence South $20^{\circ}37'58''$ West, a distance of 27.64 feet;

Thence South $45^{\circ}41'06''$ West, a distance of 73.39 feet;

Thence South $21^{\circ}26'22''$ West, a distance of 89.09 feet;

Thence South $13^{\circ}22'02''$ West, a distance of 80.16 feet;

Thence South $26^{\circ}26'58''$ West, a distance of 64.83 feet;

Thence South $17^{\circ}17'57''$ West, a distance of 39.71 feet;

Thence South $27^{\circ}43'09''$ West, a distance of 49.16 feet;

Thence South $30^{\circ}00'22''$ West, a distance of 137.88 feet;

Thence South $42^{\circ}04'47''$ West, a distance of 123.40 feet;

Thence South $46^{\circ}16'14''$ West, a distance of 79.26 feet;

Thence South $55^{\circ}13'12''$ West, a distance of 24.62 feet;

Thence South $49^{\circ}00'43''$ West, a distance of 92.15 feet;

Thence South $61^{\circ}55'18''$ West, a distance of 64.90 feet;

Thence South $28^{\circ}04'42''$ East, a distance of 68.39 feet to the beginning of a curve, concave northeasterly having a radius of 140.00 feet;

Thence southeasterly along said curve an arc distance of 199.77 feet through a central angle of $81^{\circ}45'27''$;

Thence North $33^{\circ}17'39''$ East, a distance of 84.02 feet;

Thence North $33^{\circ}37'46''$ East, a distance of 330.05 feet;

Thence North $34^{\circ}06'30''$ East, a distance of 475.90 feet;

Thence North $42^{\circ}21'49''$ East, a distance of 91.38 feet;

Thence North $32^{\circ}32'41''$ East, a distance of 644.21 feet;

Thence North $24^{\circ}22'31''$ East, a distance of 207.21 feet to the said East line;

Thence North 00°58'26" West, a distance of 398.79 feet along said East line to the POINT OF BEGINNING.

Containing 8.90 acres (387,586 sq. ft.) more or less.

This legal description was prepared by me or under My direction.

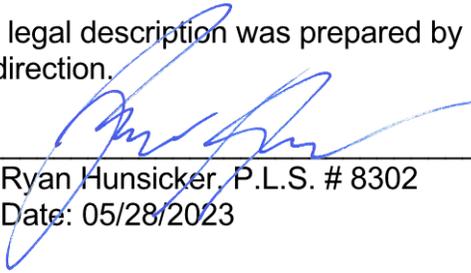
By: 
Ryan Hunsicker, P.L.S. # 8302
Date: 05/28/2023



EXHIBIT "A-1" (Plat of the Property)

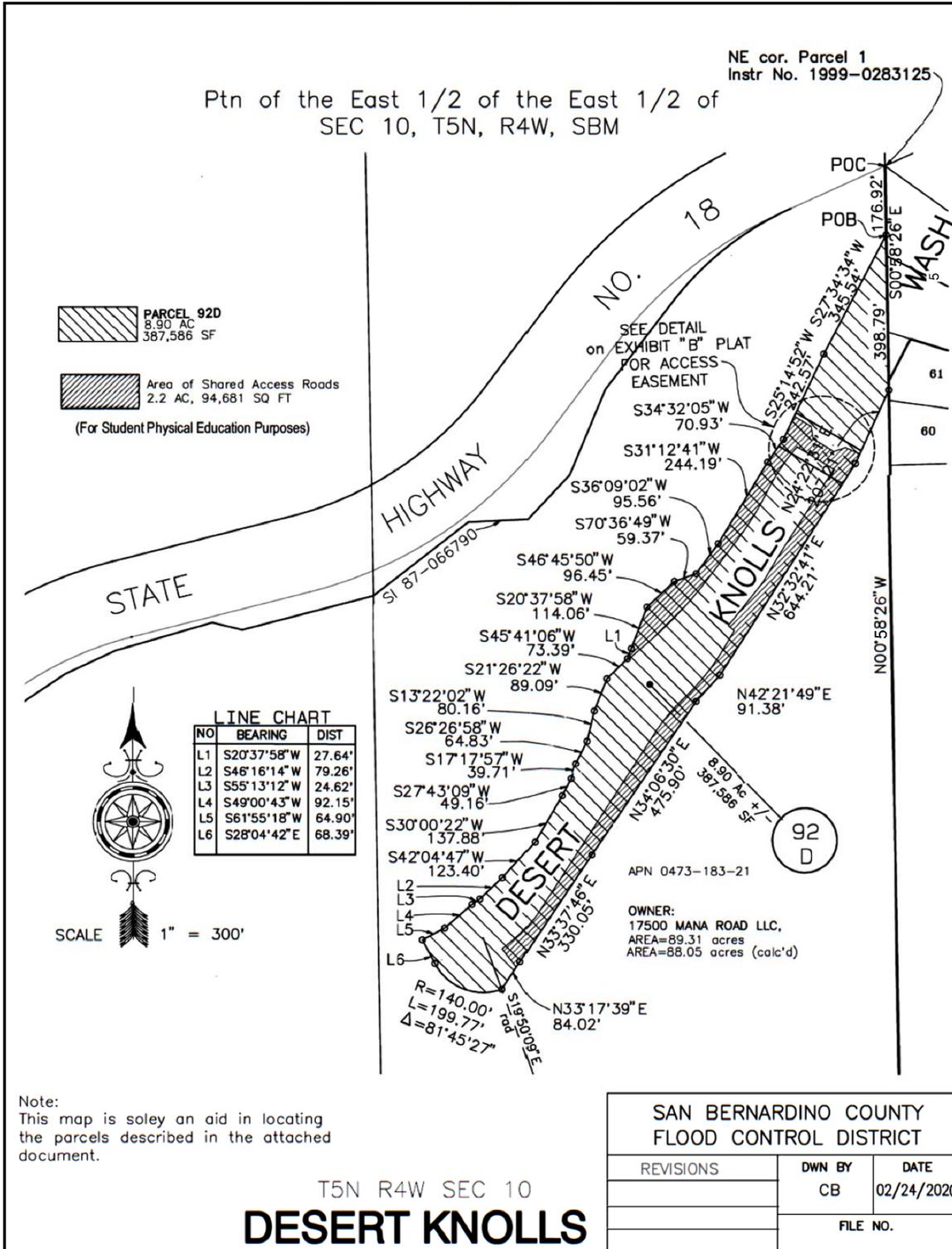


EXHIBIT "B"

(Legal Description of the Access Easement Area)

COMMENCING at the Point of Beginning of the hereinbefore described parcel of land;

Thence along the northwesterly line of said parcel, South 27°34'34" West, a distance of 345.54 feet;
Thence continuing along said northwesterly line, South 25°14'52" West, a distance of 166.91 feet to the POINT OF BEGINNING of this access easement;

Thence also along said northwesterly line continuing South 25°14'52" West, a distance of 75.66 feet;
Thence along said northwesterly line South 34°32'05" West, a distance of 20.76 feet;
Thence leaving said northwesterly line South 59°21'05" East, a distance of 189.75 feet to the southeasterly line of the aforementioned parcel;

Thence along said southeasterly line North 32°32'41" East, a distance of 61.74 feet;
Thence continuing along the southeasterly line North 24°22'31" East, a distance 36.25 feet;
Thence leaving said southeasterly line North 59°51'12" West, a distance of 193.55 feet to said POINT OF BEGINNING.

Reserved Access Easement containing 0.43 acres (18,604 sq. ft.) more or less

This legal description was prepared by me or under My direction.

By: _____

Ryan Hunsicker, P.L.S. # 8302

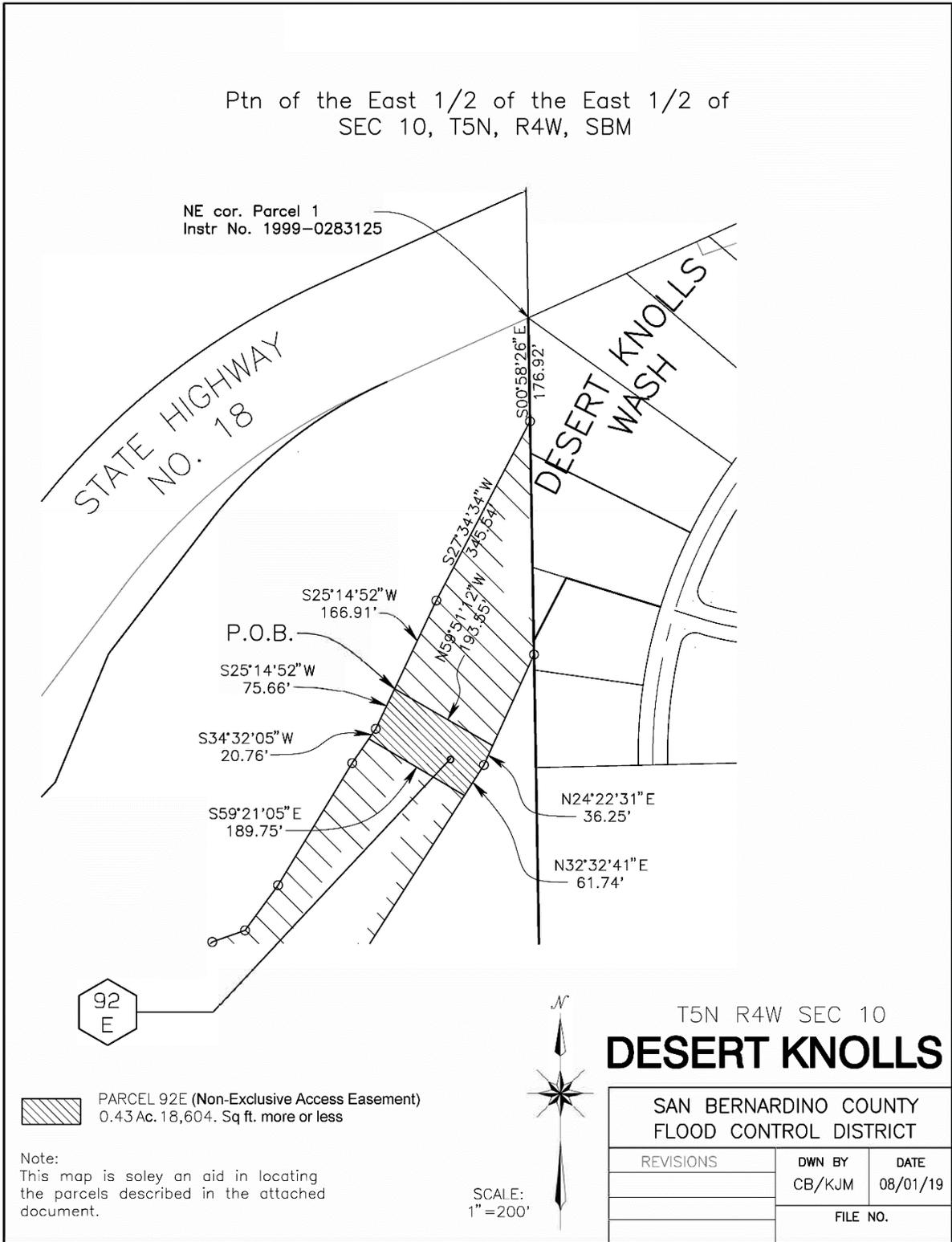
Date: 05/28/2023



EXHIBIT "B-1" (Plat of the Access Easement Area)

Ptn of the East 1/2 of the East 1/2 of
SEC 10, T5N, R4W, SBM

NE cor. Parcel 1
Instr No. 1999-0283125



92
E

 PARCEL 92E (Non-Exclusive Access Easement)
0.43Ac. 18,604. Sq ft. more or less

Note:
This map is solely an aid in locating
the parcels described in the attached
document.

SCALE:
1"=200'



T5N R4W SEC 10
DESERT KNOLLS

SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT

REVISIONS	DWN BY	DATE
	CB/KJM	08/01/19
	FILE NO.	

EXHIBIT "C"

Legal Description of the Activity Easement Reservation

A portion of that part of the East half of the East half of Section 10, Township 5 North, Range 4 West, San Bernardino Meridian, in San Bernardino County, State of California, according to the official plat thereof said part being a portion of that parcel of land described in that document recorded March 2, 1987 as Instrument Number 1987-0066790, official records of said county, said portion being all of said part described as follows:

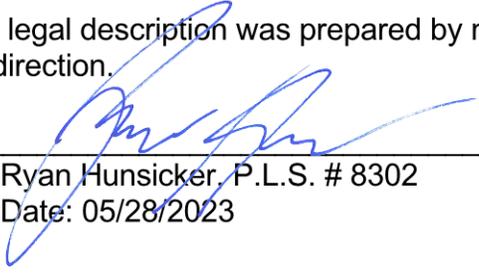
COMMENCING at the Northeast corner of said parcel of land per said Instrument Number 1987-0066790, said corner being on the East line of said Section 10;

Thence South $00^{\circ}58'26''$ East along the East line of said parcel a distance of 176.92 feet;
Thence South $27^{\circ}34'34''$ West, a distance of 345.54 feet;
Thence South $25^{\circ}14'52''$ West, a distance of 176.68 feet to the **POINT OF BEGINNING**;
Thence continuing South $25^{\circ}14'52''$ West a distance of 65.90 feet;
Thence South $34^{\circ}32'05''$ West, a distance of 70.93 feet;
Thence South $31^{\circ}12'41''$ West, a distance of 244.19 feet;
Thence South $36^{\circ}09'02''$ West, a distance of 95.56 feet;
Thence South $70^{\circ}36'49''$ West, a distance of 59.37 feet;
Thence South $46^{\circ}45'50''$ West, a distance of 96.45 feet;
Thence South $20^{\circ}37'58''$ West, a distance of 114.06 feet;
Thence South $20^{\circ}37'58''$ West, a distance of 27.64 feet;
Thence South $35^{\circ}17'36''$ East, a distance of 2.85 feet;
Thence North $49^{\circ}01'39''$ East, a distance of 83.85 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 1092.03 feet and a radial bearing of South $41^{\circ}49'23''$ East;
Thence northeasterly along said curve an arc distance of 194.74 feet through a central angle of $10^{\circ}13'03''$ to a point of non-tangency;
Thence North $37^{\circ}01'24''$ East a distance of 141.77 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 800.55 feet and a radial bearing of South $53^{\circ}12'33''$ East;
Thence northerly along said curve an arc distance of 140.87 feet through a central angle of $10^{\circ}04'57''$ to the beginning of a reverse curve, concave southeasterly and having a radius of 557.79 feet;
Thence northerly along said curve an arc distance of 139.81 feet through a central angle of $14^{\circ}21'39''$ to a point of non-tangency;
Thence South $58^{\circ}33'07''$ East a distance of 110.78 feet;
Thence South $32^{\circ}33'35''$ West a distance of 228.76 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 1117.00 feet and a radial bearing of North $56^{\circ}56'15''$ West;
Thence southwesterly along said curve an arc distance of 51.36 feet through a central angle of $02^{\circ}38'04''$ to a point of non-tangency;
Thence South $30^{\circ}36'34''$ West a distance of 62.78 feet;
Thence South $38^{\circ}32'10''$ West a distance of 141.57 feet;
Thence South $49^{\circ}51'03''$ East a distance of 19.80 feet;
Thence South $30^{\circ}36'34''$ West a distance of 54.06 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 576.00 feet, and a radial bearing of South $59^{\circ}31'18''$ East;
Thence southwesterly along said curve an arc distance of 151.61 feet through a central angle of $15^{\circ}04'50''$ to the beginning of a reverse curve, concave southeasterly and having a radius of 497.00 feet;
Thence southerly along said curve an arc distance of 142.04 feet through a central angle of $16^{\circ}22'31''$;

Thence South 32°50'30" West a distance of 544.26 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 453.00 feet and a radial bearing of South 52°21'36" East; Thence southwesterly along said curve an arc distance of 121.85 feet through a central angle of 15°24'41" to a point of non-tangency;
Thence South 37°48'36" East a distance of 59.09 feet;
Thence North 33°17'39" East a distance of 16.32 feet;
Thence North 33°37'46" East a distance of 330.05 feet;
Thence North 34°06'30" East a distance of 475.90 feet;
Thence North 42°21'49" East a distance of 91.38 feet;
Thence North 32°32'41" East a distance of 644.21 feet;
Thence North 24°22'31" East a distance of 27.02 feet;
Thence North 65°37'29" West a distance of 40.28 feet;
Thence South 70°57'24" West a distance of 31.83 feet;
Thence North 58°32'48" West a distance of 62.47 feet;
Thence North 08°03'00" West a distance of 31.83 feet;
Thence North 58°32'48" West a distance of 50.64 feet to the **POINT OF BEGINNING.**

Containing 2.17 acres (94,681 sq. ft.) more or less.

This legal description was prepared by me or under My direction.

By: 

Ryan Hunsicker, P.L.S. # 8302
Date: 05/28/2023



EXHIBIT "C-1"
Plat of the Activity Easement Reservation

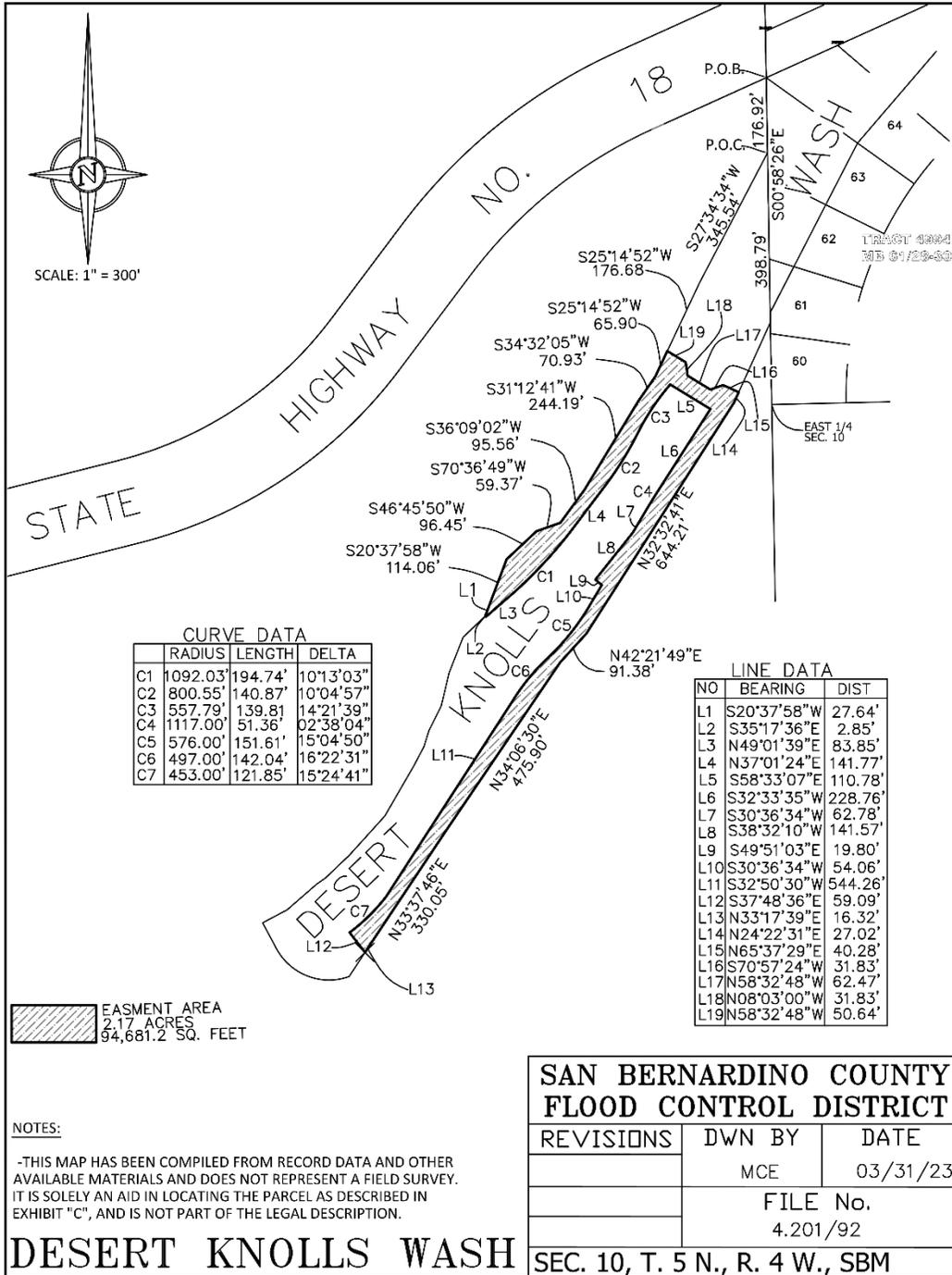


EXHIBIT "D"

(Legal Description for the Adjacent Real Property, MANA's Property, as the dominant tenement, containing approximately 89.31 acres improved with the educational facility currently known as the Academy for Academic Excellence, with an address of 17500 Mana Road, Apple Valley, CA 92307 (APN 0473-183-21))

RESTATED AS RECORDED IN GRANT DEED TO 17500 MANNA ROAD, A CALIFORNIA LIMITED LIABILITY CORPORATION, RECORDED FEBRUARY 02, 2020, UNDER DOCUMENT NUMBER 2020-005949, OFFICIAL RECORDS.

THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE, LYING SOUTHERLY OF THE SOUTHERLY LINE OF STATE HIGHWAY.

EXCEPTING THEREFROM ANY PORTIONS THEREOF LYING WITHIN THOSE PARCELS OF LAND CONVEYED TO THE STATE OF CALIFORNIA FOR PUBLIC HIGHWAY AS DESCRIBED IN THAT CERTAIN DEED FROM APPLETON LAND, EATER AND POWER COMPANY, RECORDED JANUARY 23, 1948, IN BOOK 2111, PAGE 432, OFFICIAL RECORDS. SAID PAREL OF LAND BEING ALSO DESCRIBED IN QUITCLAIM DEEDS. RECORDED IN BOOK 2029, PAGE 183, OFFICIAL RECORDS, AND IN BOOK 2290, PAGE 239, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED FEBRUARY 24, 1961, IN BOOK 5359, PAGE 490, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OF THE MINERALS, INCLUDING AND WITHOUT LIMITATION, ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BUT EXCLUDING EXPLICITLY LIMESTONE AND WITHOUT ANY RIGHTS TO USE THE SURFACE OR THAT PORTION OF SAID LAND LYING WITHIN 500 FEET OF THE SURFACE, AND ALSO, THE RIGHT TO DRILL INTO AND THROUGH SAID LAND BELOW 500 FEET FROM THE SURFACE, AS RESERVED BY TEXICO PRODUCING INC., BY DEED RECORDED MARCH 2, 1987, INSTRUMENT NO. 87-66791, OFFICIAL RECORDS.

SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT

PLANS FOR CONSTRUCTION ON DESERT KNOLLS WASH PHASE III

WORK ORDER NO. F01854

LOCATED IN THE TOWN OF APPLE VALLEY
OF THE COUNTY OF SAN BERNARDINO



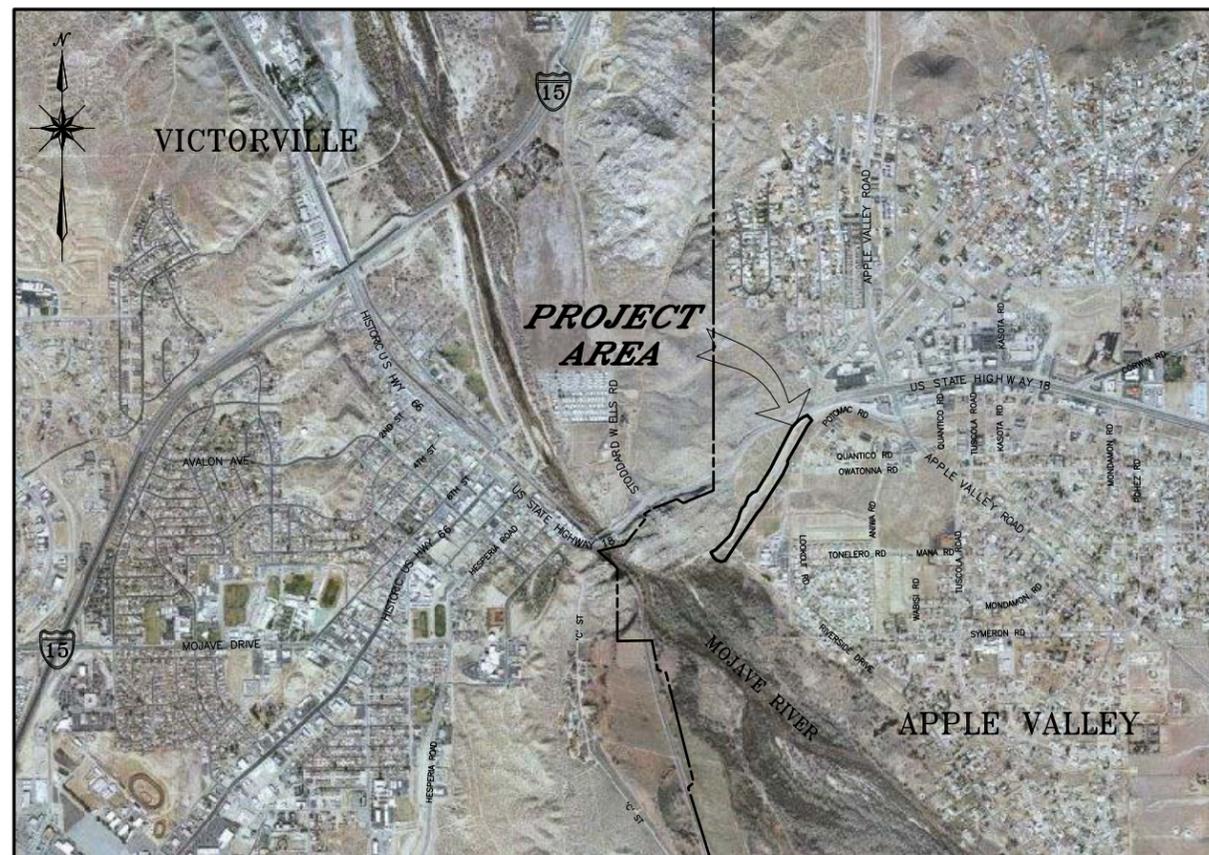
REFERENCES:

BASIS OF BEARING

BASED ON STATIC GPS TIES TO SAN BERNARDINO COUNTY
GPS CONTROL POINTS "6023" & "20038", CALIFORNIA COORDINATE
SYSTEM (CCS83), ZONE V, NAD83, EPOCH 1992.88.
BEING N82°24'36.91"W

BENCH MARKS

FD 2" BRASS CAP STAMPED 'BM 705-107 S.B.CO. 1968'
IN CONCRETE SIDEWALK @ SW CORNER S.H.18 & KASOTA RD
PER SPSN 01497 & CSFB 4186/780.
ELEVATION = 2820.992' (NAVD 1929)



PROJECT LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

- 1 ALL COORDINATES AND BEARING SHOWN ARE BASED ON GROUND COORDINATES
- 2 ALL DISTANCES SHOWN ON THESE DRAWINGS ARE GROUND DISTANCES
- 3 SEE "SPECIAL PROVISIONS" FOR ADDITIONAL CONSTRUCTION INFORMATION & DETAILS.
- 4 IN GENERAL, ALL MATERIALS & CONSTRUCTION METHODS SHALL CONFORM TO THE 2018 EDITION STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS" AND "STANDARD PLANS" UNLESS OTHERWISE SPECIFIED.
- 5 THESE PLANS DEPICT ALL ACTIVE UTILITIES KNOWN BY THE DISTRICT TO EXIST AT THIS TIME. LOCATIONS ARE APPROXIMATE & SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. OPERATORS OF OVERHEAD UTILITIES SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST TWO WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- 6 THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT", 1-800-227-2600 AT LEAST 48 HOURS IN ADVANCE OF ANY WORK WITHIN THE PROJECT AREA TO ALLOW UTILITY OPERATORS TO CHECK & MARK LOCATIONS OF EXISTING FACILITIES.

APPROVED BY:

BRENDON BIGGS, CHIEF FLOOD CONTROL ENGINEER, R.C.E. C57127

DATE

DAVID DOUBLET, ASST. DIRECTOR OF PUBLIC WORKS, R.C.E. 61291

DATE

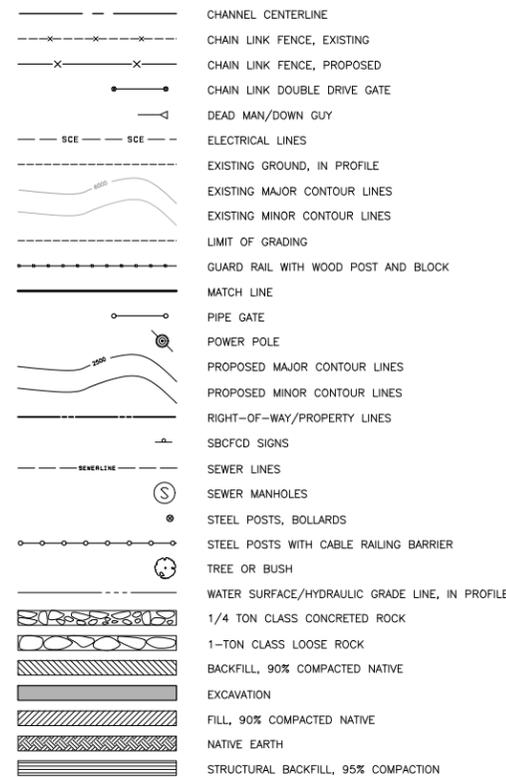
INDEX SHEET

- 1 COVER SHEET
- 2 INDEX, CONSTRUCTION NOTES, LEGEND OF MAP SYMBOLS, STANDARD PLANS & ABBREVIATIONS
- 3 GENERAL GRADING PLAN & PROFILE
- 4 SURVEY MAP/GEOMETRY CONTROL, STA 12+00.00 TO STA 26+10.00
- 5 SURVEY MAP/GEOMETRY CONTROL, STA 26+10.00 TO STA 39+29.14
- 6 PLAN, PROFILE & TYPICAL SECTION, STA 12+00.00 TO STA 22+00.00
- 7 PLAN, PROFILE & TYPICAL SECTION, STA 22+00.00 TO STA 31+00.00
- 8 PLAN, PROFILE & TYPICAL SECTION, STA 31+00.00 TO STA 39+29.14
- 9 DETAILS - CHANNEL SECTIONS, PROFILES, GRADE CONTROL STRUCTURES & CUT-OFF WALL
- 10 DETAILS - CABLE RAILING (REMOVABLE PROTECTIVE BARRIERS)
- 11 DETAILS - PARKWAY CROSSING
- 12 DETAILS - BOX WARPED WINGWALLS, PARAPET, CUT-OFF WALLS & SLOPE APRON
- 13 SPECIAL DRAWING I (BOUNDARY FENCING, 6' CHAIN LINK FENCE)
- 14 SPECIAL DRAWING II (CHANNEL WALL FENCING, 6' CHAIN LINK FENCE)

CONSTRUCTION NOTES:

- 1 PROTECT-IN-PLACE
- 2 REMOVE AND DISPOSE ABANDONED SEWER LINES, MANHOLES AND ITS APPURTENANCES
- 3 CONSTRUCT CONCRETED ROCK CUT-OFF WALL, 1/4 TON ROCK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION PER DETAILS ON SHEET NO. 9
- 4 INSTALL 4.0' HIGH CABLE RAILING WITH STEEL POSTS AS REMOVABLE PROTECTION BARRIERS PER PLAN, SECTION AND DETAILS ON SHEET NO. 10
- 5 CONSTRUCT TRAPEZOIDAL CHANNEL UTILIZING NATURAL ROCK MATERIAL ON THE NORTH SIDESLOPE (1:1); 1/4 TON CONCRETED ROCK SLOPE PROTECTION (CRSP) ON SOUTH SIDESLOPE (2:1), 3.3' THICK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION; AND EARTH INVERT; PER PLAN, PROFILE AND SECTION
- 6 INSTALL 6.0' HIGH CHAIN LINK CHANNEL FENCE PER PLAN AND S.B.C.F.C.D. SPEC. DWG. II
- 7 CONSTRUCT 30.0' WIDE DRIVEABLE CONCRETED ROCK ACCESS RAMP PER PLAN, PROFILE AND DETAILS ON SHEET 6
- 8 INSTALL 30.0' WIDE DOUBLE DRIVE PIPE GATE PER PLAN AND S.B.C.F.C.D. STD. DWG. S.P. 209
- 9 CONSTRUCT 30.0' - 20.0' WIDE ACCESS ROAD APPROACH TO ACCESS RAMP, PER PLAN
- 10 INSTALL 4.0' HIGH STEEL POSTS BOLLARDS PER PLAN, DETAILS ON SHEET 6 (TOTAL=2)
- 11 CONSTRUCT 20.0' WIDE ACCESS ROAD, PER PLAN AND SECTION
- 12 CONSTRUCT 1 TON LOOSE ROCK SPLASH PAD, 8.0' THICK, METHOD 'A' PLACEMENT, PER PLAN, PROFILE AND SECTION
- 13 CONSTRUCT 1/4 TON CONCRETED ROCK SLOPE PROTECTION (CRSP), GRADE CONTROL STRUCTURE 3.3' THICK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION, PER PLAN, PROFILE AND SECTION
- 14 CONSTRUCT TRAPEZOIDAL CHANNEL, 1/4 TON CONCRETED ROCK SLOPE PROTECTION (CRSP), SIDE SLOPES (2:1), 3.3' THICK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION; EARTH INVERT; PER PLAN, PROFILE AND SECTION
- 15 CONSTRUCT MAINTENANCE TURN-AROUND AREA PER PLAN
- 16 CONSTRUCT 30.0' - 20.0' WIDE ACCESS ROAD APPROACH TO TURN-AROUND AREA, PER PLAN
- 17 CONSTRUCT 20.0' WIDE DRIVEABLE CONCRETED ROCK ACCESS RAMP PER PLAN, PROFILE AND DETAILS ON SHEET 6
- 18 INSTALL 20.0' WIDE DOUBLE DRIVE CHAIN LINK GATE PER PLAN AND S.B.C.F.C.D. SPECIAL DRAWING I
- 19 REMOVE AND DISPOSE OR REUSE SUITABLE CLASS ROCKS
- 20 BREAK, REMOVE AND DISPOSE EXISTING CONCRETE SLAB
- 21 CONSTRUCT 40.0 L.F., CAST-IN-PLACE 6-CELLS REINFORCED CONCRETE BOX (RCB) 10.0' SPAN X 5.0' RISE, PER CALTRANS STD. D81 & D82 AND DETAILS ON SHEET 11
- 22 CONSTRUCT CONCRETE CUT-OFF WALL, 5.0' DEEP PER PLAN AND DETAILS ON SHEET 12
- 23 CONSTRUCT BOX CULVERT HEADWALL/PARAPET WALL PER PLAN, AND DETAILS ON SHEET 12
- 24 CONSTRUCT BOX CULVERT STRAIGHT WINGWALLS PER PLAN, AND CALTRANS STD. D84
- 25 PLACE NATIVE FILL ON TOP OF REINFORCED CONCRETE BOX (RCB) AND ITS SURROUNDING AND GRADE TO DRAIN PER PLAN
- 26 INSTALL MIDWEST GUARDRAIL SYSTEM STANDARD RAILING SECTION (WOOD POST WITH WOOD BLOCK) ON BOTH SIDES OF PARKWAY CROSSING, (TOTAL 235 L.F.) PER PLAN AND CALTRANS STD. A77L1
- 27 CONSTRUCT BOX CULVERT WARPED WINGWALLS PER PLAN, DETAILS ON SHEET 12 AND CALTRANS STD. D86A
- 28 CONSTRUCT CONCRETE APRON WITH CUT-OFF WALL, 5.0' DEEP PER PLAN AND DETAILS ON SHEET 12
- 29 INSTALL 6.0' HIGH CHAINLINK BOUNDARY FENCE PER PLAN AND S.B.C.F.C.D. SPEC. DWG. I
- 30 REMOVE AND DISPOSE DOUBLE DRIVE CHAIN LINK GATE
- 31 REMOVE AND DISPOSE EXISTING BOUNDARY CHAINLINK FENCE PER PLAN
- 32 REMOVE AND DISPOSE EXISTING CORRUGATED STEEL PIPE (CSP)
- 33 BREAK, REMOVE AND DISPOSE OR REUSE SUITABLE CLASS CONCRETED ROCK SLOPE PROTECTION

LEGEND OF MAP SYMBOLS FOR GRADING PLANS



ABBREVIATIONS:

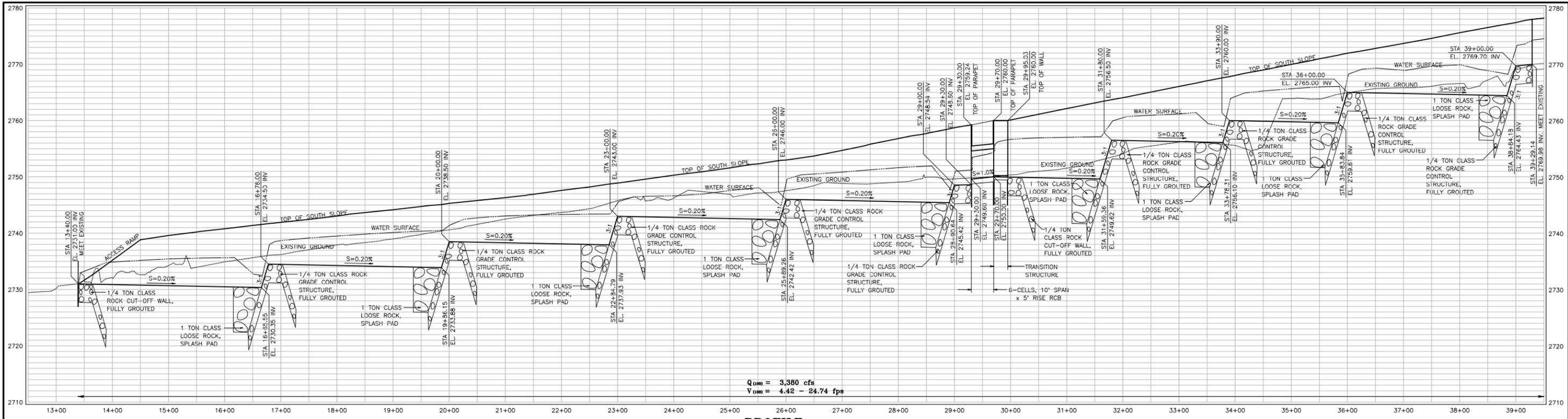
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APPROX	APPROXIMATE
AVE	AVENUE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
CFS	CUBIC FEET PER SECOND
CHAN	CHANNEL
CL	CENTERLINE, CONTROL LINE
CONC	CONCRETE
CRSP	CONCRETED ROCK SLOPE PROTECTION
DDG (20')	DOUBLE DRIVE GATE (20' CLEAR OPENING)
DS	DOWNSTREAM
E	EAST, EASTING
EC	END CURVE
EL, ELEV	ELEVATION
E'LY	EASTERLY
EVC	END VERTICAL CURVE
EW	EAST WALL
EX, EXIST	EXISTING
FB	FREEBOARD
FG	FINISH GRADE
FL	FLOW LINE
FPS	FEET PER SECOND
FS	FINISH SURFACE
GB	GRADE BREAK
GP	METAL GUARD POST
GR	GRADE
H, HT	HEIGHT
HP	HIGH POINT
HGL	HYDRAULIC GRADE LINE
IE	INVERT ELEVATION
INV	INVERT
L	LENGTH
LAT	LATERAL
LF	LINEAR FEET
LOL	LAYOUT LINE
LONG	LONGITUDINAL
LP	LOW POINT
LT	LEFT OF (OFFSET FROM CENTERLINE)
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH, NORTHING
NE	NORTHEAST
NW	NORTHWEST
OC	ON CENTER
OG	ORIGINAL GRADE
PROP	PROPOSED
PIP	PROTECT IN PLACE
P/P	POWER POLE
Q	FLOW RATE
R	RADIUS
RT	RIGHT OF (OFFSET FROM CENTERLINE)
ROW, R/W	RIGHT OF WAY
RSP	ROCK SLOPE PROTECTION
S	SLOPE
SE	SOUTHEAST
SH	SHEET
SBCFCD	SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT
SPEC	SPECIFICATION
SIM	SIMILAR
STA	STATION
SW	SOUTHWEST
T	TANGENT
TCE	TEMPORARY CONSTRUCTION EASEMENT
TRANS	TRANSITION
TOP	TOP OF WALL
TW	TYPICAL
UNO	UNLESS NOTED OTHERWISE
US	UPSTREAM
V	VELOCITY
VAR	VARIES
VPI	VERTICAL POINT OF INTERSECTION
W	WIDTH, WEST
W/	WESTERLY
W'LY	WESTERLY
WS	WATER SURFACE
WW	WEST WALL

STANDARD PLANS

STD. NO.	DESCRIPTION
<u>CALTRANS</u>	
A77L1	MIDWEST GUARDRAIL SYSTEM STANDARD RAILING SECTION (WOOD POST WITH WOOD BLOCK)
A77M1	MIDWEST GUARDRAIL SYSTEM STANDARD HARDWARE
A77N1	MIDWEST GUARDRAIL SYSTEM WOOD POST AND WOOD BLOCK DETAILS
A77N3	MIDWEST GUARDRAIL SYSTEM TYPICAL LINE POST EMBEDMENT AND HINGE POINT OFFSET DETAILS
D81	CAST-IN-PLACE REINFORCED CONCRETE DOUBLE BOX CULVERT
D82	CAST-IN-PLACE REINFORCED CONCRETE BOX CULVERT MISCELLANEOUS DETAILS
D84	BOX CULVERT WINGWALLS
D86A	BOX CULVERT WARPED WINGWALLS
<u>S.B.C.F.C.D.</u>	
S.P. 209	PIPE GATE (HORIZONTAL OPENING)
SPEC. DWG. I	6.0' CHAIN LINK BOUNDARY FENCE & GATE
SPEC. DWG. II	6.0' CHAIN LINK CHANNEL FENCE & GATE

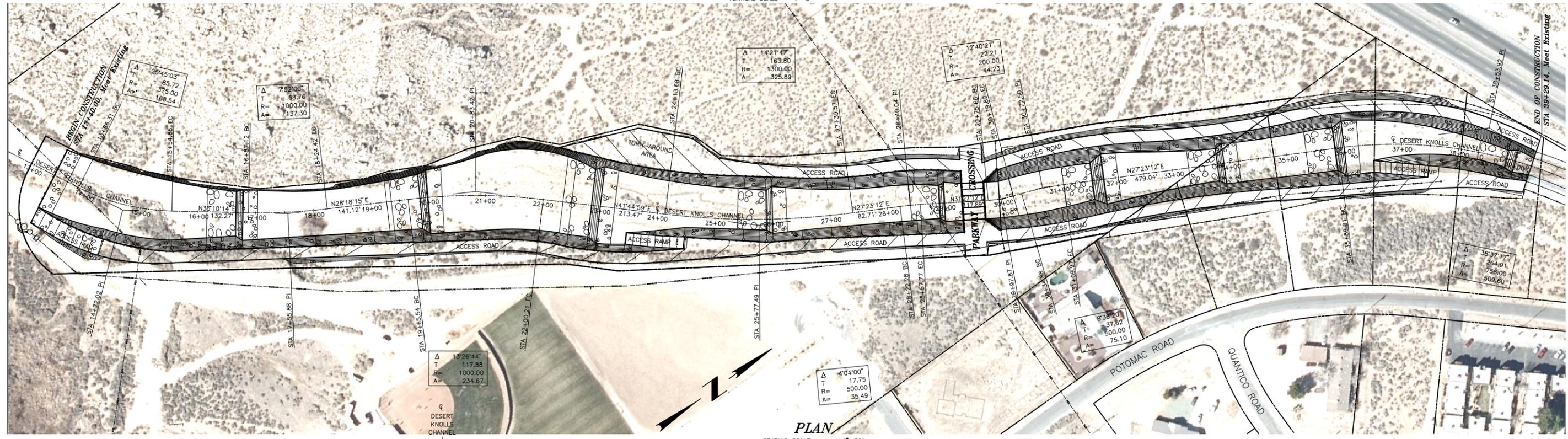
15 AUG 2021 10:54 AM - User: Mark\1102 - Location: C:\Users\Mark\OneDrive - San Bernardino County\Documents\Projects\2021\Apple Valley Drain\Drawings\2021\Index Sheet.dwg - Plot Date: 8/11/2021 10:54 AM

		REVISIONS				SUBMITTED BY:		SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT	DATE
		MARK	DATE	DESCRIPTION	BY:	DAVID DRAKE, P.E.			DATE
						RECOMMENDED BY:		APPLE VALLEY DRAINAGE SYSTEM	SCALE
						DAVID DRAKE, P.E.			AS SHOWN
						APPROVED BY:		DESERT KNOLLS WASH	FILE NO.
						GRANT C. MANN, P.E. DEPUTY DIRECTOR			4-201-
		PROJ. INCH.		DESIGNED BY		REV'D BY		DRAWN BY	
		DD		DJN		DD		DJN	
INDEX, CONSTRUCTION NOTES, LEGEND OF MAP SYMBOLS, STANDARD PLANS & ABBREVIATIONS								SHEET NO.	2 of 14



PROFILE

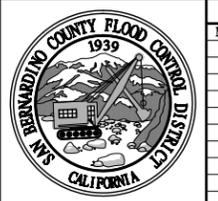
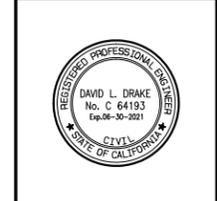
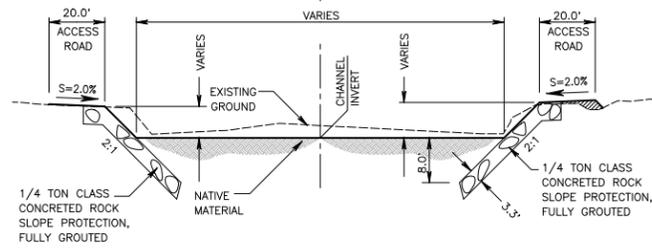
HORIZONTAL SCALE 1"=80'
VERTICAL SCALE 1"=8'



PLAN

GRAPHIC SCALE 1"=80'

**TYPICAL CHANNEL SECTION
CONCRETED ROCK SLOPE
PROTECTION SIDE SLOPES**
NOT TO SCALE



REVISIONS			
MARK	DATE	DESCRIPTION	BY:

SUBMITTED BY:		DAVID DRAKE, P.E.	DATE
RECOMMENDED BY:		DAVID DRAKE, P.E.	DATE
APPROVED BY:		GRANT C. MANN, P.E. DEPUTY DIRECTOR	DATE
PROJ. INCH.	DESIGNED BY	REV'D BY	DRAWN BY
DD	DJN	DD	DJN

**SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT**
APPLE VALLEY DRAINAGE SYSTEM
DESERT KNOLLS WASH
**GENERAL GRADING
PLAN & PROFILE**

DATE
Aug 2021
SCALE
AS SHOWN
FILE NO.
4-201-
SHEET NO.
3 of 14

S:\2018\4 - Desert Knolls Wash\1005 Submittal\CAD Files\Desert Knolls Wash Design as of Aug 2021 (Ground).pwr Aug 31, 2021

STATION	OFFSET	ELEVATION
1	STA 13+40.00	49.30' LT 2731.00
2	STA 13+40.00	61.84' RT 2731.00
3	STA 13+40.00	92.05' RT 2731.00
4	STA 13+65.00	51.71' LT 2730.95
5	STA 13+65.00	60.85' RT 2730.95
6	STA 13+65.00	64.19' RT 2732.64
7	STA 13+65.00	94.25' RT 2732.64
8	STA 13+86.31	54.33' LT 2730.91
9	STA 13+86.31	58.86' RT 2730.91
10	STA 13+86.31	65.08' RT 2734.02
11	STA 13+86.31	95.09' RT 2734.02
12	STA 14+00.00	55.76' LT 2730.88
13	STA 14+00.00	56.99' RT 2730.88
14	STA 14+00.00	65.38' RT 2735.08
15	STA 14+00.00	95.39' RT 2735.08
16	STA 14+50.00	58.59' LT 2730.78
17	STA 14+50.00	50.25' RT 2730.78
18	STA 14+50.00	66.58' RT 2738.94
19	STA 14+50.00	96.59' RT 2738.94
20	STA 15+00.00	57.74' LT 2730.69
21	STA 15+00.00	50.12' RT 2730.69
22	STA 15+00.00	67.93' RT 2739.59
23	STA 15+00.00	94.18' RT 2739.77

STATION	OFFSET	ELEVATION
24	STA 15+54.85	51.48' LT 2730.59
25	STA 15+54.85	50.14' RT 2730.59
26	STA 15+54.85	69.55' RT 2740.29
27	STA 15+56.01	89.51' RT 2740.69
28	STA 16+00.00	43.92' LT 2730.49
29	STA 16+00.00	46.33' RT 2730.49
30	STA 16+00.00	66.92' RT 2740.79
31	STA 16+00.00	86.96' RT 2741.18
32	STA 16+15.55	41.74' LT 2730.46
33	STA 16+15.55	45.01' RT 2730.46
34	STA 16+15.55	66.02' RT 2740.96
35	STA 16+15.55	86.05' RT 2741.35
36	STA 16+50.00	37.65' LT 2730.38
37	STA 16+50.00	42.10' RT 2730.38
38	STA 16+50.00	64.01' RT 2741.34
39	STA 16+50.00	84.05' RT 2741.73
40	STA 16+55.55	36.14' LT 2730.35
41	STA 16+55.55	40.79' RT 2730.35
42	STA 16+55.55	63.11' RT 2741.52
43	STA 16+55.55	83.14' RT 2741.90
44	STA 16+78.00	39.16' LT 2734.50
45	STA 16+78.00	48.08' RT 2734.50

STATION	OFFSET	ELEVATION
46	STA 16+78.00	62.38' RT 2741.65
47	STA 16+78.00	82.42' RT 2742.04
48	STA 16+87.12	39.07' LT 2734.48
49	STA 16+87.12	47.32' RT 2734.48
50	STA 16+87.12	61.85' RT 2741.75
51	STA 16+87.12	81.89' RT 2742.14
52	STA 17+03.00	38.78' LT 2734.45
53	STA 17+03.00	46.05' RT 2734.45
54	STA 17+03.00	61.01' RT 2741.94
55	STA 17+03.00	81.03' RT 2742.33
56	STA 17+50.00	36.52' LT 2734.35
57	STA 17+50.00	43.84' RT 2734.35
58	STA 17+50.00	60.07' RT 2742.49
59	STA 17+50.00	80.08' RT 2742.89
60	STA 18+00.00	33.62' LT 2734.25
61	STA 18+00.00	44.04' RT 2734.25
62	STA 18+00.00	61.66' RT 2743.08
63	STA 18+00.00	81.69' RT 2743.49
64	STA 18+24.42	32.84' LT 2734.21
65	STA 18+24.42	45.08' RT 2734.21
66	STA 18+24.42	63.40' RT 2743.36
67	STA 18+24.42	83.46' RT 2743.78

STATION	OFFSET	ELEVATION
68	STA 18+50.00	32.82' LT 2734.16
69	STA 18+50.00	46.44' RT 2734.16
70	STA 18+50.00	65.43' RT 2743.65
71	STA 18+50.00	85.49' RT 2744.06
72	STA 19+00.00	34.87' LT 2734.06
73	STA 19+00.00	49.10' RT 2734.06
74	STA 19+00.00	69.39' RT 2743.65
75	STA 19+00.00	89.46' RT 2744.62
76	STA 19+36.15	37.05' LT 2733.98
77	STA 19+36.15	51.02' RT 2733.98
78	STA 19+36.15	72.26' RT 2744.60
79	STA 19+36.15	92.33' RT 2745.02
80	STA 19+65.54	39.26' LT 2733.92
81	STA 19+65.54	52.58' RT 2733.92
82	STA 19+65.54	74.60' RT 2744.93
83	STA 19+65.54	94.66' RT 2745.34
84	STA 19+86.15	41.34' LT 2733.89
85	STA 19+86.15	53.42' RT 2733.89
86	STA 19+86.15	75.91' RT 2745.14
87	STA 19+86.15	95.95' RT 2745.55
88	STA 20+00.00	47.40' LT 2738.50
89	STA 20+00.00	63.01' RT 2738.50

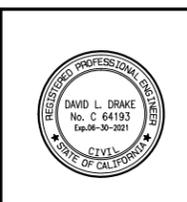
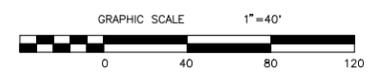
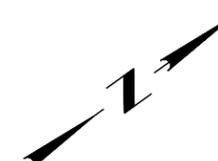
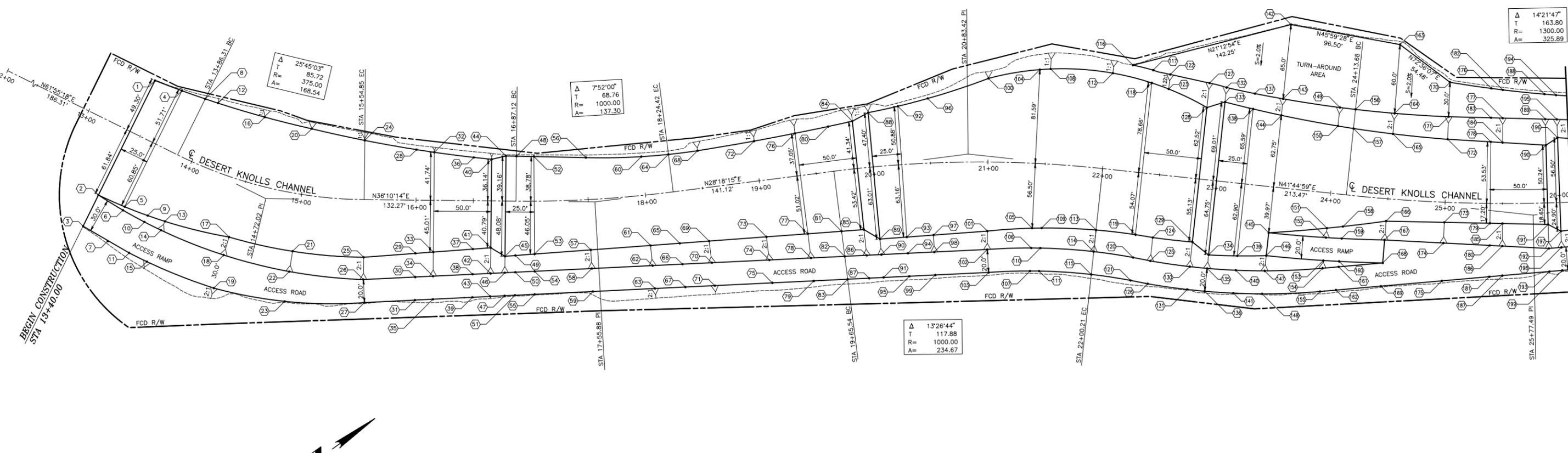
STATION	OFFSET	ELEVATION
90	STA 20+00.00	76.57' RT 2745.28
91	STA 20+00.00	96.59' RT 2745.69
92	STA 20+25.00	50.88' LT 2738.45
93	STA 20+25.00	63.16' RT 2738.45
94	STA 20+25.00	77.32' RT 2745.54
95	STA 20+25.00	97.32' RT 2745.94
96	STA 20+50.00	56.19' LT 2738.40
97	STA 20+50.00	62.73' RT 2738.40
98	STA 20+50.00	77.48' RT 2745.79
99	STA 20+50.00	97.48' RT 2746.19
100	STA 21+00.00	72.69' LT 2738.30
101	STA 21+00.00	60.09' RT 2738.30
102	STA 21+00.00	76.09' RT 2746.30
103	STA 21+01.50	96.04' RT 2746.70
104	STA 21+41.37	81.59' LT 2738.22
105	STA 21+41.37	56.50' RT 2738.22
106	STA 21+41.37	73.69' RT 2746.81
107	STA 21+41.37	93.71' RT 2747.20
108	STA 21+50.00	82.65' LT 2738.20
109	STA 21+50.00	55.93' RT 2738.20
110	STA 21+50.00	73.36' RT 2746.92
111	STA 21+50.00	93.38' RT 2747.31

STATION	OFFSET	ELEVATION
112	STA 22+00.21	83.46' LT 2738.10
113	STA 22+00.21	53.75' RT 2738.10
114	STA 22+00.21	72.62' RT 2747.55
115	STA 22+00.21	92.62' RT 2747.94
116	STA 22+16.79	92.24' LT 2748.00
117	STA 22+34.79	89.79' LT 2748.29
118	STA 22+34.79	78.66' LT 2738.03
119	STA 22+34.79	54.07' RT 2738.03
120	STA 22+34.79	74.00' RT 2748.01
121	STA 22+34.79	94.06' RT 2748.43
122	STA 22+50.00	87.68' LT 2748.41
123	STA 22+50.00	74.96' LT 2738.00
124	STA 22+50.00	54.94' RT 2738.00
125	STA 22+50.00	75.37' RT 2748.21
126	STA 22+50.00	95.42' RT 2748.64
127	STA 22+84.79	83.94' LT 2748.64
128	STA 22+84.79	62.52' LT 2737.93
129	STA 22+84.79	55.13' RT 2737.93
130	STA 22+84.79	76.63' RT 2748.68
131	STA 22+84.79	96.63' RT 2749.08
132	STA 23+00.00	81.62' LT 2749.30
133	STA 23+00.00	69.01' LT 2743.00

STATION	OFFSET	ELEVATION
134	STA 23+00.00	64.75' RT 2743.00
135	STA 23+00.00	76.51' RT 2748.88
136	STA 23+00.00	96.51' RT 2749.28
137	STA 23+25.00	79.09' LT 2749.70
138	STA 23+25.00	65.59' LT 2742.95
139	STA 23+25.00	62.90' RT 2742.95
140	STA 23+25.00	75.44' RT 2749.22
141	STA 23+25.00	95.48' RT 2749.60
142	STA 23+50.00	142.14' LT 2751.40
143	STA 23+50.00	77.14' LT 2750.10
144	STA 23+50.00	62.75' LT 2742.90
145	STA 23+50.00	39.97' RT 2742.90
146	STA 23+50.00	59.97' RT 2742.90
147	STA 23+50.00	73.27' RT 2749.55
148	STA 23+50.00	93.38' RT 2749.93
149	STA 24+00.00	74.97' LT 2750.89
150	STA 24+00.00	58.79' LT 2742.80
151	STA 24+00.00	30.57' RT 2742.80
152	STA 24+00.00	38.81' RT 2746.92
153	STA 24+00.00	58.83' RT 2746.85
154	STA 24+00.00	65.58' RT 2750.23
155	STA 24+00.00	85.96' RT 2750.58

STATION	OFFSET	ELEVATION
156	STA 24+13.68	74.77' LT 2751.11
157	STA 24+13.68	58.10' LT 2742.77
158	STA 24+13.68	27.64' RT 2742.77
159	STA 24+13.68	38.12' RT 2747.99
160	STA 24+13.68	58.15' RT 2747.93
161	STA 24+13.68	62.89' RT 2750.41
162	STA 24+13.68	83.27' RT 2750.76
163	STA 24+50.00	134.55' LT 2752.85
164	STA 24+50.00	74.55' LT 2751.65
165	STA 24+50.00	56.63' LT 2742.70
166	STA 24+50.00	19.47' RT 2742.70
167	STA 24+50.00	35.92' RT 2750.93
168	STA 24+50.00	55.96' RT 2750.93
169	STA 24+50.00	76.24' RT 2751.29
170	STA 24+50.00	104.43' LT 2753.00
171	STA 25+00.00	74.43' LT 2752.40
172	STA 25+00.00	54.82' LT 2742.60
173	STA 25+00.00	17.43' RT 2742.60
174	STA 25+00.00	35.49' RT 2751.64
175	STA 25+00.00	68.41' RT 2752.00
176	STA 25+39.26	99.98' LT 2753.53
177	STA 25+39.26	74.47' LT 2752.99

STATION	OFFSET	ELEVATION
178	STA 25+39.26	53.53' LT 2742.52
179	STA 25+39.26	17.20' RT 2742.52
180	STA 25+39.26	36.49' RT 2752.18
181	STA 25+39.26	63.73' RT 2752.56
182	STA 25+50.00	98.81' LT 2753.68
183	STA 25+50.00	74.28' LT 2753.16
184	STA 25+50.00	52.98' LT 2742.50
185	STA 25+50.00	17.35' RT 2742.50
186	STA 25+50.00	37.00' RT 2752.33
187	STA 25+50.00	62.67' RT 2752.71
188	STA 25+89.26	94.63' LT 2754.21
189	STA 25+89.26	72.89' LT 2753.75
190	STA 25+89.26	50.24' LT 2742.42
191	STA 25+89.26	18.65' RT 2742.42
192	STA 25+89.26	39.57' RT 2752.88
193	STA 25+89.26	59.61' RT 2753.26
194	STA 26+00.00	93.53' LT 2754.36
195	STA 26+00.00	72.32' LT 2753.91
196	STA 26+00.00	56.50' LT 2746.00
197	STA 26+00.00	24.90' RT 2746.00
198	STA 26+00.00	38.96' RT 2753.03
199	STA 26+00.00	58.98' RT 2753.41



REVISIONS			
MARK	DATE	DESCRIPTION	BY:

SUBMITTED BY:		DATE
DAVID DRAKE, P.E.		
RECOMMENDED BY:		DATE
DAVID DRAKE, P.E.		
APPROVED BY:		DATE
GRANT C. MANN, P.E. DEPUTY DIRECTOR		
PROJ. INCH.	DESIGNED BY	REV'D BY
DD	DJN	DD
		DJN

SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT
APPLE VALLEY DRAINAGE SYSTEM
DESERT KNOLLS WASH
**SURVEY MAP/
 GEOMETRY CONTROL**
STA. 12+00.00 - STA. 26+10.00

DATE	Aug 2021
SCALE	AS SHOWN
FILE NO.	4-201-
SHEET NO.	4 of 14

STATION	OFFSET	ELEVATION
200	STA 26+25.00	91.03' LT 2754.70
201	STA 26+25.00	70.85' LT 2754.29
202	STA 26+25.00	53.98' LT 2745.95
203	STA 26+25.00	23.04' RT 2745.95
204	STA 26+25.00	37.89' RT 2753.37
205	STA 26+25.00	57.90' RT 2753.77
206	STA 26+52.08	88.43' LT 2755.07
207	STA 26+50.00	68.52' LT 2754.67
208	STA 26+50.00	50.99' LT 2745.90
209	STA 26+50.00	21.68' RT 2745.90
210	STA 26+50.00	37.32' RT 2753.72
211	STA 26+50.00	57.32' RT 2754.12
212	STA 27+00.00	84.54' LT 2755.82
213	STA 27+00.00	64.49' LT 2755.43
214	STA 27+00.00	45.26' LT 2745.80
215	STA 27+00.00	20.80' RT 2745.80
216	STA 27+00.00	38.68' RT 2754.74
217	STA 27+00.00	58.71' RT 2755.17
218	STA 27+39.57	82.03' LT 2756.45
219	STA 27+39.57	61.99' LT 2756.02
220	STA 27+39.57	41.39' LT 2745.72
221	STA 27+39.57	22.17' RT 2745.72
222	STA 27+39.57	41.85' RT 2755.55
223	STA 27+39.57	61.93' RT 2755.98
224	STA 27+50.00	81.48' LT 2756.62
225	STA 27+50.00	61.46' LT 2756.19
226	STA 27+50.00	40.49' LT 2745.70
227	STA 27+50.00	22.69' RT 2745.70
228	STA 27+50.00	42.82' RT 2755.75
229	STA 27+50.00	62.90' RT 2756.19
230	STA 28+00.00	80.77' LT 2757.46
231	STA 28+00.00	60.77' LT 2756.99

STATION	OFFSET	ELEVATION
232	STA 28+00.00	37.99' LT 2745.60
233	STA 28+00.00	25.15' RT 2745.60
234	STA 28+00.00	47.47' RT 2756.74
235	STA 28+00.00	67.55' RT 2757.18
236	STA 28+22.28	80.57' LT 2757.82
237	STA 28+22.28	60.55' LT 2757.37
238	STA 28+22.28	36.88' LT 2745.56
239	STA 28+22.28	26.27' RT 2745.56
240	STA 28+22.28	49.54' RT 2757.19
241	STA 28+22.28	69.63' RT 2757.62
242	STA 28+40.64	79.95' LT 2758.17
243	STA 28+40.64	59.94' LT 2757.73
244	STA 28+40.64	35.50' LT 2745.52
245	STA 28+40.59	26.79' RT 2745.52
246	STA 28+40.59	50.78' RT 2757.51
247	STA 28+40.59	70.80' RT 2757.94
248	STA 28+57.77	79.37' LT 2758.49
249	STA 28+57.77	59.37' LT 2758.06
250	STA 28+57.77	34.23' LT 2745.48
251	STA 28+57.77	26.70' RT 2745.48
252	STA 28+57.77	51.37' RT 2757.82
253	STA 28+57.77	71.38' RT 2758.23
254	STA 28+90.64	77.47' LT 2759.02
255	STA 28+90.64	57.39' LT 2758.63
256	STA 28+90.64	30.97' LT 2745.42
257	STA 28+90.64	26.01' RT 2745.42
258	STA 28+90.64	52.09' RT 2758.46
259	STA 28+90.64	72.09' RT 2758.88
260	STA 29+00.00	76.58' LT 2759.18
261	STA 29+00.00	56.47' LT 2758.79
262	STA 29+00.00	35.97' LT 2748.54
263	STA 29+00.00	32.07' RT 2748.54

STATION	OFFSET	ELEVATION
264	STA 29+00.00	52.29' RT 2758.85
265	STA 29+00.00	72.30' RT 2759.06
266	STA 29+31.00	95.27' LT 2763.28
267	STA 29+31.00	72.97' LT 2759.62
268	STA 29+30.00	52.95' LT 2759.24
269	STA 29+30.00	31.67' LT 2748.60
270	STA 29+30.00	31.67' RT 2748.60
271	STA 29+30.00	52.95' RT 2759.24
272	STA 29+31.00	72.97' RT 2759.67
273	STA 29+31.00	94.00' RT 2761.90
274	STA 29+69.00	99.40' LT 2764.20
275	STA 29+69.00	65.30' LT 2760.40
276	STA 29+70.00	31.67' LT 2750.00
277	STA 29+70.00	31.67' RT 2750.00
278	STA 29+69.00	71.33' RT 2760.40
279	STA 29+69.00	94.72' RT 2762.19
280	STA 30+05.76	71.03' LT 2760.50
281	STA 30+01.61	50.51' LT 2760.00
282	STA 29+98.54	30.56' LT 2750.20
283	STA 29+92.32	32.47' RT 2750.20
284	STA 29+90.99	52.51' RT 2760.00
285	STA 29+89.87	72.45' RT 2760.40
286	STA 30+19.89	71.68' LT 2760.67
287	STA 30+19.89	51.67' LT 2760.26
288	STA 30+19.89	31.45' LT 2749.90
289	STA 30+19.89	35.58' RT 2749.90
290	STA 30+19.89	57.38' RT 2760.73
291	STA 30+19.89	77.71' RT 2761.20
292	STA 30+34.88	72.02' LT 2760.96
293	STA 30+34.88	52.01' LT 2760.55
294	STA 30+34.88	31.11' LT 2749.87
295	STA 30+34.88	37.66' RT 2749.87

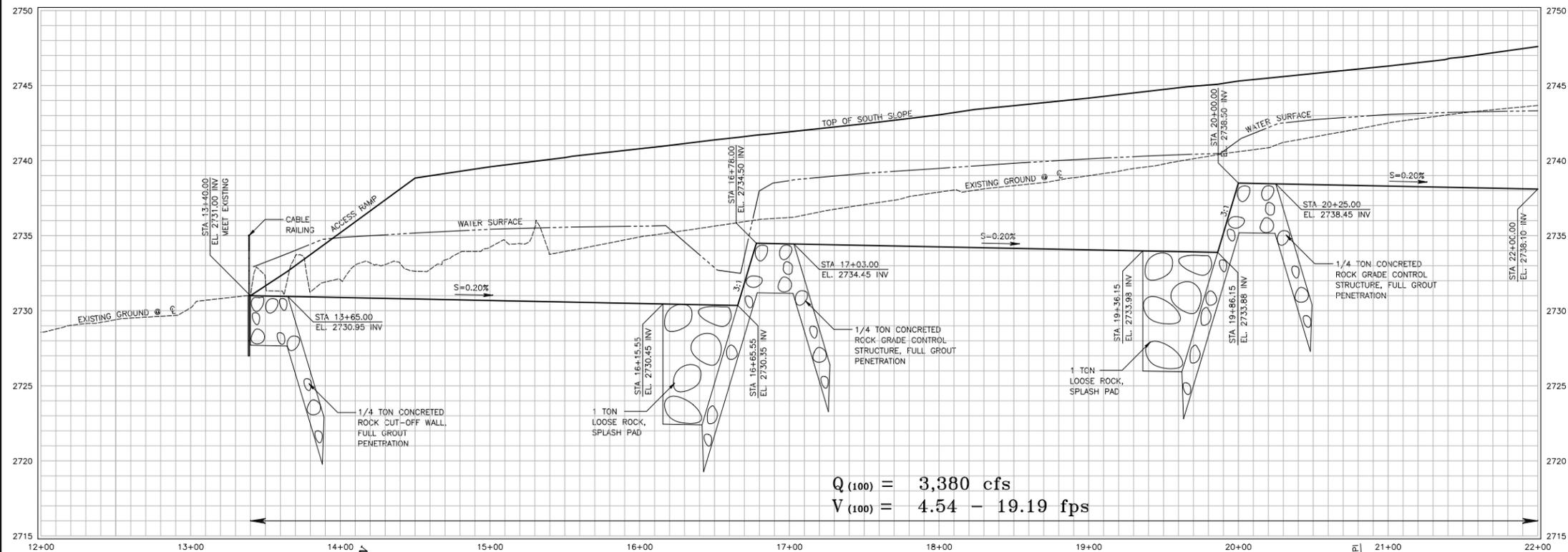
STATION	OFFSET	ELEVATION
296	STA 30+34.88	60.02' RT 2761.03
297	STA 30+34.88	80.29' RT 2761.49
298	STA 30+50.00	72.36' LT 2761.28
299	STA 30+50.00	52.36' LT 2760.87
300	STA 30+50.00	30.70' LT 2749.84
301	STA 30+50.00	39.14' RT 2749.84
302	STA 30+50.00	61.94' RT 2761.29
303	STA 30+50.00	82.08' RT 2761.74
304	STA 31+00.00	74.93' LT 2762.36
305	STA 31+00.00	54.89' LT 2761.94
306	STA 31+00.00	30.70' LT 2749.74
307	STA 31+00.00	39.44' RT 2749.74
308	STA 31+00.00	63.98' RT 2762.15
309	STA 31+00.00	83.98' RT 2762.54
310	STA 31+09.36	75.66' LT 2762.56
311	STA 31+09.36	55.61' LT 2762.14
312	STA 31+09.36	30.94' LT 2749.72
313	STA 31+09.36	38.71' RT 2749.72
314	STA 31+09.36	63.63' RT 2762.31
315	STA 31+09.36	83.67' RT 2762.69
316	STA 31+50.00	77.68' LT 2763.33
317	STA 31+50.00	57.67' LT 2762.92
318	STA 31+50.00	31.14' LT 2749.64
319	STA 31+50.00	33.69' RT 2749.64
320	STA 31+50.00	60.41' RT 2763.11
321	STA 31+50.00	80.51' RT 2763.47
322	STA 31+59.36	77.89' LT 2763.50
323	STA 31+59.36	57.88' LT 2763.10
324	STA 31+59.36	30.92' LT 2749.62
325	STA 31+59.36	32.25' RT 2749.62
326	STA 31+59.36	59.54' RT 2763.30

STATION	OFFSET	ELEVATION
327	STA 31+59.36	79.62' RT 2763.74
328	STA 31+80.00	78.07' LT 2763.89
329	STA 31+80.00	58.07' LT 2763.49
330	STA 31+80.00	44.09' LT 2756.50
331	STA 31+80.00	43.39' RT 2756.50
332	STA 31+80.00	57.79' RT 2763.70
333	STA 31+80.00	77.86' RT 2764.14
334	STA 32+05.00	77.67' LT 2764.36
335	STA 32+05.00	57.66' LT 2763.97
336	STA 32+05.00	42.62' LT 2756.45
337	STA 32+05.00	40.47' RT 2756.45
338	STA 32+05.00	55.96' RT 2764.19
339	STA 32+05.00	76.00' RT 2764.14
340	STA 32+50.00	75.24' LT 2765.20
341	STA 32+50.00	55.18' LT 2764.83
342	STA 32+50.00	38.23' LT 2756.36
343	STA 32+50.00	36.01' RT 2756.36
344	STA 32+50.00	53.45' RT 2765.08
345	STA 32+50.00	73.47' RT 2765.52
346	STA 33+00.00	71.58' LT 2766.17
347	STA 33+00.00	51.55' LT 2765.80
348	STA 33+00.00	32.48' LT 2756.26
349	STA 33+00.00	32.25' RT 2756.26
350	STA 33+00.00	51.85' RT 2766.06
351	STA 33+00.00	71.86' RT 2766.49
352	STA 33+28.31	70.25' LT 2766.73
353	STA 33+28.31	50.24' LT 2766.34
354	STA 33+28.31	29.96' LT 2756.20
355	STA 33+28.31	30.68' RT 2756.20
356	STA 33+28.31	51.50' RT 2766.61
357	STA 33+28.31	71.50' RT 2767.05

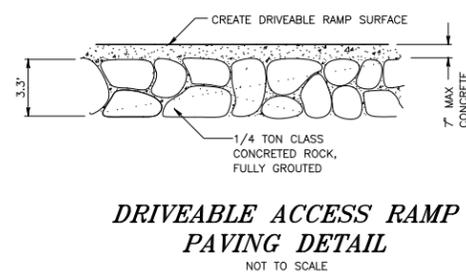
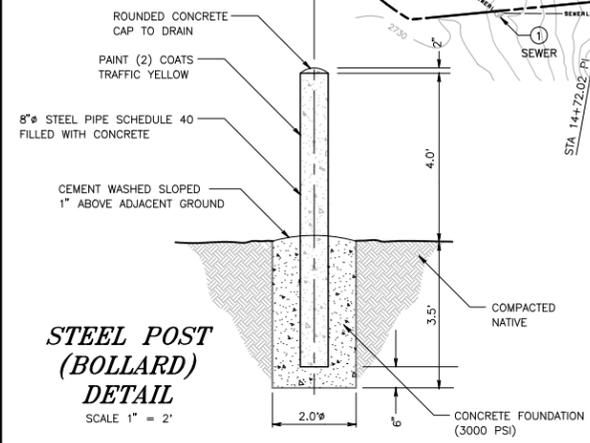
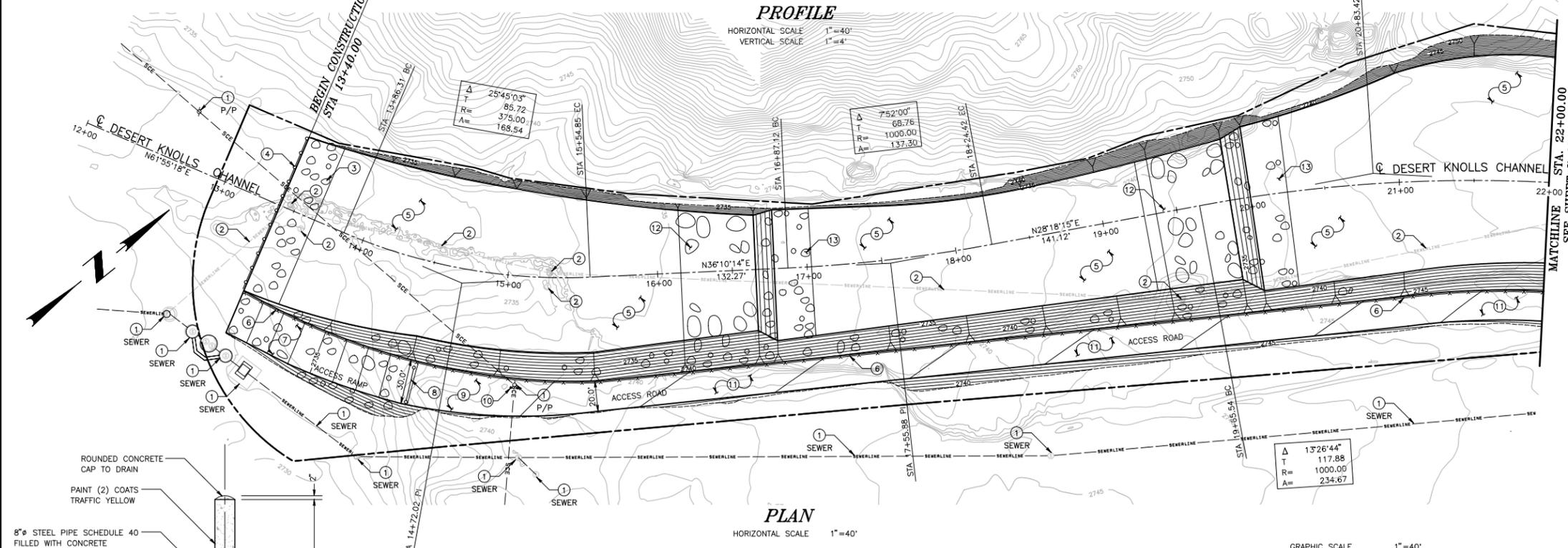
STATION	OFFSET	ELEVATION
358	STA 33+50.00	69.60' LT 2767.15
359	STA 33+50.00	49.59' LT 2766.76
360	STA 33+50.00	28.39' LT 2756.16
361	STA 33+50.00	29.75' RT 2756.16
362	STA 33+50.00	51.51' RT 2767.04
363	STA 33+50.00	71.51' RT 2767.47
364	STA 33+78.31	69.23' LT 2767.70
365	STA 33+78.31	49.23' LT 2767.31
366	STA 33+78.31	26.81' LT 2756.10
367	STA 33+78.31	28.89' RT 2756.10
368	STA 33+78.31	51.86' RT 2767.59
369	STA 33+78.31	71.87' RT 2768.02
370	STA 33+90.00	69.23' LT 2767.93
371	STA 33+90.00	49.23' LT 2767.53
372	STA 33+90.00	34.17' LT 2760.00
373	STA 33+90.00	36.49' RT 2760.00
374	STA 33+90.00	52.13' RT 2767.82
375	STA 33+90.00	72.14' RT 2768.23
376	STA 34+15.00	69.55' LT 2768.42
377	STA 34+15.00	49.55' LT 2768.01
378	STA 34+15.00	33.42' LT 2759.95
379	STA 34+15.00	36.20' RT 2759.95
380	STA 34+15.00	52.93' RT 2768.31
381	STA 34+15.00	72.94' RT 2768.74
382	STA 34+50.00	70.71' LT 2769.10
383	STA 34+50.00	50.69' LT 2768.69
384	STA 34+50.00	33.07' LT 2759.88
385	STA 34+50.00	36.33' RT 2759.88
386	STA 34+50.00	54.57' RT 2769.00
387	STA 34+50.00	74.60' RT 2769.43
388	STA 35+00.00	73.80' LT 2770.07

STATION	OFFSET	ELEVATION
389	STA 35+00.00	53.74' LT 2769.65
390	STA 35+00.00	33.99' LT 2759.78
391	STA 35+00.00	37.58' RT 2759.78
392	STA 35+00.00	57.98' RT 2769.98
393	STA 35+00.00	78.01' RT 2770.41
394	STA 35+33.84	76.86' LT 2770.74
395	STA 35+33.84	56.76' LT 2770.31
396	STA 35+33.84	35.56' LT 2759.71
397	STA 35+33.84	37.89' RT 2759.71
398	STA 35+33.84	59.77' RT 2770.65
399	STA 35+33.84	79.79' RT 2771.07
400	STA 35+50.00	78.51' LT 2771.05
401	STA 35+50.00	58.48' LT 2770.62
402	STA 35+50.00	36.60' LT 2759.68
403	STA 35+50.00	38.05' RT 2759.68
404	STA 35+50.00	60.62' RT 2770.96
405	STA 35+50.00	80.65' RT 2771.39
406	STA 35+83.84	79.43' LT 2771.68
407	STA 35+83.84	59.43' LT 2771.27
408	STA 35+83.84	36.11' LT 2759.61
409	STA 35+83.84	38.36' RT 2759.61
410	STA 35+83.84	62.40' RT 2771.63
411	STA 35+83.84	82.43' RT 2772.05
412	STA 36+00.00	79.29' LT 2772.00
413	STA 36+00.00	59.29' LT 2771.60
414	STA 36+00.00	46.09' LT 2765.00
415	STA 36+00.00	49.27' RT 2765.00
416	STA 36+00.00	63.13' RT 2771.93
417	STA 36+00.00	83.15' RT 2772.35
418	STA 36+25.00	78.83' LT 2772.51
419	STA 36+25.00	58.82' LT 2772.11

STATION	OFFSET	ELEVATION
420	STA 36+25.00	44.50' LT 2764.95
421	STA 36+25.00	48.78' RT 2764.95
422	STA 36+25.00	63.63' RT 2772.38
423	STA 36+25.00	83.63' RT 2772.78
424	STA 36+50.00	78.08' LT 2773.02
425	STA 36+50.00	58.07' LT 2772.63
426	STA 36+50.00	42.61' LT 2764.90
427	STA 36+50.00	27.30' RT 2764.90
428	STA 36+50.00	47.51' RT 2764.90
429	STA 36+50.00	63.37' RT 2772.83
430	STA 36+50.00	83.37' RT 2773.22
431	STA 37+00.00	75.77' LT 2774.04
432	STA 37+00.00	55.74' LT 2773.66
433	STA 37+00.00	38.02' LT 2764.80
434	STA 37+00.00	19.65' RT 2764.80
435	STA 37+00.00	32.58' RT 2769.80
436	STA 37+00.00	52.64' RT 2769.80
437	STA 37+00.00	60.56' RT 2773.73
438	STA 37+00.00	80.65' RT 2774.10
439	STA 37+50.00	72.37' LT 2775.06
440	STA 37+50.00	52.31' LT 2774.69
441	STA 37+50.00	32.33' LT 2764.70
442	STA 37+50.00	14.75' RT 2764.70
443	STA 37+50.00	34.64' RT 2774.65

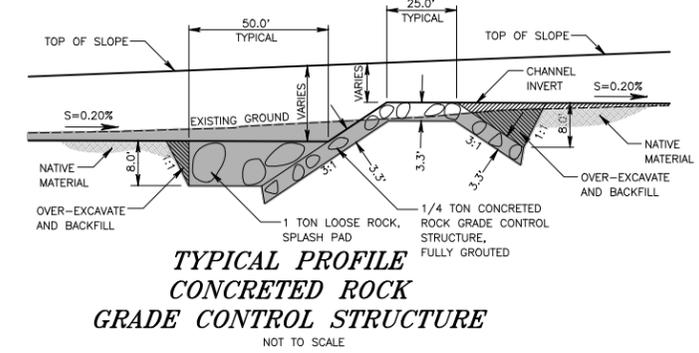


$Q(100) = 3,380 \text{ cfs}$
 $V(100) = 4.54 - 19.19 \text{ fps}$

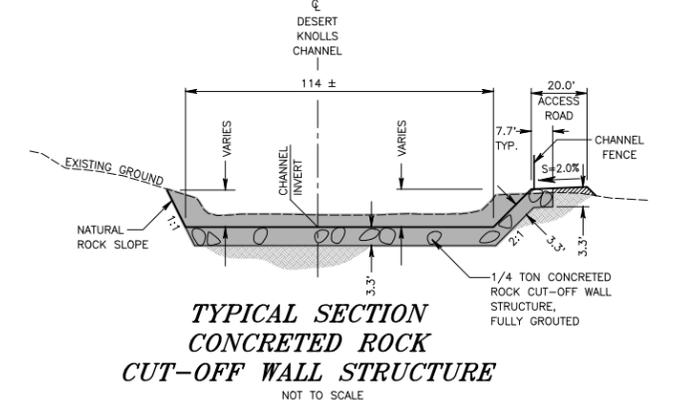


CONSTRUCTION NOTES:

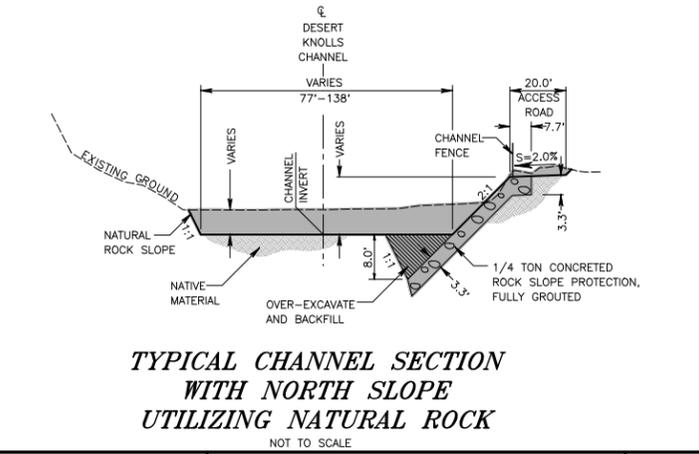
- ① PROTECT-IN-PLACE
- ② REMOVE AND DISPOSE ABANDONED SEWER LINES, MANHOLES AND ITS APPURTENANCES
- ③ CONSTRUCT CONCRETED ROCK CUT-OFF WALL, 1/4 TON ROCK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION PER DETAILS ON SHEET NO. 9
- ④ INSTALL 4.0' HIGH CABLE RAILING WITH STEEL POSTS AS REMOVABLE PROTECTION BARRIERS PER PLAN, SECTION AND DETAILS ON SHEET NO. 10
- ⑤ CONSTRUCT TRAPEZOIDAL CHANNEL UTILIZING NATURAL ROCK MATERIAL ON THE NORTH SIDESLOPE (1:1); 1/4 TON CLASS CONCRETED ROCK SLOPE PROTECTION(CRSP) ON SOUTH SIDESLOPE (2:1), 3.3' THICK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION; AND EARTH INVERT; PER PLAN, PROFILE AND SECTION
- ⑥ INSTALL 6.0' HIGH CHAIN LINK CHANNEL FENCE PER PLAN AND S.B.C.F.C.D. SPEC. DWG. II
- ⑦ CONSTRUCT 30.0' WIDE DRIVEABLE CONCRETED ROCK ACCESS RAMP PER PLAN, PROFILE AND DETAILS ON SHEET 6
- ⑧ INSTALL 30.0' WIDE DOUBLE DRIVE PIPE GATE PER PLAN AND S.B.C.F.C.D. STD. DWG. S.P. 209
- ⑨ CONSTRUCT 30.0' - 20.0' WIDE ACCESS ROAD APPROACH TO ACCESS RAMP, PER PLAN
- ⑩ INSTALL 4.0' HIGH STEEL POSTS BOLLARDS PER PLAN, DETAILS ON SHEET 6 (TOTAL=2)
- ⑪ CONSTRUCT 20.0' WIDE ACCESS ROAD, PER PLAN AND SECTION
- ⑫ CONSTRUCT 1 TON LOOSE ROCK SPLASH PAD, 8.0' THICK, METHOD 'A' PLACEMENT, PER PLAN, PROFILE AND SECTION
- ⑬ CONSTRUCT 1/4 TON CONCRETED ROCK SLOPE PROTECTION (CRSP), GRADE CONTROL STRUCTURE 3.3' THICK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION, PER PLAN, PROFILE AND SECTION



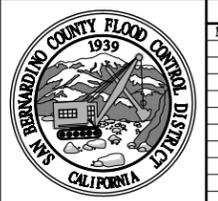
TYPICAL PROFILE CONCRETED ROCK GRADE CONTROL STRUCTURE
NOT TO SCALE



TYPICAL SECTION CONCRETED ROCK CUT-OFF WALL STRUCTURE
NOT TO SCALE



TYPICAL CHANNEL SECTION WITH NORTH SLOPE UTILIZING NATURAL ROCK
NOT TO SCALE

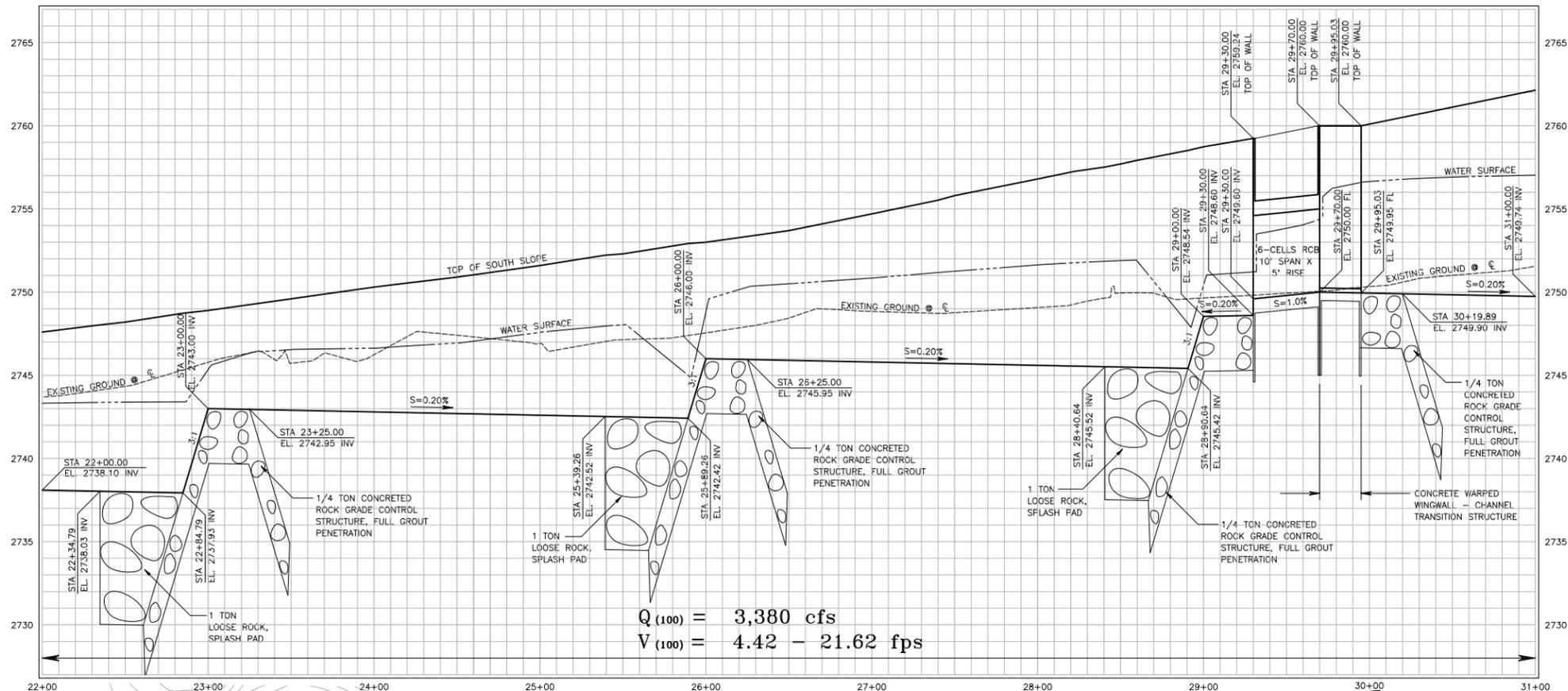


REVISIONS		
MARK	DATE	DESCRIPTION

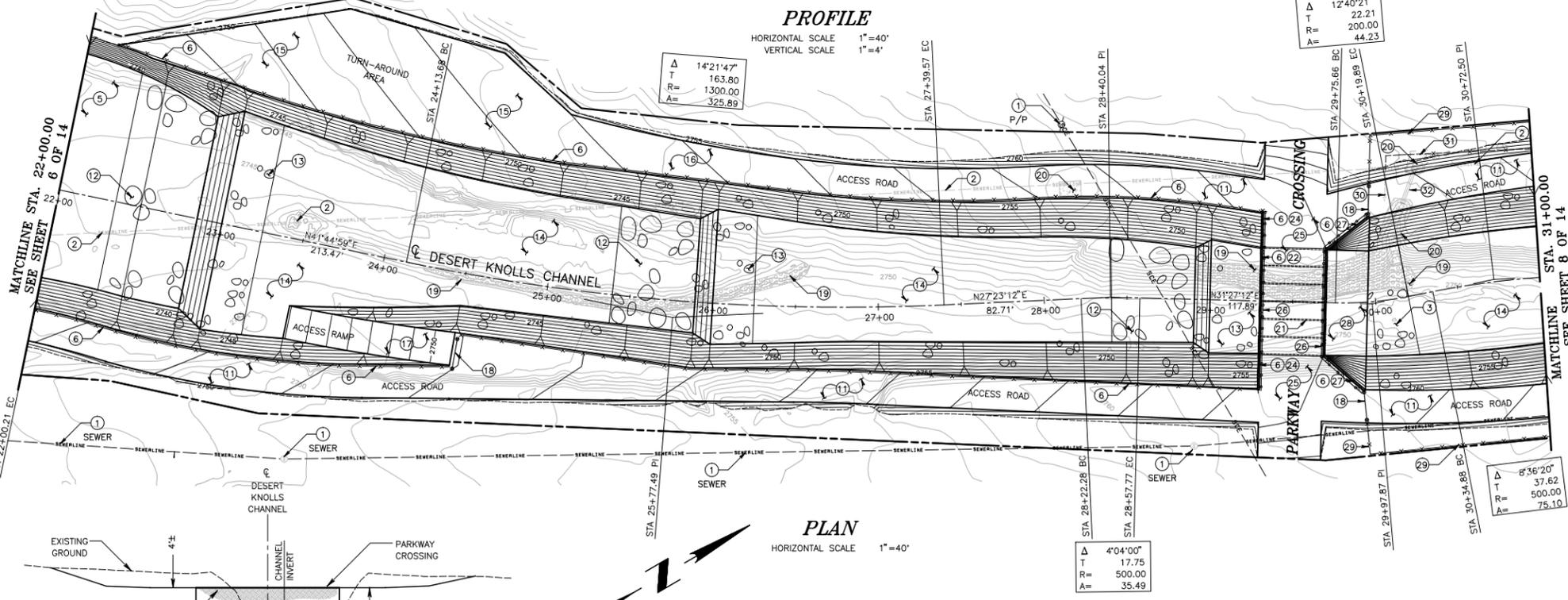
SUBMITTED BY:		DAVID DRAKE, P.E.	DATE
RECOMMENDED BY:		DAVID DRAKE, P.E.	DATE
APPROVED BY:		GRANT C. MANN, P.E. DEPUTY DIRECTOR	DATE
PROJ. INCH.	DESIGNED BY	REV'D BY	DRAWN BY
DD	DJN	DD	DJN

SAN BERNARDINO COUNTY
 FLOOD CONTROL DISTRICT
 APPLE VALLEY DRAINAGE SYSTEM
DESERT KNOLLS WASH
 PLAN, PROFILE
 & TYPICAL SECTIONS
 STA. 12+00.00 - STA. 22+00.00

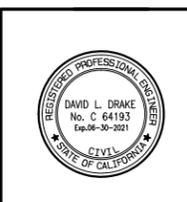
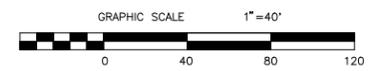
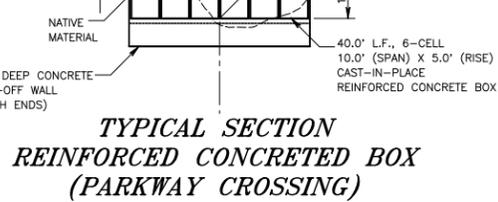
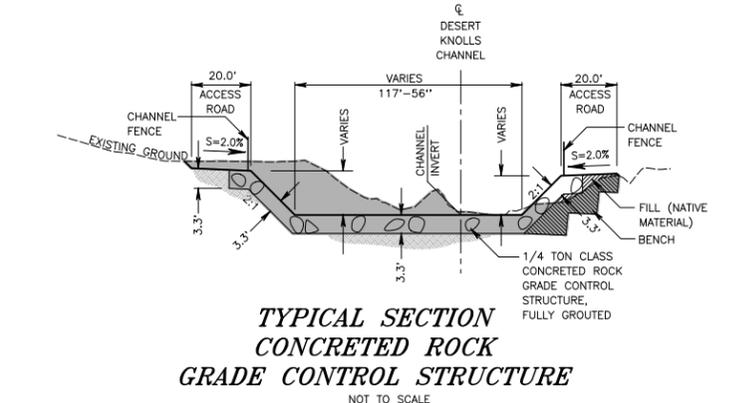
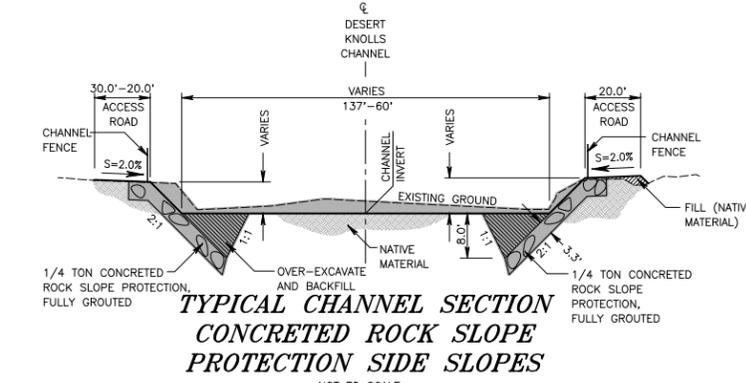
DATE: Aug 2021
 SCALE: AS SHOWN
 FILE NO.: 4-201-
 SHEET NO.: 6 of 14



$Q(100) = 3,380 \text{ cfs}$
 $V(100) = 4.42 - 21.62 \text{ fps}$



- CONSTRUCTION NOTES:**
- PROTECT-IN-PLACE
 - REMOVE AND DISPOSE ABANDONED SEWER LINES, MANHOLES AND ITS APPURTENANCES
 - CONSTRUCT CONCRETED ROCK CUT-OFF WALL, 1/4 TON ROCK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION PER DETAILS ON SHEET NO. 9
 - CONSTRUCT TRAPEZOIDAL CHANNEL UTILIZING NATURAL ROCK MATERIAL ON THE NORTH SIDESLOPE(1:1); 1/4 TON CLASS CONCRETED ROCK SLOPE PROTECTION(CRSP) ON SOUTH SIDESLOPE (2:1), 3.3' THICK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION; AND EARTH INVERT; PER PLAN, PROFILE AND SECTION
 - INSTALL 6.0' HIGH CHAIN LINK CHANNEL FENCE PER PLAN AND S.B.C.F.C.D. SPEC. DWG. II
 - CONSTRUCT 20.0' WIDE ACCESS ROAD, PER PLAN AND SECTION
 - CONSTRUCT 1 TON LOOSE ROCK SPLASH PAD, 8.0' THICK, METHOD 'A' PLACEMENT, PER PLAN, PROFILE AND SECTION
 - CONSTRUCT 1/4 TON CONCRETED ROCK SLOPE PROTECTION (CRSP), GRADE CONTROL STRUCTURE 3.3' THICK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION, PER PLAN, PROFILE AND SECTION
 - CONSTRUCT TRAPEZOIDAL CHANNEL, 1/4 TON CONCRETED ROCK SLOPE PROTECTION (CRSP), SIDE SLOPES (2:1), 3.3' THICK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION; EARTH INVERT; PER PLAN, PROFILE AND SECTION
 - CONSTRUCT MAINTENANCE TURN-AROUND AREA PER PLAN
 - CONSTRUCT 30.0' - 20.0' WIDE ACCESS ROAD APPROACH TO TURN-AROUND AREA, PER PLAN
 - CONSTRUCT 20.0' WIDE DRIVEABLE CONCRETED ROCK ACCESS RAMP PER PLAN, PROFILE AND DETAILS ON SHEET 5
 - INSTALL 20.0' WIDE DOUBLE DRIVE CHAIN LINK GATE PER PLAN AND S.B.C.F.C.D. SPECIAL DRAWING I
 - REMOVE AND DISPOSE OR REUSE SUITABLE CLASS ROCKS
 - BREAK, REMOVE AND DISPOSE EXISTING CONCRETE SLAB
 - CONSTRUCT 40.0 L.F., CAST-IN-PLACE 6-CELLS REINFORCED CONCRETE BOX (RCB) 10.0' SPAN X 5.0' RISE, PER CALTRANS STD. D81 & D82 AND DETAILS ON SHEET 11
 - CONSTRUCT CONCRETE CUT-OFF WALL, 5.0' DEEP PER PLAN AND DETAILS ON SHEET 12
 - CONSTRUCT BOX CULVERT HEADWALL/PARAPET WALL PER PLAN, AND DETAILS ON SHEET 12
 - CONSTRUCT BOX CULVERT STRAIGHT WINGWALLS PER PLAN, AND CALTRANS STD. D84
 - PLACE NATIVE FILL ON TOP OF REINFORCED CONCRETE BOX (RCB) AND ITS SURROUNDING AND GRADE TO DRAIN PER PLAN
 - INSTALL MIDWEST GUARDRAIL SYSTEM STANDARD RAILING SECTION (WOOD POST WITH WOOD BLOCK) ON BOTH SIDES OF PARKWAY CROSSING, (TOTAL 235 L.F.) PER PLAN AND CALTRANS STD. A771.1
 - CONSTRUCT BOX CULVERT WARPED WINGWALLS PER PLAN, DETAILS ON SHEET 12 AND CALTRANS STD. D86A
 - CONSTRUCT CONCRETE APRON WITH CUT-OFF WALL, 5.0' DEEP PER PLAN AND DETAILS ON SHEET 12
 - INSTALL 6.0' HIGH CHAINLINK BOUNDARY FENCE PER PLAN AND S.B.C.F.C.D. SPEC. DWG. I
 - REMOVE AND DISPOSE DOUBLE DRIVE CHAIN LINK GATE
 - REMOVE AND DISPOSE EXISTING BOUNDARY CHAINLINK FENCE PER PLAN
 - REMOVE AND DISPOSE EXISTING CORRUGATED STEEL PIPE (CSP)

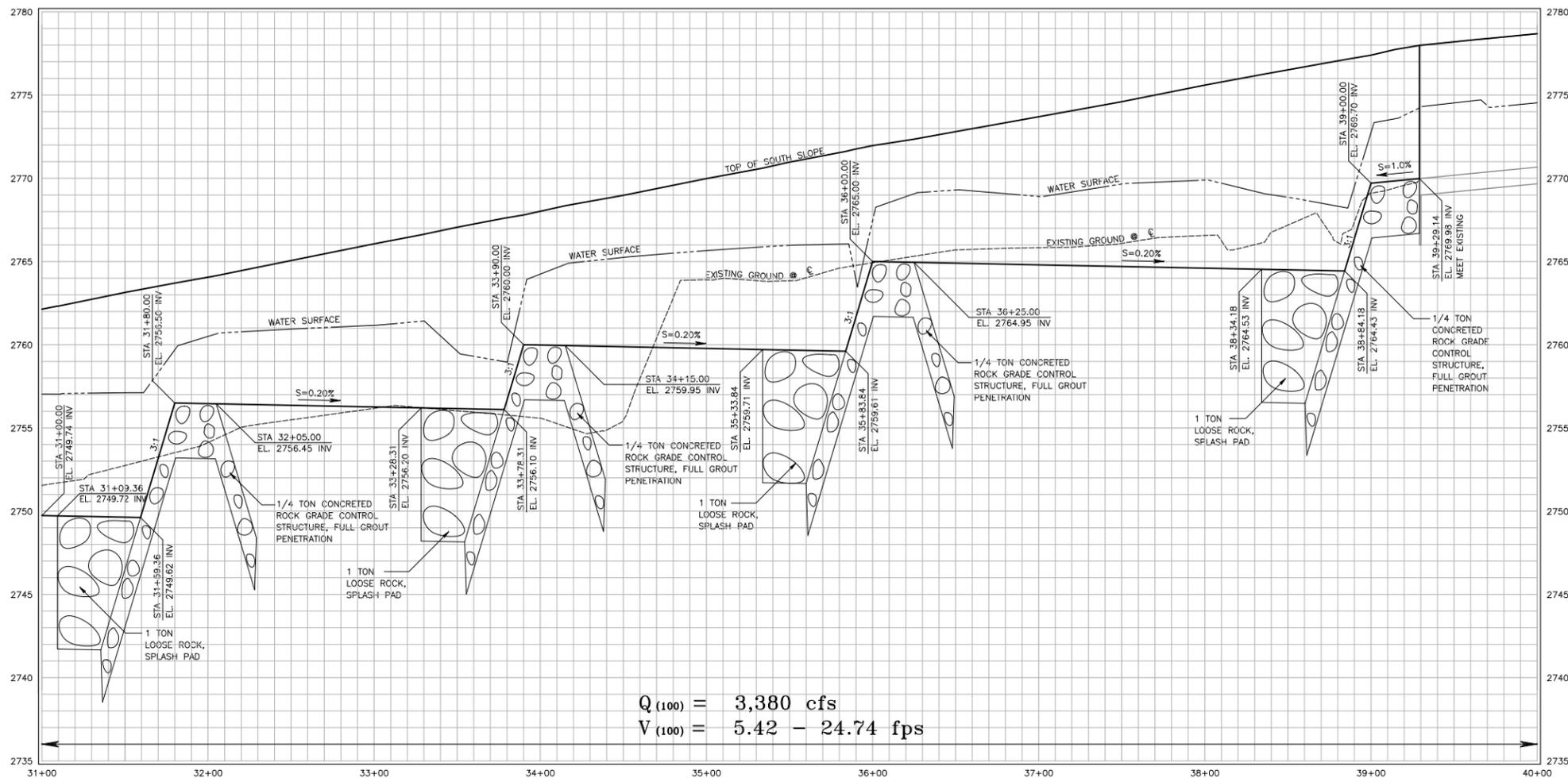


REVISIONS			
MARK	DATE	DESCRIPTION	BY:

SUBMITTED BY:		DAVID DRAKE, P.E.	DATE
RECOMMENDED BY:		DAVID DRAKE, P.E.	DATE
APPROVED BY:		GRANT C. MANN, P.E. DEPUTY DIRECTOR	DATE
PROJ. INCH.	DESIGNED BY	REV'D BY	DRAWN BY
DD	DJN	DD	DJN

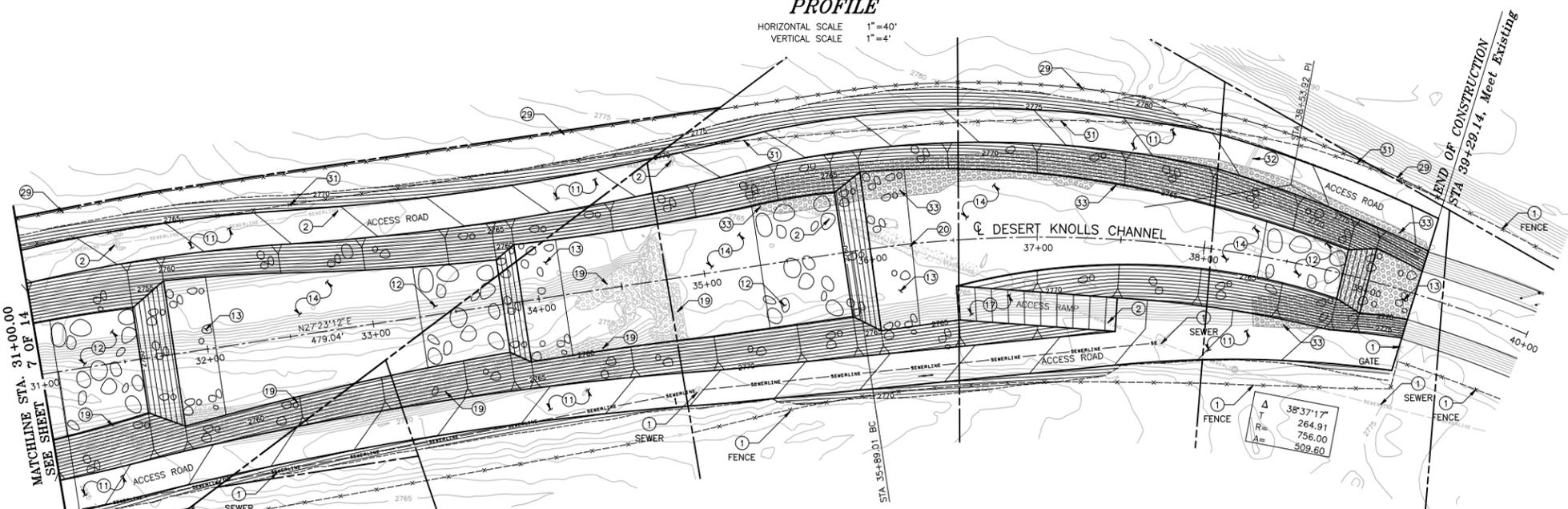
SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT
APPLE VALLEY DRAINAGE SYSTEM
DESERT KNOLLS WASH
 PLAN, PROFILE & TYPICAL SECTIONS
 STA. 22+00.00 - STA. 31+00.00

DATE: Aug 2021
 SCALE: AS SHOWN
 FILE NO.: 4-201-
 SHEET NO.: 7 of 14



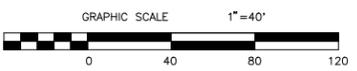
PROFILE

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



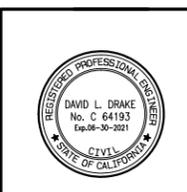
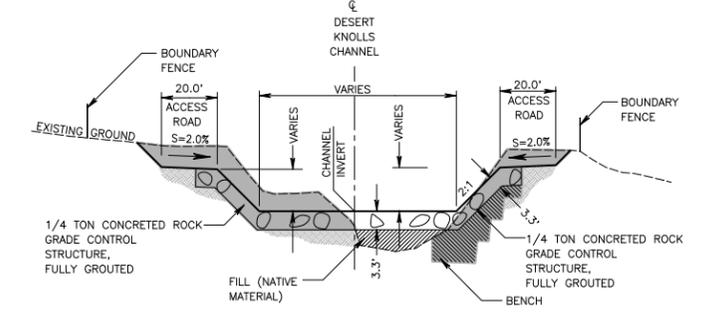
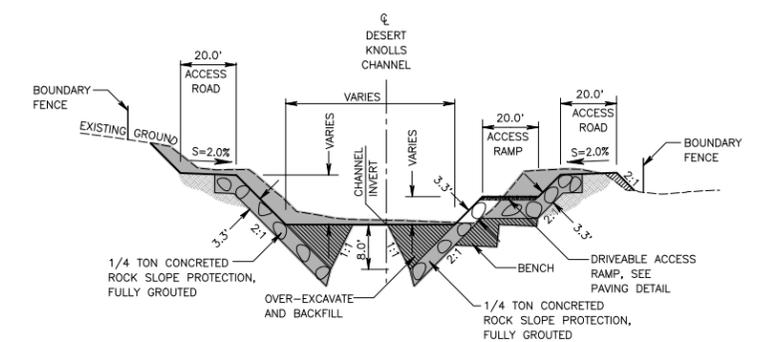
PLAN

HORIZONTAL SCALE 1"=40'



CONSTRUCTION NOTES:

- ① PROTECT-IN-PLACE
- ② REMOVE AND DISPOSE ABANDONED SEWER LINES, MANHOLES AND ITS APPURTENANCES
- ③ CONSTRUCT 20.0' WIDE ACCESS ROAD, PER PLAN AND SECTION
- ④ CONSTRUCT 1 TON LOOSE ROCK SPLASH PAD, 8.0' THICK, METHOD 'A' PLACEMENT, PER PLAN, PROFILE AND SECTION
- ⑤ CONSTRUCT 1/4 TON CONCRETED ROCK SLOPE PROTECTION (CRSP), GRADE CONTROL STRUCTURE 3.3' THICK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION, PER PLAN, PROFILE AND SECTION
- ⑥ CONSTRUCT TRAPEZOIDAL CHANNEL, 1/4 TON CONCRETED ROCK SLOPE PROTECTION (CRSP), SIDE SLOPES (2:1), 3.3' THICK, METHOD 'A' PLACEMENT, FULL GROUT PENETRATION; EARTH INVERT, PER PLAN, PROFILE AND SECTION
- ⑦ CONSTRUCT 20.0' WIDE DRIVEABLE CONCRETED ROCK ACCESS RAMP PER PLAN, PROFILE AND DETAILS ON SHEET 5
- ⑧ REMOVE AND DISPOSE OR REUSE SUITABLE CLASS ROCKS
- ⑨ BREAK, REMOVE AND DISPOSE EXISTING CONCRETE SLAB
- ⑩ INSTALL 6.0' HIGH CHAINLINK BOUNDARY FENCE PER PLAN AND S.B.C.F.C.D. SPEC. DWG. 1
- ⑪ REMOVE AND DISPOSE EXISTING BOUNDARY CHAINLINK FENCE PER PLAN
- ⑫ REMOVE AND DISPOSE EXISTING CORRUGATED STEEL PIPE (CSP)
- ⑬ BREAK, REMOVE AND DISPOSE OR REUSE SUITABLE CLASS CONCRETED ROCK SLOPE PROTECTION

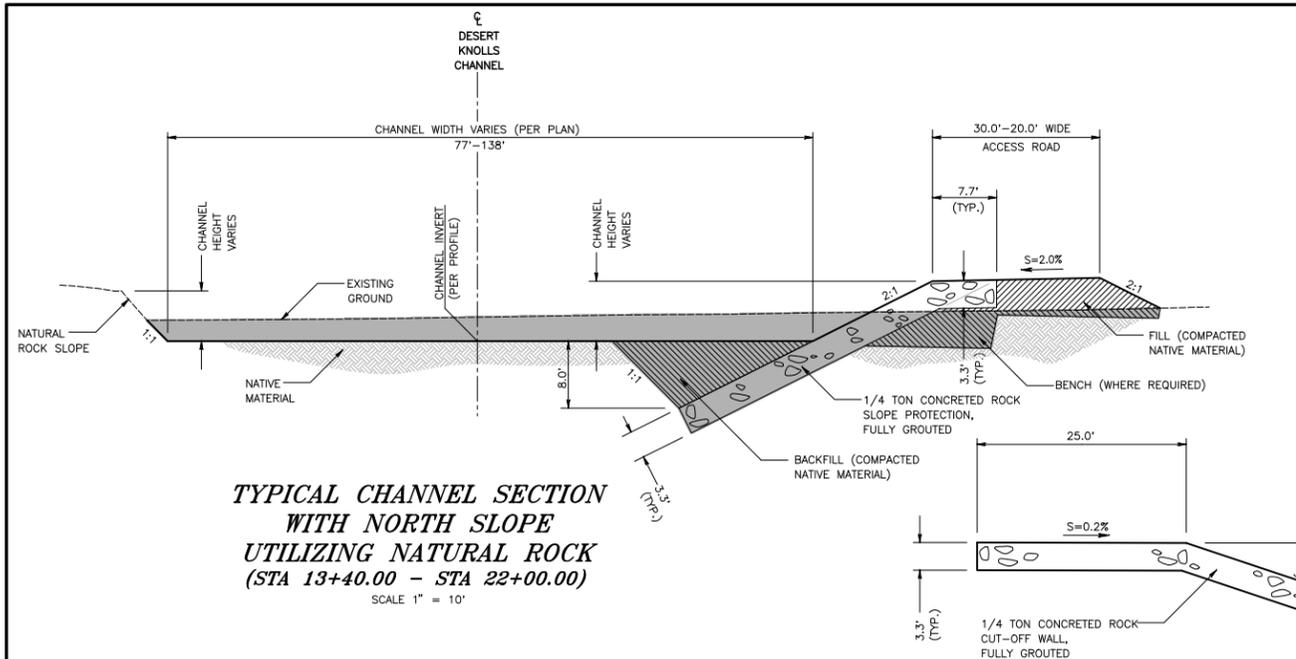


REVISIONS			
MARK	DATE	DESCRIPTION	BY:

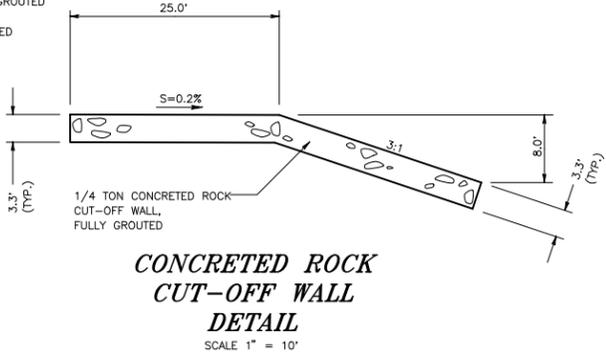
SUBMITTED BY:		DAVID DRAKE, P.E.	DATE
RECOMMENDED BY:		DAVID DRAKE, P.E.	DATE
APPROVED BY:		GRANT C. MANN, P.E. DEPUTY DIRECTOR	DATE
PROJ. INCH.	DESIGNED BY	REV'D BY	DRAWN BY
DD	DJN	DD	DJN

**SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT**
APPLE VALLEY DRAINAGE SYSTEM
DESERT KNOLLS WASH
 PLAN, PROFILE
& TYPICAL SECTIONS
 STA. 31+00.00 - STA. 39+29.14

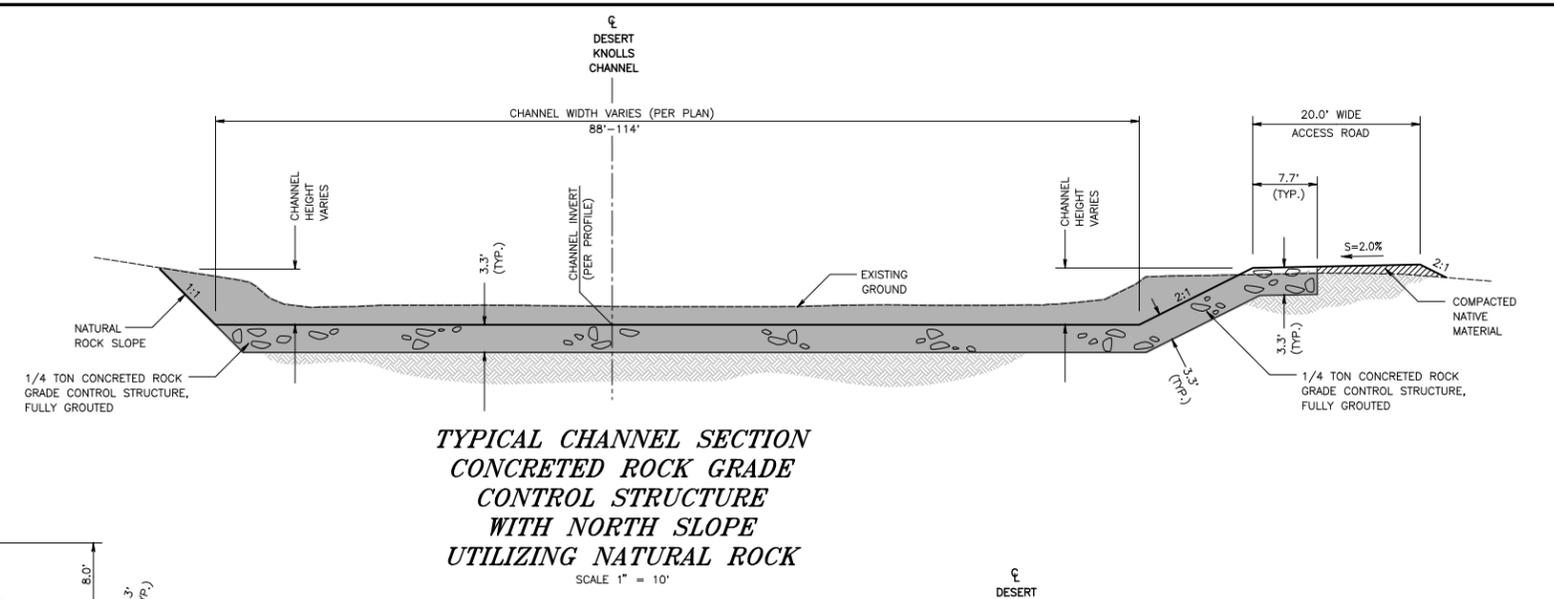
DATE
 Aug 2021
 SCALE
 AS SHOWN
 FILE NO.
 4-201-
 SHEET NO.
 8 of 14



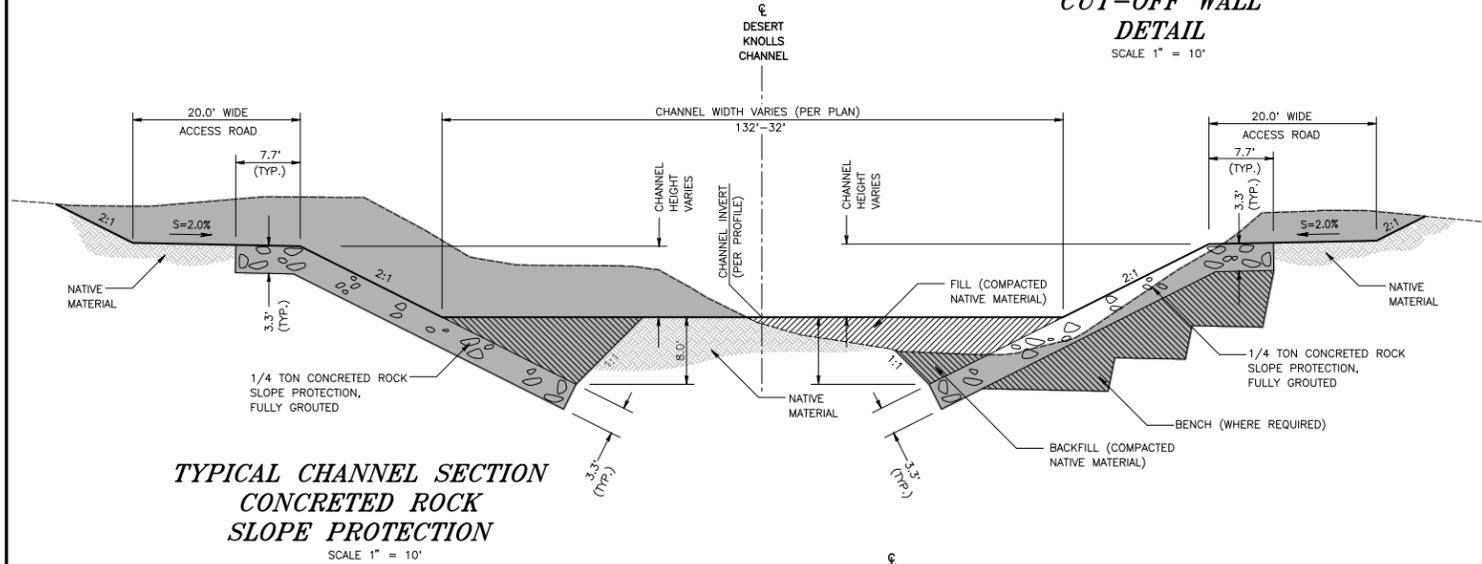
TYPICAL CHANNEL SECTION WITH NORTH SLOPE UTILIZING NATURAL ROCK (STA 13+40.00 - STA 22+00.00)
SCALE 1" = 10'



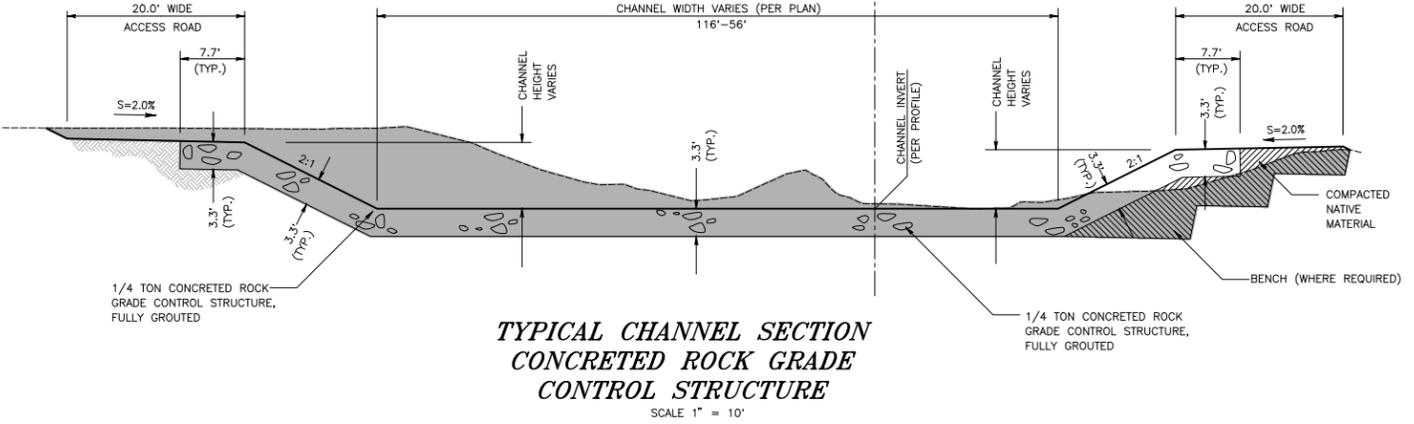
CONCRETED ROCK CUT-OFF WALL DETAIL
SCALE 1" = 10'



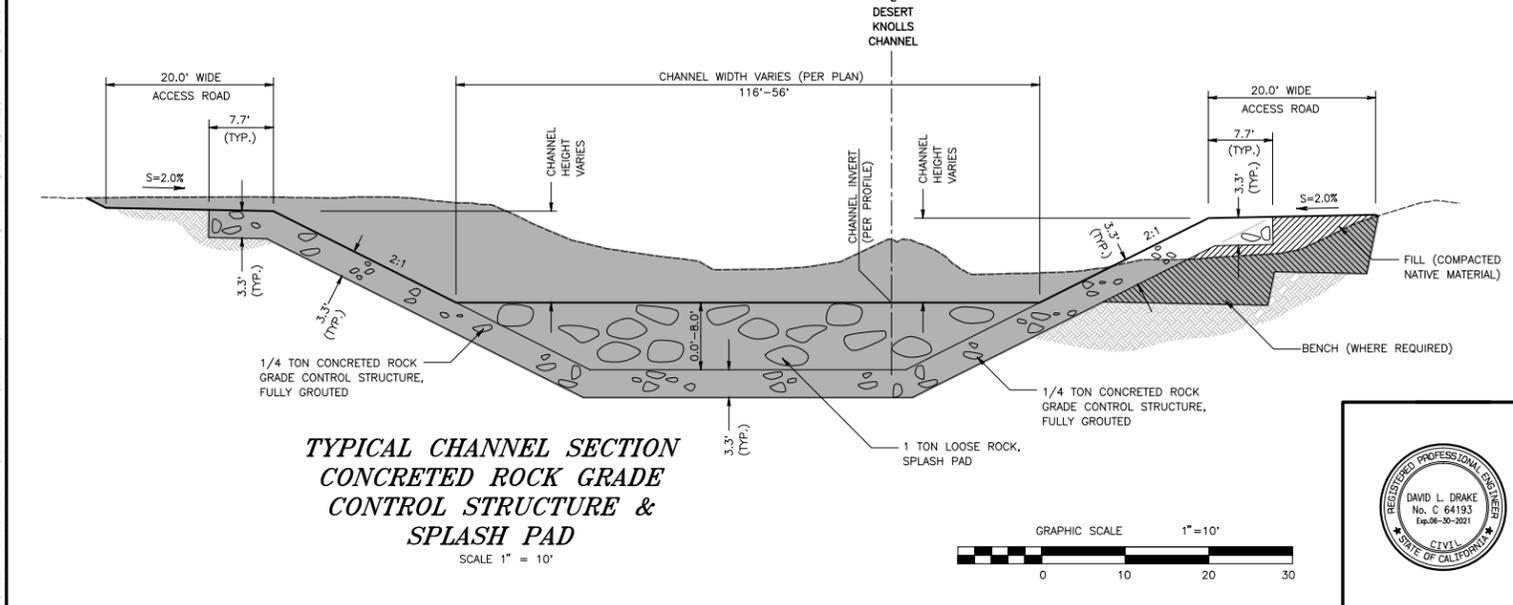
TYPICAL CHANNEL SECTION CONCRETED ROCK GRADE CONTROL STRUCTURE WITH NORTH SLOPE UTILIZING NATURAL ROCK
SCALE 1" = 10'



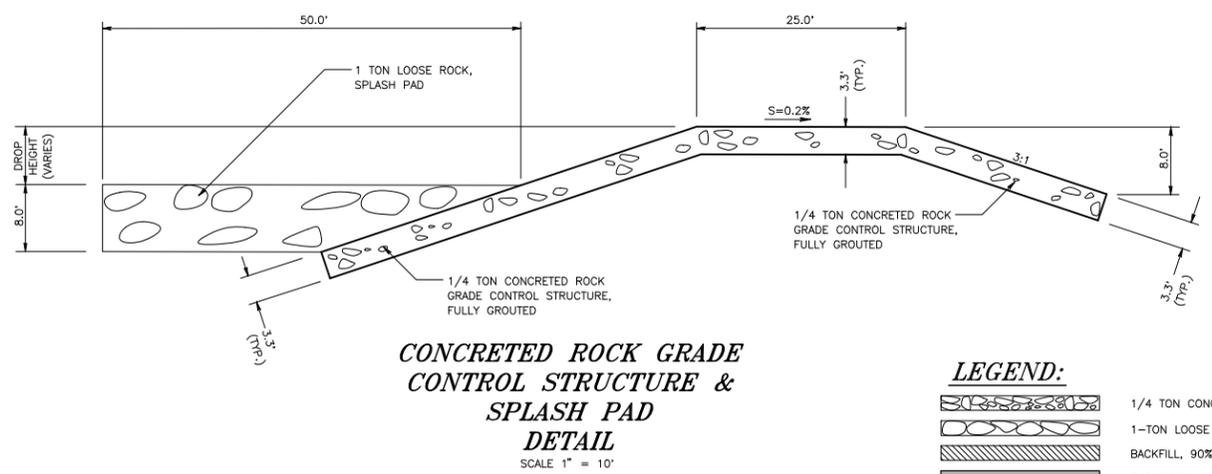
TYPICAL CHANNEL SECTION CONCRETED ROCK SLOPE PROTECTION
SCALE 1" = 10'



TYPICAL CHANNEL SECTION CONCRETED ROCK GRADE CONTROL STRUCTURE
SCALE 1" = 10'

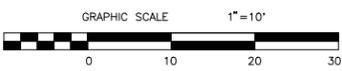


TYPICAL CHANNEL SECTION CONCRETED ROCK GRADE CONTROL STRUCTURE & SPLASH PAD
SCALE 1" = 10'



CONCRETED ROCK GRADE CONTROL STRUCTURE & SPLASH PAD DETAIL
SCALE 1" = 10'

- LEGEND:**
- 1/4 TON CONCRETED ROCK
 - 1-TON LOOSE ROCK
 - BACKFILL, 90% COMPACTED NATIVE FILL
 - EXCAVATION
 - COMPACTED NATIVE FILL
 - NATIVE EARTH

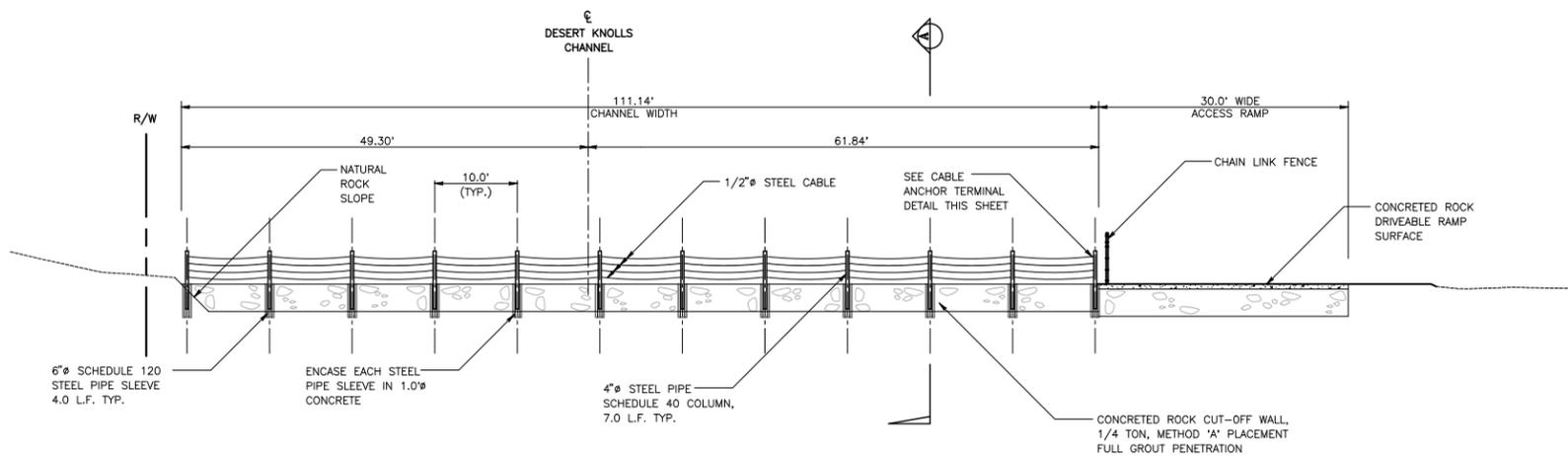


REVISIONS			
MARK	DATE	DESCRIPTION	BY:

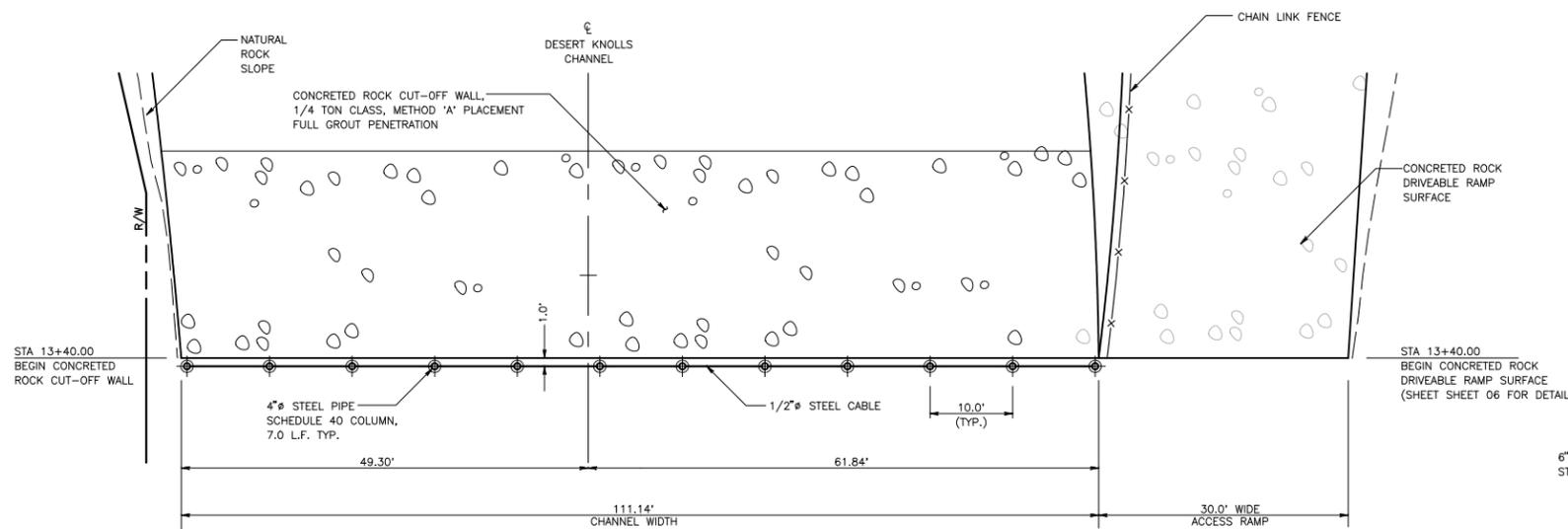
SUBMITTED BY:		DAVID DRAKE, P.E.	DATE
RECOMMENDED BY:		DAVID DRAKE, P.E.	DATE
APPROVED BY:		GRANT C. MANN, P.E. DEPUTY DIRECTOR	DATE
PROJ. INCH.	DESIGNED BY	REV'D BY	DRAWN BY
DD	DJN	DD	DJN

SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT
APPLE VALLEY DRAINAGE SYSTEM
DESERT KNOLLS WASH
DETAILS - CHANNEL SECTIONS, PROFILE, GRADE CONTROL STRUCTURE & CUT-OFF WALL

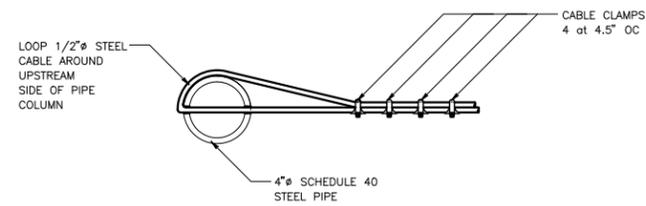
DATE: Aug 2021
SCALE: AS SHOWN
FILE NO.: 4-201-
SHEET NO.: 9 of 14



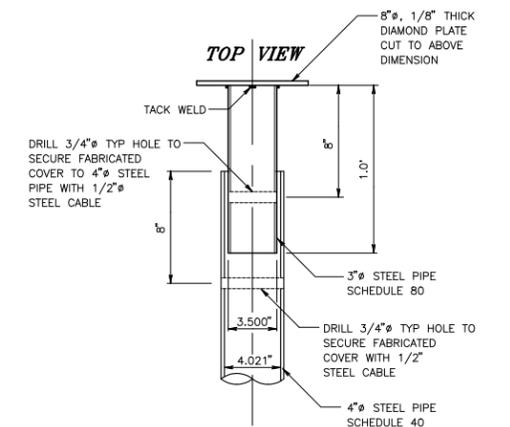
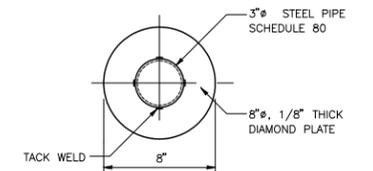
ELEVATION
SCALE 1" = 10'



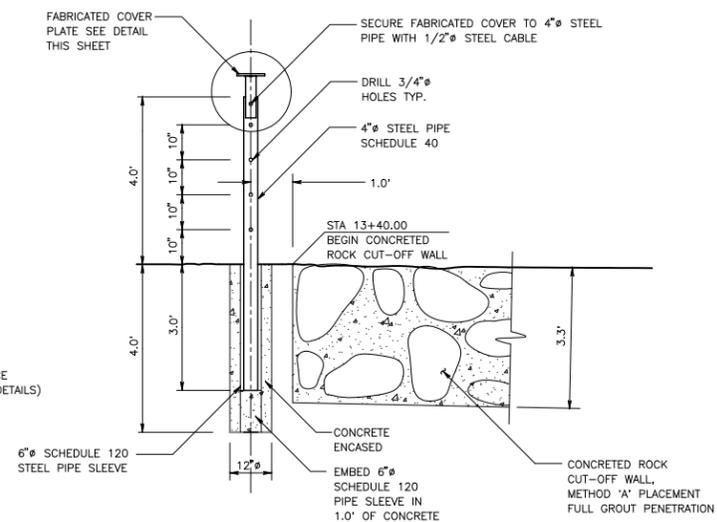
PLAN
SCALE 1" = 10'



**CABLE ANCHOR
TERMINAL DETAIL**
N.T.S.

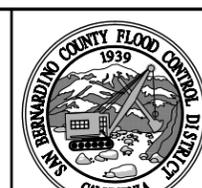
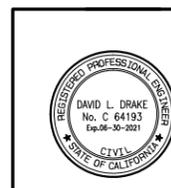


**FABRICATED COVER
PLATE DETAIL**
N.T.S.



SECTION A-A
SCALE 1" = 2'

CABLE RAILING (REMOVABLE PROTECTIVE BARRIER)						
SPAN	NO. OF POSTS	4" PIPE, L.F.	6" PIPE, L.F.	1/2" STEEL CABLE, L.F.	NO. OF COVERS	NO. OF CLAMPS
110'	12	84	48	480	12	32

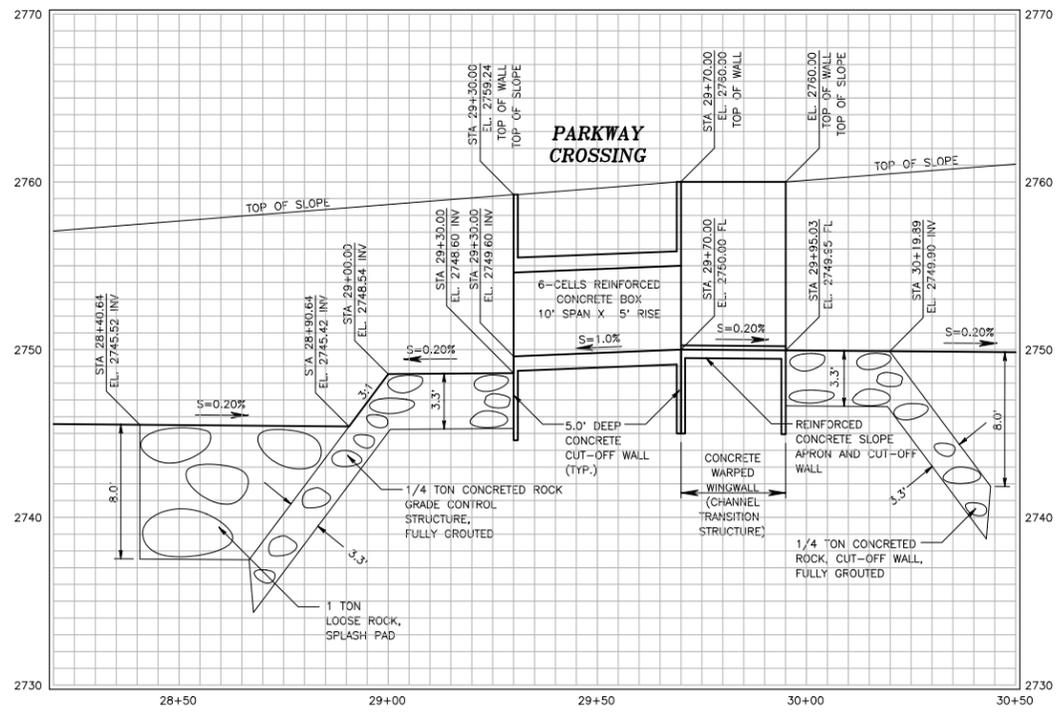


REVISIONS			
MARK	DATE	DESCRIPTION	BY:

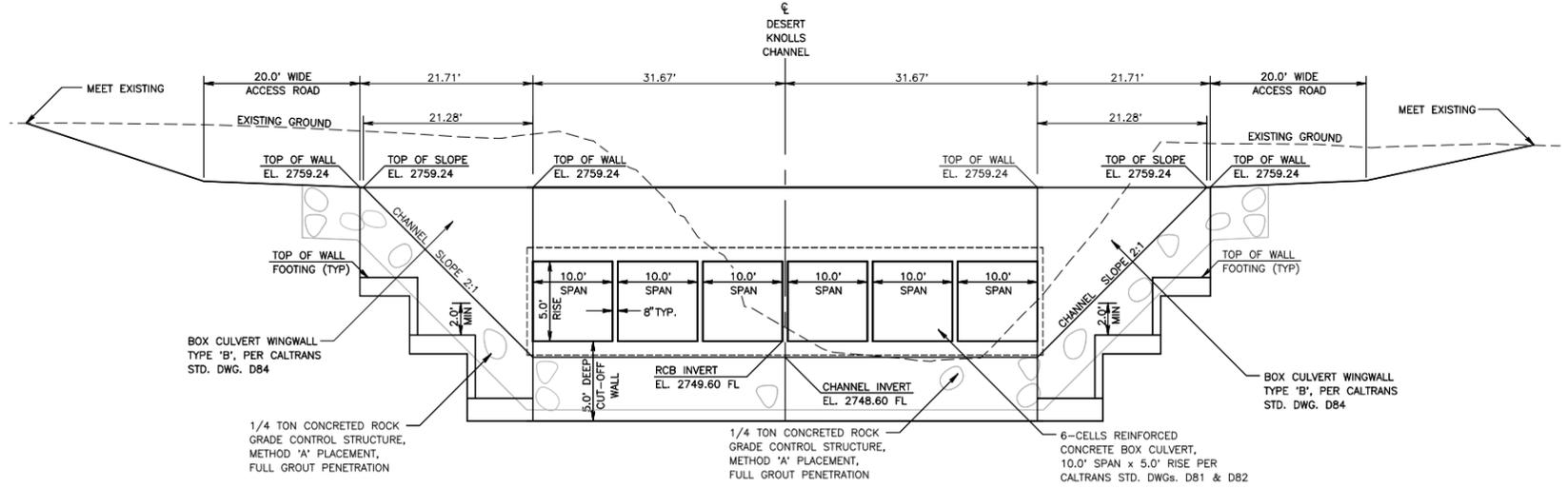
SUBMITTED BY:		DAVID DRAKE, P.E.	DATE
RECOMMENDED BY:		DAVID DRAKE, P.E.	DATE
APPROVED BY:		GRANT C. MANN, P.E. DEPUTY DIRECTOR	DATE
PROJ. INCH.	DESIGNED BY	REV'D BY	DRAWN BY
DD	DJN	DD	DJN

**SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT**
APPLE VALLEY DRAINAGE SYSTEM
DESERT KNOLLS WASH
**DETAILS - CABLE RAILING
(REMOVABLE
PROTECTIVE BARRIERS)**

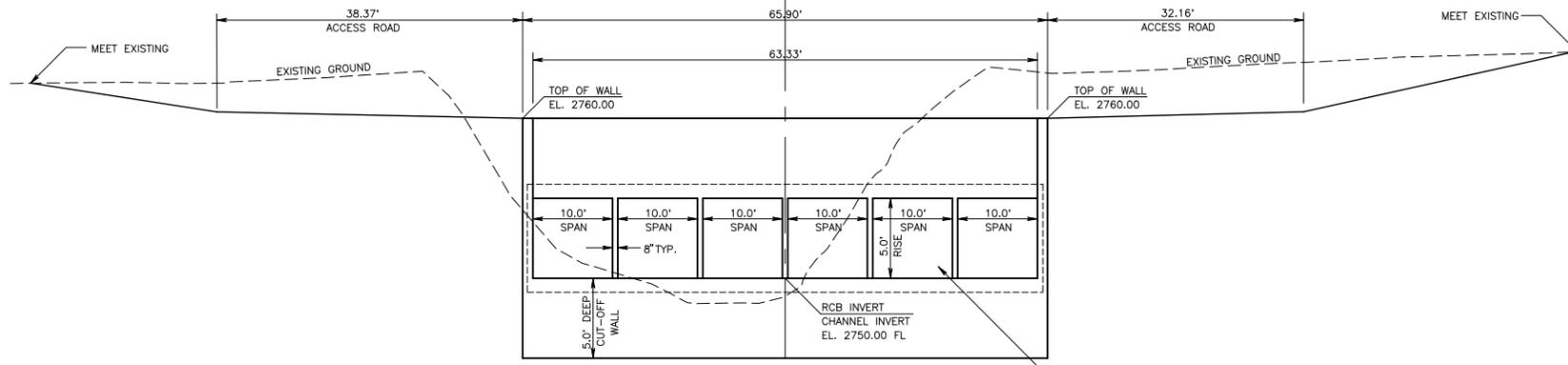
DATE
Aug 2021
SCALE
AS SHOWN
FILE NO.
4-201-
SHEET NO.
10 of 14



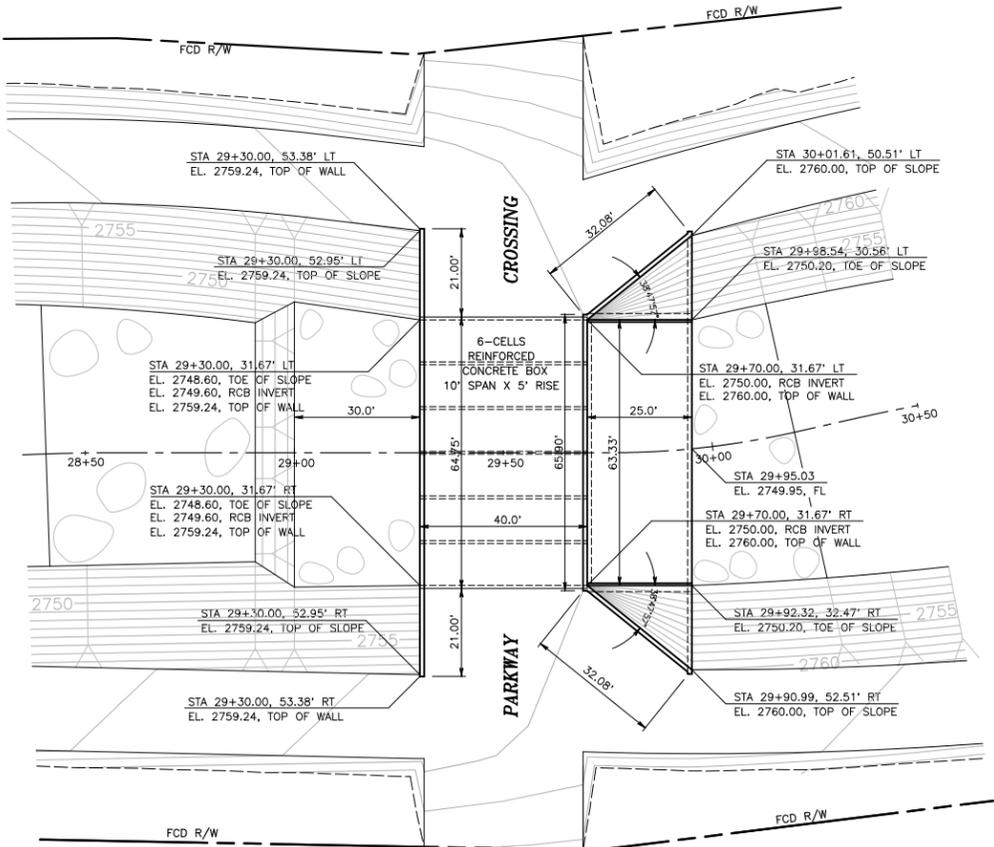
PROFILE
 HORIZONTAL SCALE 1"=20'
 VERTICAL SCALE 1"=5'



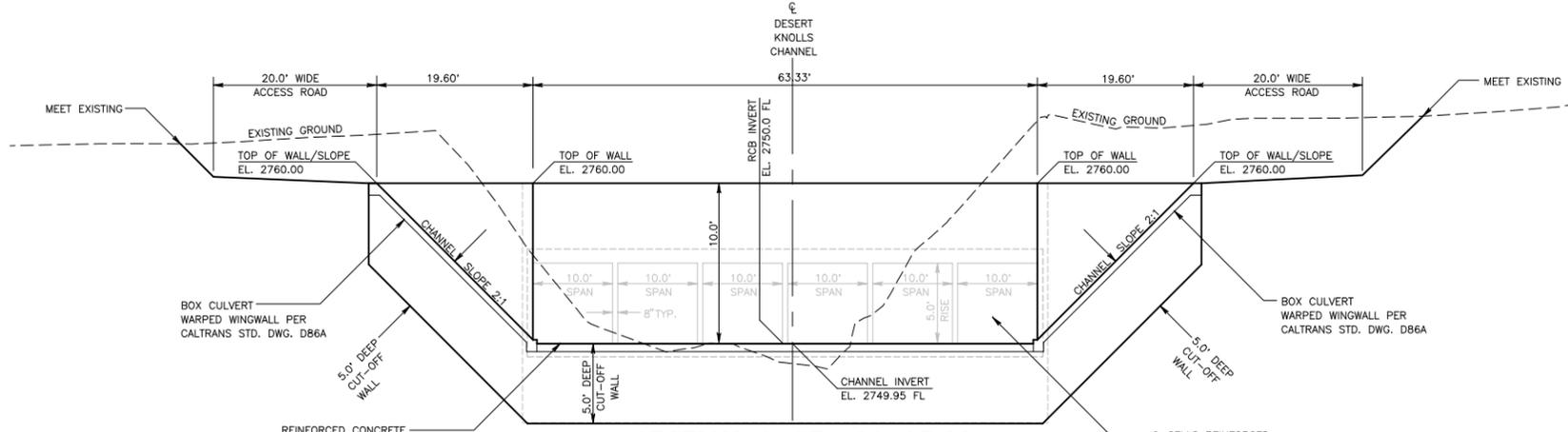
SECTION @ STA 29+30.00
 (LOOKING UPSTREAM)
 HORIZONTAL SCALE 1"=10'
 VERTICAL SCALE 1"=5'



SECTION @ STA 29+70.00
 (LOOKING DOWNSTREAM)
 HORIZONTAL SCALE 1"=10'
 VERTICAL SCALE 1"=5'



PLAN
 HORIZONTAL SCALE 1"=20'



SECTION @ STA 29+95.03
 (SKEWED TO BE PERPENDICULAR TO RCB, LOOKING DOWNSTREAM)
 HORIZONTAL SCALE 1"=10'
 VERTICAL SCALE 1"=5'

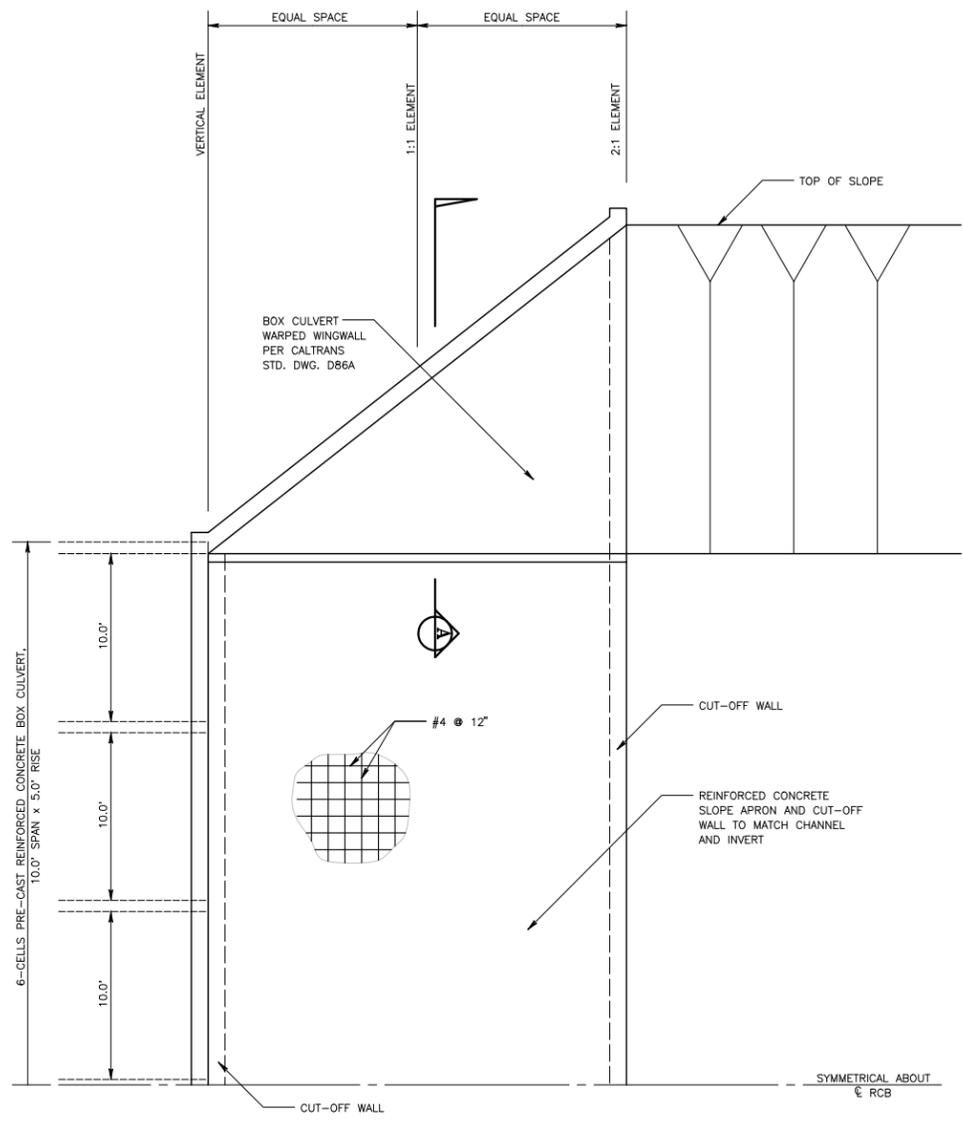


REVISIONS			
MARK	DATE	DESCRIPTION	BY:

SUBMITTED BY:		DAVID DRAKE, P.E.	DATE
RECOMMENDED BY:		DAVID DRAKE, P.E.	DATE
APPROVED BY:		GRANT C. MANN, P.E. DEPUTY DIRECTOR	DATE
PROJ. INCH.	DESIGNED BY	REV'D BY	DRAWN BY
DD	DJN	DD	DJN

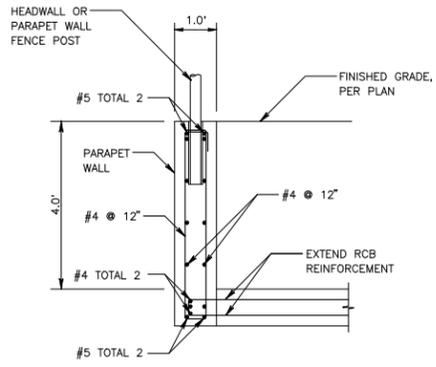
**SAN BERNARDINO COUNTY
 FLOOD CONTROL DISTRICT**
APPLE VALLEY DRAINAGE SYSTEM
DESERT KNOLLS WASH
**DETAILS - PARKWAY
 CROSSING**

DATE: Aug 2021
 SCALE: AS SHOWN
 FILE NO.: 4-201-
 SHEET NO.: 11 of 14



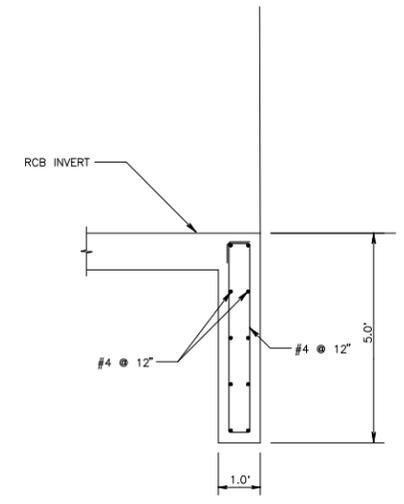
**BOX CULVERT WARPED WINGWALL
& REINFORCED SLOPE APRON
(TRANSITION STRUCTURE)**

SCALE 1"=5'



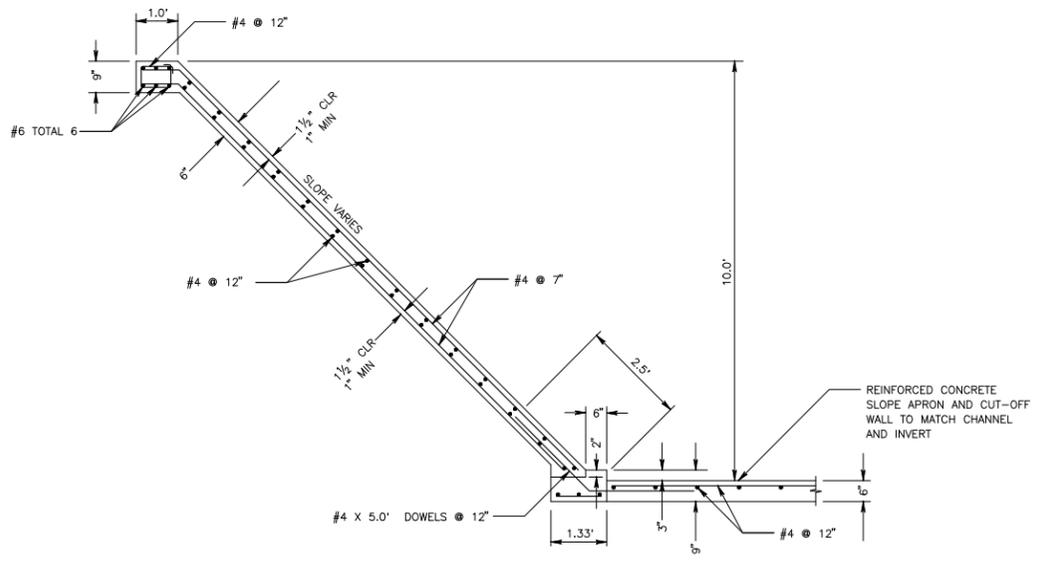
PARAPET WALL DETAIL

SCALE 1"=2'



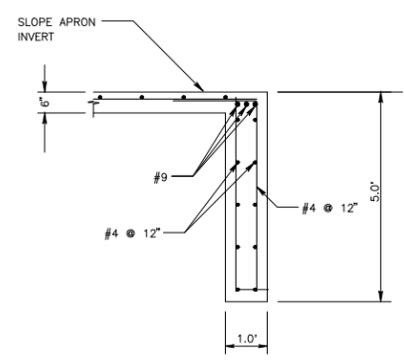
**BOX CULVERT
CUT-OFF WALL**

SCALE 1"=2'



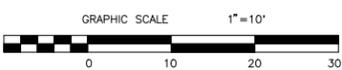
A SECTION

SCALE 1"=2'



**SLOPE APRON
CUT-OFF WALL**

SCALE 1"=2'

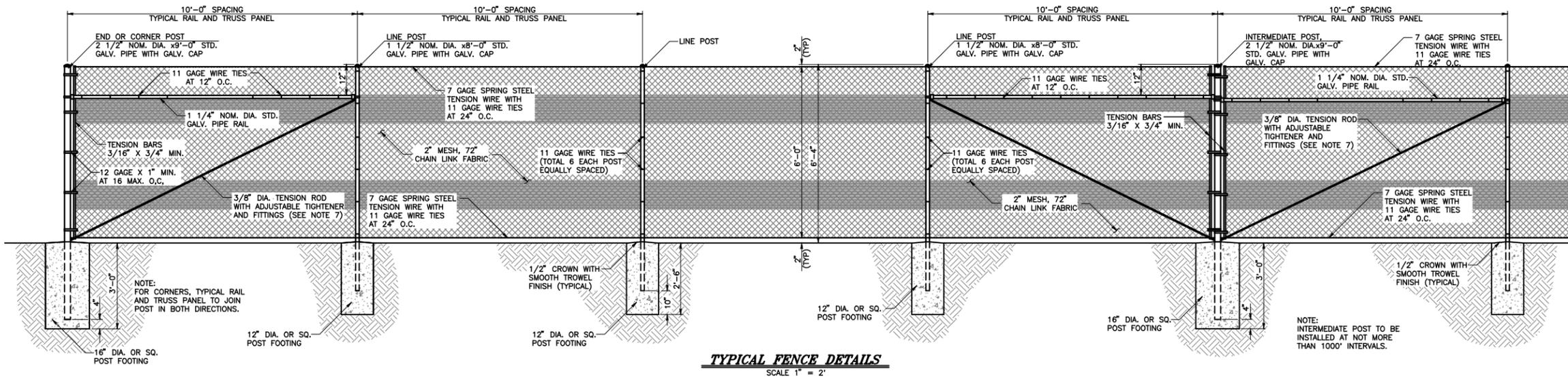


REVISIONS			
MARK	DATE	DESCRIPTION	BY:

SUBMITTED BY:		DAVID DRAKE, P.E.	DATE
RECOMMENDED BY:		DAVID DRAKE, P.E.	DATE
APPROVED BY:		GRANT C. MANN, P.E. DEPUTY DIRECTOR	DATE
PROJ. INCH.	DESIGNED BY	REV'D BY	DRAWN BY
DD	DJN	DD	DJN

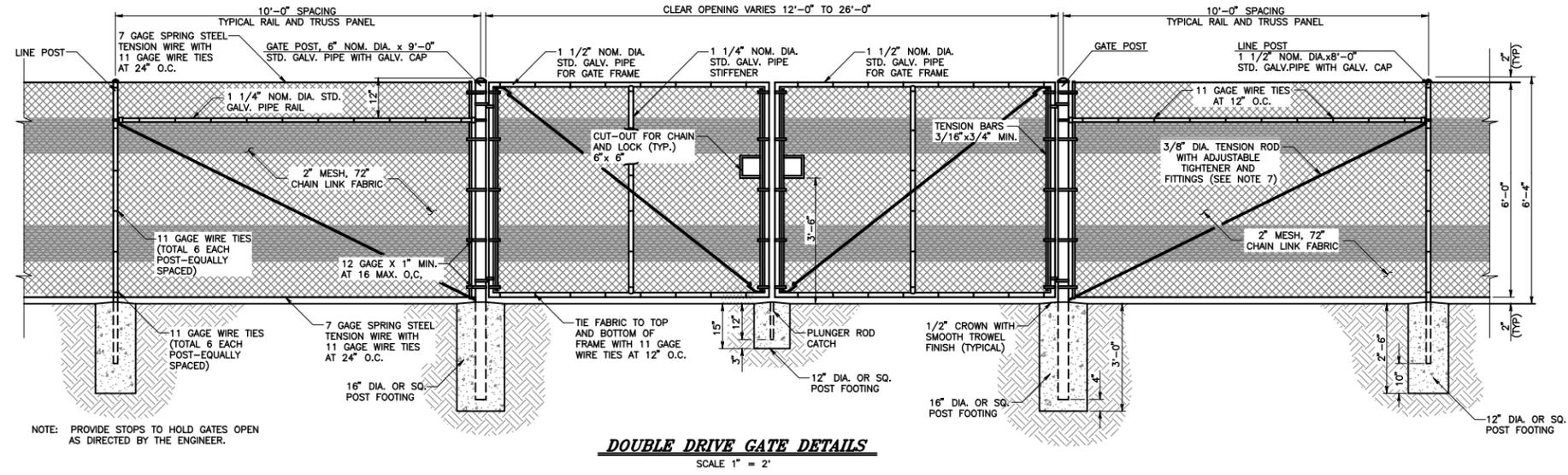
**SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT**
APPLE VALLEY DRAINAGE SYSTEM
DESERT KNOLLS WASH
DETAILS - BOX WARPED
WINGWALLS, PARAPET WALLS,
CUT-OFF WALLS & SLOPE APRON

DATE	Aug 2021
SCALE	AS SHOWN
FILE NO.	4-201-
SHEET NO.	12 of 14



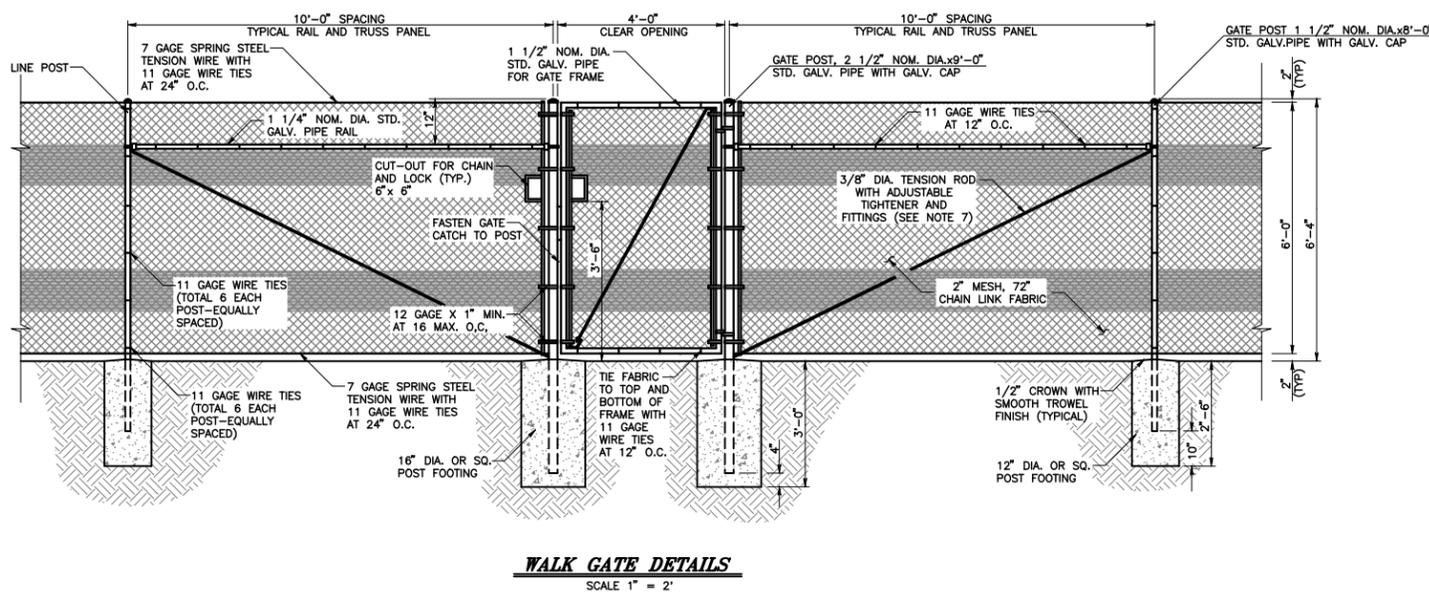
PIPE MATERIAL LIST

Nominal Diameter (Inches)	Outside Diameter (Inches)	Inside Diameter (Inches)	Weight per Foot Lbs.
1 1/4	1.660	1.380	2.270
1 1/2	1.900	1.610	2.720
2	2.375	2.067	3.650
2 1/2	2.875	2.469	5.790
3	3.500	3.068	7.580
3 1/2	4.000	3.548	9.110
4	4.500	4.026	10.790
6	6.625	6.065	18.970
8	8.625	7.981	28.55



GENERAL NOTES

- ALL CHAIN LINK FENCE MATERIALS, FITTINGS AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION 80, "FENCES" AND THIS SPECIAL DRAWING.
- THE FENCE FABRIC SHALL BE PLACED ON THE OUTWARD FACING SIDE OF THE POSTS, STRETCHED TAUT, AND SECURELY FASTENED, UNLESS OTHERWISE SHOWN ON THE PLANS.
- CLEARANCE BETWEEN RIGHT-OF-WAY AND FENCE FABRIC SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL GATES SHALL OPEN INWARD, EXCEPT IF OTHERWISE NOTED IN SPECIAL PROVISIONS.
- ALL CHAIN LINK FENCE MATERIALS, FITTINGS AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATIONS STANDARD SPECIFICATIONS, SECTION 80, "FENCES" AND THIS SPECIAL DRAWING.
- SECURE GALVANIZED CAP TO POST WITH 1/4" GALVANIZED ROUND HEAD RIVET, OR TACK WELD.
- ADJUSTABLE TIGHTENER SHALL BE TURNBUCKLE OR EQUIVALENT, HAVING A 6" MINIMUM TAKEUP.
- DIAMETER SIZE OF LINE, INTERMEDIATE, CORNER, END AND GATE POSTS TO BE AS SHOWN ON THIS SPECIAL DRAWING.
- ALL BOLTED HARDWARE ITEMS SHALL ALSO BE TACK WELDED IN SUCH A MANNER AS TO PREVENT REMOVAL BY UNAUTHORIZED INDIVIDUALS.
- ALL FENCE FABRIC SHALL HAVE TWO 12" WIDE HORIZONTALLY PAINTED STRIPES LOCATED FROM 1' TO 2' AND FROM 4' TO 5' ABOVE THE BOTTOM OF THE FABRIC. THE PAINT SHALL BE A REFLECTIVE TYPE ORANGE OR APPROVED EQUAL. AFTER FENCE FABRIC HAS BEEN PAINTED, A SAMPLE OF SAID PAINT SHALL BE GIVEN TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, OPERATIONS DIVISION, ALONG WITH MANUFACTURER'S NAME AND PAINT SPECIFICATIONS.
- THE FENCE FABRIC SHALL BE 11 GAUGE UNLESS OTHERWISE SPECIFIED



**SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT**

BOUNDARY FENCING

SPECIAL DRAWING I

**6" CHAIN LINK FENCE
(TYPE CL-6 = 72" FABRIC)**

DATE
Aug 2021

SCALE

AS SHOWN

FILE NO.

6-402-

SHEET NO.

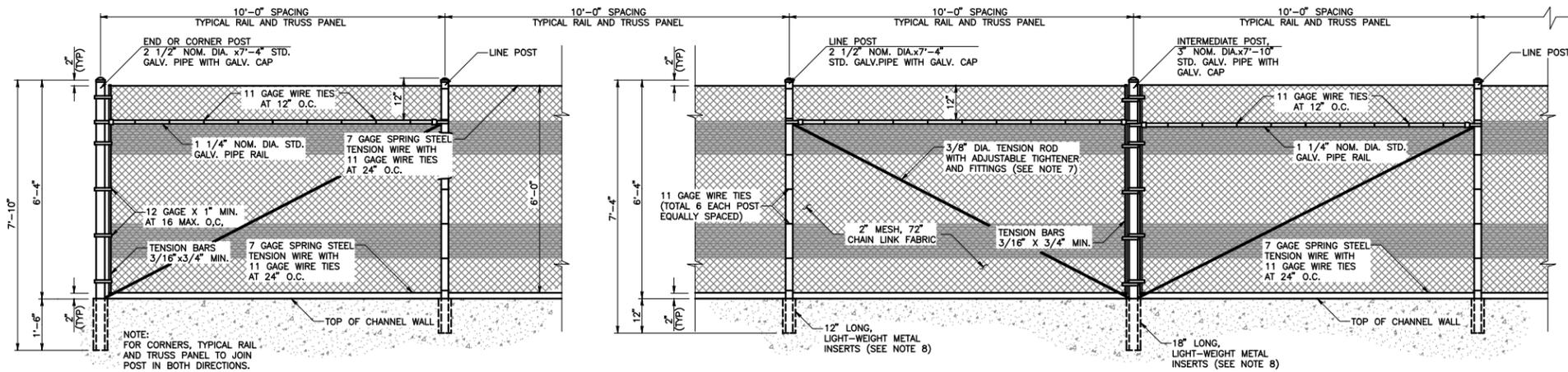
13 of 14

PIPE MATERIAL LIST

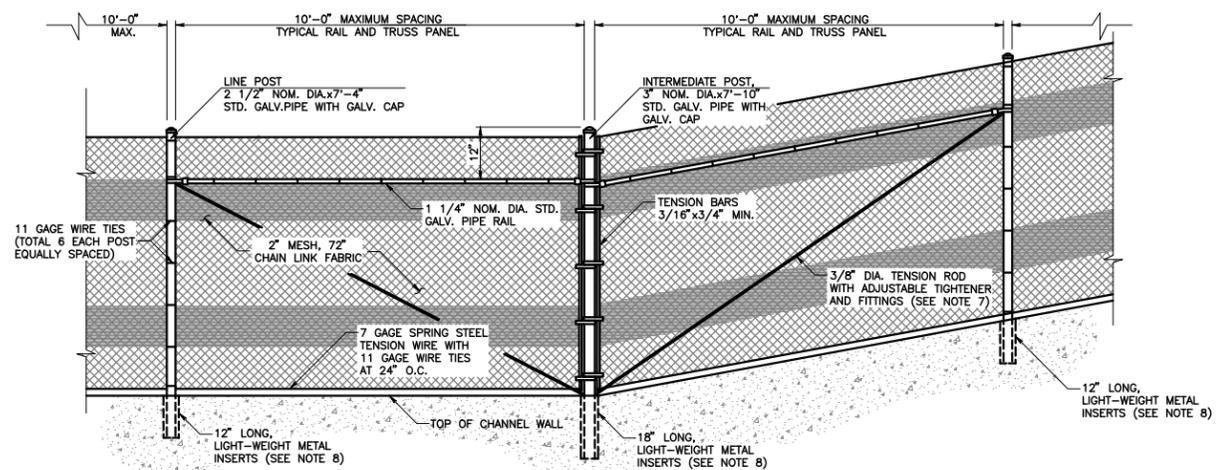
Nominal Diameter (Inches)	Outside Diameter (Inches)	Inside Diameter (Inches)	Weight per Foot Lbs.
1 1/4	1.660	1.380	2.270
1 1/2	1.900	1.610	2.720
2	2.375	2.067	3.650
2 1/2	2.875	2.469	5.790
3	3.500	3.068	7.580
3 1/2	4.000	3.548	9.110
4	4.500	4.026	10.790
6	6.625	6.065	18.970
8	8.625	7.981	28.55

GENERAL NOTES

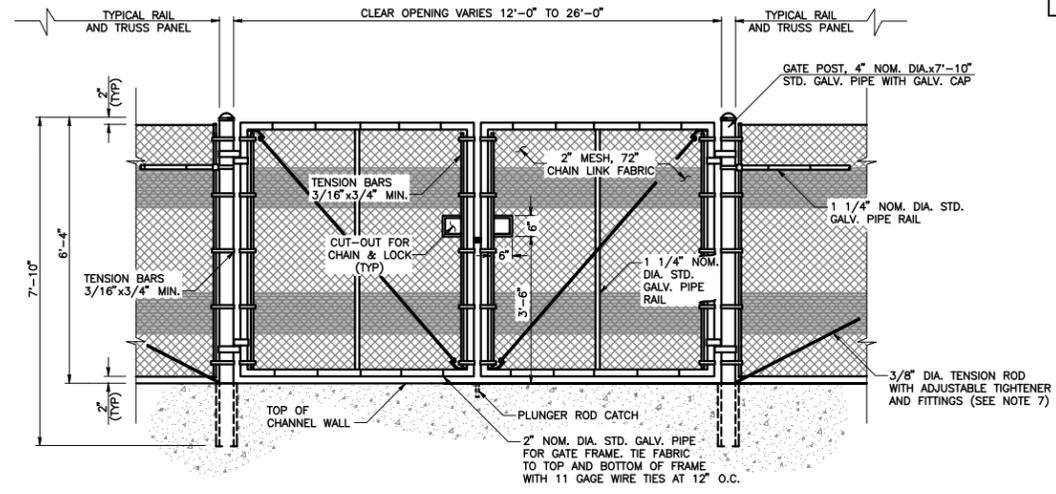
- ALL CHAIN LINK FENCE MATERIALS, FITTINGS AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION 80, "FENCES" AND THIS SPECIAL DRAWING.
- THE FENCE FABRIC SHALL BE PLACED ON THE OUTWARD FACING SIDE OF THE POSTS, STRETCHED TAUT, AND SECURELY FASTENED, UNLESS OTHERWISE SHOWN ON THE PLANS.
- THE FENCE FABRIC SHALL BE 9 GAUGE UNLESS OTHERWISE SPECIFIED.
- ALL GATES SHALL OPEN INWARD, EXCEPT IF OTHERWISE NOTED IN THE SPECIAL PROVISIONS.
- ALL GATE HINGES SHALL BE HEAVY DUTY MALLEABLE IRON OR STEEL, INDUSTRIAL SERVICE TYPE 270 DEGREE SWING, NON-REMOVABLE OF APPROVED QUALITY AND DESIGN, AND SHALL BE FASTENED FROM THE INSIDE.
- SECURE GALVANIZED CAP TO POST WITH 1/4" GALVANIZED ROUND HEAD RIVET, OR TACK WELD.
- ADJUSTABLE TIGHTENER SHALL BE TURNBUCKLE OR EQUIVALENT, HAVING A 6" MINIMUM TAKEUP.
- LIGHT-WEIGHT METAL INSERTS SHALL BE SHEET METAL TUBES WITH I.D. 3/4" GREATER THAN O.D. OF PIPE USED. POSTS ARE TO BE GROUTED INTO INSERTS USING NEAT GROUT OF 1 PART OF CEMENT AND 2 PARTS OF WATER.
- ALL BOLTED HARDWARE ITEMS SHALL ALSO BE TACK WELDED IN SUCH A MANNER AS TO PREVENT REMOVAL BY UNAUTHORIZED INDIVIDUALS.
- ALL FENCE FABRIC SHALL HAVE TWO 12" WIDE HORIZONTALLY PAINTED STRIPES LOCATED FROM 1' TO 2' AND FROM 4' TO 5' ABOVE THE BOTTOM OF THE FABRIC. THE PAINT SHALL BE A REFLECTIVE TYPE ORANGE OR APPROVED EQUAL. AFTER FENCE FABRIC HAS BEEN PAINTED, A SAMPLE OF SAID PAINT SHALL BE GIVEN TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, OPERATIONS DIVISION, ALONG WITH MANUFACTURER'S NAME AND PAINT SPECIFICATIONS.
- FOR WALL THICKNESSES 12" OR GREATER, USE POST SIZES AS SHOWN. FOR WALL THICKNESS LESS THAN 12", USE POST SIZES AS FOLLOWS:
END, CORNER, INTERMEDIATE, HEADWALL, PARAPET & WALK GATE POSTS - 2 1/2" NOM. DIA.
LINE POSTS - 2" NOM. DIA.
DOUBLE DRIVE GATE POSTS - 3" NOM. DIA.



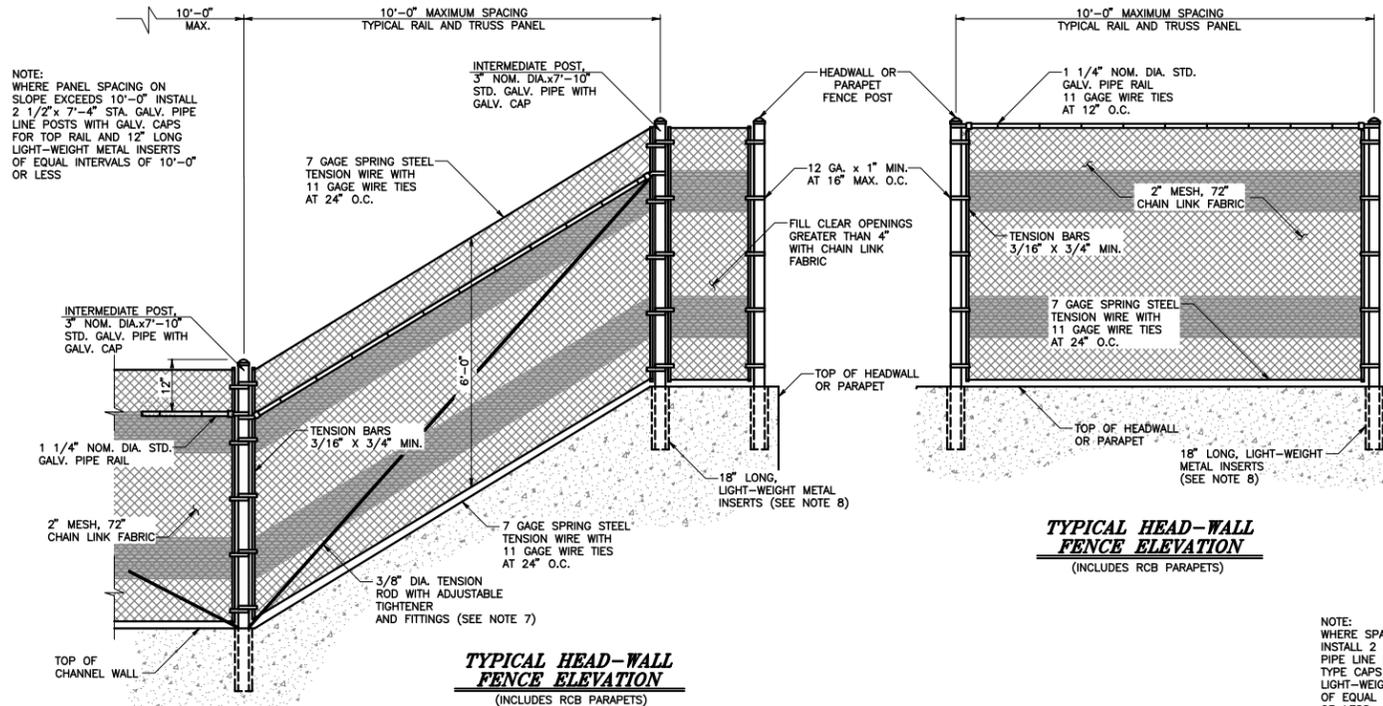
TYPICAL FENCE ELEVATION
SCALE 1" = 2'



TYPICAL FENCE ELEVATION ON SLOPE
SCALE 1" = 2'

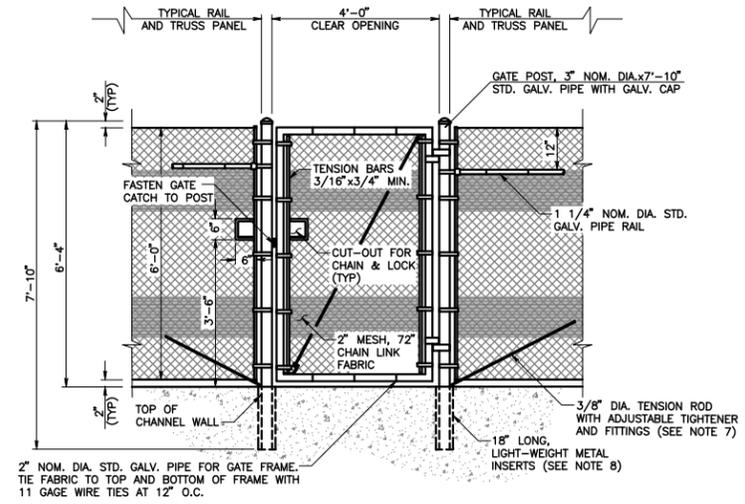


TYPICAL DOUBLE DRIVE GATE
SCALE 1" = 2'



TYPICAL HEAD-WALL FENCE ELEVATION
(INCLUDES RCB PARAPETS)

TYPICAL HEAD-WALL FENCE ELEVATION
(INCLUDES RCB PARAPETS)



TYPICAL WALK GATE
SCALE 1" = 2'

NOTE: WHERE SPACING EXCEEDS 10'-0" INSTALL 2 1/2" x 7'-4" STA. GALV. PIPE LINE POSTS WITH GALV. CAPS FOR TOP RAIL AND 12" LONG LIGHT-WEIGHT METAL INSERTS OF EQUAL INTERVALS OF 10'-0" OR LESS

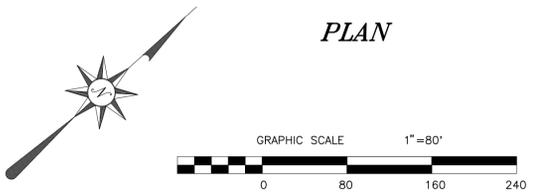


SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT
CHANNEL WALL FENCING
SPECIAL DRAWING II
6" CHAIN LINK FENCE
(TYPE CL-6 = 72" FABRIC)

DATE
Aug 2021
SCALE
AS SHOWN
FILE NO.
6-402-
SHEET NO.
14 of 14



S:\V\1854 - Desert Knolls Watershed\Submittal\CAD Files\Desert Knolls Water Design as of Oct. 2024 (ground).prn Oct 5, 2024



REVISIONS			
MARK	DATE	DESCRIPTION	BY:

SUBMITTED BY:			
ELOY RUVALCABA, P.E.		DATE	
RECOMMENDED BY:			
DAVID DRAKE, P.E.		DATE	
APPROVED BY:			
MERVAT MIKHAIL, P.E.		DATE	
PROJ. ENGR.	DESIGNED BY	REV'D BY	DRAWN BY
ER	DJN	DD	DJN

**SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT**

APPLE VALLEY DRAINAGE SYSTEM

**DESERT KNOLLS CHANNEL
IMPROVEMENT PLAN PHASE III
& LEWIS CENTER PROPOSED
GRADING PROJECT**

DATE	June 2023
SCALE	AS SHOWN
FILE NO.	6-402-
SHEET NO.	1 of 1