

TEMPORARY RIGHT OF ENTRY AND GRANT OF EASEMENT AGREEMENT
FOR SOUTHERN CALIFORNIA GAS COMPANY ("SOCALGAS") (Valve Station)

This Temporary Right of Entry and Grant of Easement Agreement ("Agreement") is dated as of this _____ day of _____ 2018, and is made by and between Southern California Gas Company ("SoCalGas"), a California Corporation, and City of Riverside, ("Owners"), the legal owners of the property identified herein.

1. The Property - Owner is the legal owner of that certain real property located in the City of Riverside, County of Riverside, California, more specifically identified as A.P.N. 252-230-005 (the "Property").
2. Easement - SoCalGas is the owner of that certain right-of-way recorded on September 5, 1950, Book 1201, Page 556, of Official Records, in the County Recorder's Office of Riverside County, California ("Easement") which covers a portion of the Property and pursuant to which SoCalGas installed gas pipeline and appurtenances ("Pipeline") under a portion of the Property.
3. Grant of Exclusive and Road Easement - Concurrently with this Agreement, Owner shall grant SoCalGas a permanent, Exclusive Easement for the valve station and a permanent non-exclusive access roadway easement to use an access road on SoCalGas' standard Grant of Exclusive and Road Easement form, which is attached hereto and incorporated by reference. The dimensions of the valve station portion of the exclusive easement shall be no larger than 2,179± square feet and as shown on the attached map as Exhibit "A", parcel "B", in purple. The dimensions of the access roadway portion of the non-exclusive easement shall be no larger than 2,181± square feet as shown on the attached map as Exhibit "A", parcel "C", in orange. The Grant of Exclusive and Road Easement form shall be executed, notarized and returned to SoCalGas promptly upon SoCalGas' request. The Grant of Exclusive and Road Easement form shall be recorded in the Official Records of Riverside County, California at SoCalGas' expense. Upon recordation SoCalGas shall pay Owner a total of \$2,550 for this easement (\$1950 for exclusive and \$350 for access).
4. Temporary Workspace and Work - SoCalGas requests the right to construct or fabricate any and all related above and below ground pipes, valves, fences and appurtenances, install temporary fences or barricades, and the right to bring and temporarily store any and all necessary vehicles, materials and other construction equipment and stockpile on the Temporary Workspace as defined below (all of which is hereafter referred to as "Work"). SoCalGas requests the right to perform the Work within an area of approximately 5,846± square feet as shown on the attached map as Exhibit "A", parcel "A", in green. This area is referred to hereafter (individually and collectively) as "Temporary Workspace."
5. Owner's Consent - Owner grants SoCalGas (including its agents, contractors, subcontractors, city and county inspectors, and other designees as may be required to perform the Work) permission to enter and use the Temporary Workspace for purposes of performing the Work. The Work may be conducted by SoCalGas during the days and hours permitted by the local governing agency or any applicable permit. If any conflict arises between Work and any other uses of the Property, then SoCalGas and Owner shall work together diligently and in good faith to resolve any such conflicts.
6. Payment and Time Period - After SoCalGas has received the Owner's executed Temporary Right of Entry Agreement, SoCalGas shall pay Owner a total of \$350 for the Basic Term of this Agreement, which payment shall be sent by SoCalGas' accounting department. SoCalGas (including its agents, contractors, subcontractors, city and county inspectors, and other designees as may be

required to perform the Work) shall have access to and use of the Temporary Workspace from on or about January 1, 2018 to on or about June 30, 2018 ("Basic Term"), or Six (6) months from the date of first occupancy by SoCalGas, as long as said occupancy begins by March 1, 2018. In the unlikely event SoCalGas needs extra time on the Temporary Workspace, Owner agrees that SoCalGas may have additional monthly periods for the sum of \$100 per month (or portion thereof), not to exceed six (6) months.

7. Site Work/Restoration - SoCalGas shall complete the work as shown on site plan Exhibit "B", 6 pages, per the reference detail drawings provided by Owner with some modification and deviation, shown on Exhibit "B" drawing 4005 as top Note 2 that states "All fence members – posts, pickets and rails shall be HSS hollow tube". And after SoCalGas has received the Owner's executed Grant of Exclusive and Road Easement and the Owner's executed Temporary Right of Entry Agreement. SoCalGas shall give to Owner a onetime payment in the amount of \$30,000 for Owner to install landscaping, all accessory landscaping facilities, including irrigation if required, which all will be maintained by the Owner. In addition, SoCalGas shall give the Owner an additional onetime payment in the amount of \$14,000 for Owner to install a 4 ft. wide walking trail in the future. At the completion of the Work, SoCalGas (including through its subcontractors) will restore the Temporary Workspace to as near to its original condition and appearance as is reasonably possible.

8. Indemnification - SoCalGas will indemnify the Owner for any liability arising out of SoCalGas' (or its subcontractor's) Work or use of the Temporary Workspace, except to the extent such liability is due to the Owner's sole negligence or willful misconduct; and

9. Hazardous Substances Indemnity - SoCalGas expressly agrees to and shall indemnify, defend, release and hold Owner, its officers, officials, directors, agents, servants, employees, attorneys and contractors harmless from and against any liability, loss, fine, penalty, fee, charge, lien, judgment, damage, entry, claim, cause of action, suit, proceeding (whether legal or administrative), remediation, response, removal, or clean-up and all costs and expenses associated therewith, and all other costs and expenses (including, but not limited to, attorneys' fees, expert fees, and court costs) in any way related to the disposal, treatment, transportation, manufacture, or use of any Hazardous Substances on, in, under, or about the Property by SoCalGas, or its respective officers, directors, agents, servants, employees or contractors, or by any other third party acting under the control or request of SoCalGas, other than Owner and its respective officers, agents, servants, employees or contractors. This indemnity, defense and hold harmless obligation shall survive the expiration or termination of this Agreement.

10. Hazardous Substances Defined - Hazardous Substances shall mean any (a) substance, product, waste or other material of any nature whatsoever which is or becomes listed, regulated, or addressed pursuant to CERCLA, 42 U.S.C. § 9601, et seq.; The Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq. ("RCRA"); The Toxic Substances Control Act, 15 U.S.C. § 2601 et seq.; The Clean Water Act, 33 U.S.C. § 1251, et seq.; The Hazardous Waste Control Act, California Health and Safety Code ("H. & S.C.") § 25100, et seq.; the Hazardous Substance Account Act, H. & S.C. § 25330, et seq.; the California Safe Drinking Water and Toxic Enforcement Act, H. & S.C. § 25249.5, et seq.; Underground Storage of Hazardous Substances H. & S.C. § 25280, et seq.; the Carpenter-Presley-Tanner Hazardous Substance Account Act (H & S.C. § 25300 et seq.); The Hazardous Waste Management Act, H. & S.C. §§ 25170.1, et seq.; Hazardous Materials Response Plans and Inventory H. & S.C. § 25001 et seq.; or the Porter-Cologne Water Quality Control Act, Water Code § 13000, et seq., all as

amended, or any other federal, state or local statute, law, ordinance, resolution, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect, (b) any substance, product, waste or other material of any nature whatsoever which may give rise to liability under any of the above statutes, (c) petroleum, crude oil or any substance which contains gasoline, diesel fuel or other petroleum hydrocarbons other than petroleum and petroleum products contained within regularly operated motor vehicles, and (d) polychlorinated biphenyls (PCB), radon gas, urea-formaldehyde, asbestos and lead.

11. Entire Agreement - This Agreement constitutes the entire agreement between the parties relating to the Work and SoCalGas' entry onto the Property. Any prior agreements, promises, negotiations or representations not expressly set forth herein are of no force and effect.

12. Severability - If any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected and shall remain in full force and effect.

13. No Waiver - A waiver or a breach of a covenant or provision of this Agreement shall not be deemed a waiver of any other covenant or provision in this Agreement and no waiver shall be valid unless in writing and executed by the waiving party.

14. Governing Law - This Agreement shall be governed and construed in accordance with the laws of the State of California.

15. Insurance –

15.1 General Provisions. Prior to the SoCalGas's execution of this Agreement, SoCalGas shall provide satisfactory evidence of, and shall thereafter maintain during the term of this Agreement, such insurance policies and coverages in the types, limits, forms and ratings required herein, or maintain a program of self-insurance at commensurate levels. The rating and required insurance policies and coverages may be modified in writing by the Owner's Risk Manager or Owner's attorney, or a designee, unless such modification is prohibited by law. Prior to Owner's execution of this Agreement, SoCalGas shall file with Owner either a certificate of insurance showing that such insurance is in effect, or that SoCalGas is self-insured for such coverage.

15.1.1 Limitations. These minimum amounts of coverage shall not constitute any limitation or cap on SoCalGas' indemnification obligations.

15.1.2 Ratings. Any insurance policy or coverage provided by SoCalGas or subcontractors as required by this Agreement shall be deemed inadequate and a material breach of this Agreement, unless such policy or coverage is issued by insurance companies authorized to transact insurance business in the State of California with a policy holder's rating of A or higher and a Financial Class of VII or higher.

15.1.3 Cancellation. The policies shall not be canceled unless thirty (30) days' prior written notification of intended cancellation has been given to Owner by certified or registered mail, postage prepaid.

15.1.4 Adequacy. The Owner, its officers, employees and agents make no representation that the types or limits of insurance specified to be carried by SoCalGas pursuant to this Agreement are

adequate to protect SoCalGas. If SoCalGas believes that any required insurance coverage is inadequate, SoCalGas will obtain such additional insurance coverage as SoCalGas deems adequate, at SoCalGas's sole expense.

15.2 Workers' Compensation Insurance. By executing this Agreement, SoCalGas certifies that SoCalGas is aware of and will comply with Section 3700 of the Labor Code of the State of California requiring every employer to be insured against liability for workers' compensation, or to undertake self-insurance before commencing any of the work. SoCalGas shall carry the insurance or provide for self-insurance required by California law to protect said SoCalGas from claims under the Workers' Compensation Act. Prior to Owner's execution of this Agreement, SoCalGas shall file with Owner either 1) a certificate of insurance showing that such insurance is in effect, or that SoCalGas is self-insured for such coverage, or 2) a certified statement that SoCalGas has no employees, and acknowledging that if SoCalGas does employ any person, the necessary certificate of insurance will immediately be filed with Owner. Any certificate filed with Owner shall provide that Owner will be given ten (10) days' prior written notice before modification or cancellation thereof.

15.3 Commercial General Liability and Automobile Insurance. Prior to Owner's execution of this Agreement, SoCalGas shall obtain, and shall thereafter maintain during the term of this Agreement, commercial general liability insurance and automobile liability insurance as required to insure SoCalGas against damages for personal injury, including accidental death, as well as from claims for property damage, which may arise from or which may concern operations by anyone directly or indirectly employed by, connected with, or acting for or on behalf of SoCalGas. The Owner, and its officers, employees and agents, shall be named as additional insureds under the SoCalGas's insurance policies.

15.3.1 SoCalGas's commercial general liability insurance policy shall cover both bodily injury (including death) and property damage (including, but not limited to, premises operations liability, products-completed operations liability, independent contractor's liability, personal injury liability, and contractual liability) in an amount not less than \$1,000,000 per occurrence and a general aggregate limit in the amount of not less than \$2,000,000.

15.3.2 SoCalGas's automobile liability policy shall cover both bodily injury and property damage in an amount not less than \$1,000,000 per occurrence and an aggregate limit of not less than \$1,000,000. All of SoCalGas's automobile and/or commercial general liability insurance policies shall cover all vehicles used in connection with SoCalGas's performance of this Agreement, which vehicles shall include, but are not limited to, SoCalGas owned vehicles, SoCalGas leased vehicles, SoCalGas's employee vehicles, non-SoCalGas owned vehicles and hired vehicles.

15.3.3 Prior to Owner's execution of this Agreement, copies of insurance policies or original certificates along with additional insured endorsements acceptable to the Owner evidencing the coverage required by this Agreement, for both commercial general and automobile liability insurance, shall be filed with Owner and shall include the Owner and its officers, employees and agents, as additional insureds. Said policies shall be in the usual form of commercial general and automobile liability insurance policies, but shall include the following provisions:

It is agreed that the City of Riverside, and its officers, employees and agents, are added as additional insureds under this policy, solely for work done by and on behalf of the named insured for the City of Riverside.

15.4 Errors and Omissions Insurance. Prior to Owner's execution of this Agreement, SoCalGas shall obtain, and shall thereafter maintain during the term of this Agreement, errors and

omissions professional liability insurance in the minimum amount of \$1,000,000 to protect the Owner from claims resulting from the SoCalGas's activities.

The parties have read this Agreement, understand it, and agree to be bound by its terms as of the date first set forth above.

Southern California Gas Company ("SoCalGas") City of Riverside

Andrew I. Thompson
Land Services Manager
For Southern California Gas
SoCalGas 555 W. 5th St. GT22P3
Los Angeles, CA 90013-1011

Signature

Print Name & Title

APPROVED AS TO FORM:

ATTEST:

By: 
Assistant City Attorney

By: _____
City Clerk



0 15' 30'
1" = 30'

GENERAL NOTES

- BOUNDARY LINES SHOWN HEREON WERE DEVELOPED FROM RECORD DATA, COUNTY GIS LINEWORK, AND BASED UPON RECOVERED CITY, COUNTY AND/OR SOCALGAS DOCUMENTS
- ALL DIMENSIONS ARE APPROXIMATE
- EASEMENTS SHOWN HEREON ARE GRAPHICAL IN NATURE
- A SURVEY WILL NEED TO BE PERFORMED TO DETERMINE THE PRECISE LOCATION OF ANY EASEMENTS AND/OR BOUNDARY LINES

LEGEND

EXISTING PIPE	---
PROPERTY LINE	---
EXISTING EASEMENT	---
STREET CENTER LINE	---
RIGHT OF WAY LINE	---
FENCE LINE	-X-
EXISTING PIPELINE EASEMENT (EPE)	
PROPOSED TEMPORARY RIGHT OF ENTRY (TRE)	
PROPOSED EXCLUSIVE EASEMENT (PXE)	
PROPOSED ACCESS SCG ROAD (PAR)	

EASEMENT FOR
PIPELINES IN FAVOR
OF SO. CAL. GAS CO.
BY DEED RECORDED
FEB 28, 1950 IN BOOK
1151, PG. 132 O.R.

VIA VISTA DR

LINE 2001

CANYON CRESSET

CHAINLINK FENCE

EXISTING
CHAINLINK FENCE

BARBED WIRE FENCE

SCG PROPOSED VEHICLE ACCESS ROAD

BARBED WIRE FENCE

CHAINLINK FENCE

APN: 252-230-005

CITY OF RIVERSIDE

PARCEL 3 OF PARCEL
MAP 22392
P.M. 145, PAGES 7&8

C.L. 16.50' OF EASEMENT FOR
PIPELINE PURPOSES TO
SO. CAL. GAS CO. RECORDED
SEPT. 5, 1950 IN BOOK
1201 PG. 556 O.R.

PROPERTY LINE

LINE 2001

C.L. 16.50' OF EASEMENT TO
SO. CAL. GAS CO.
RECORDED APRIL, 6, 1951 IN
BOOK 1259 PG. 333 O.R.

APN: 252-230-004

COEG CA 2

PARCEL	GRANTOR	AREA (PIQ)	NET AREA	COMMENTS	ESMT TYPE	RECORDING DATE	RECORDING INSTRUMENT NO
(A)	CITY OF RIVERSIDE	1.40 AC	5,846 SQ. FT.	PIQ AREA TAKEN FROM APM 252-23	TRE		
(B)	CITY OF RIVERSIDE	1.40 AC	2,179 SQ. FT.	PIQ AREA TAKEN FROM APM 252-23 (2,863.5 SQ. FT. GROSS-685 SQ. FT. INSIDE SCG EASEMENT)	PXE		
(C)	CITY OF RIVERSIDE	1.40 AC	2,181 SQ. FT.	PIQ AREA TAKEN FROM APM 252-23 (2,561 SQ. FT. GROSS-380 SQ. FT. INSIDE SCG EASEMENT)	PAR		



Southern California Gas Company
PIPELINE SAFETY ENHANCEMENT PROJECT

LAND EXHIBIT MAP "A"
LINE 2001-STATION 17A-RIVERSIDE
APN 252-230-005 & 252-230-004

SHEET POST CLASS DRAWING
OF 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 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2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275

GENERAL STRUCTURAL NOTES

GENERAL

Governing Codes

CALIFORNIA BUILDING CODE (CBC) 2013
ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURE
INTERNATIONAL BUILDING CODE (IBC) 2012

INTENT OF GENERAL STRUCTURAL NOTES

THE INTENT OF THESE GENERAL STRUCTURAL NOTES IS TO DEFINE DESIGN PARAMETERS (LOADS AND ALLOWABLE STRESSES) FOR ALL STRUCTURES AND MATERIALS USED. SPECIFICATIONS CONTAINING MATERIALS AND INSTALLATION ARE A PART OF THIS JOB AND ARE CONTAINED ELSEWHERE.

DESIGN

THE STRUCTURES ARE DESIGNED TO BE STABLE AND SELF-SUPPORTING WHEN ERECTED AND FULLY COMPLETED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ERECTION PROCEDURE, INCLUDING SEQUENCE OF CONSTRUCTION AND TO ENSURE THE SAFETY OF THE STRUCTURES DURING THE CONSTRUCTION PHASE, INCLUDING THE DESIGN AND SAFETY OF ANY TEMPORARY BRACING OR OTHER MEASURES WHICH MAY BE NECESSARY TO FACILITATE AND COMPLETE CONSTRUCTION.

LIVE LOADS

DESIGN LIVE LOADS FOR THE STRUCTURES ARE AS FOLLOWS:

CONCRETE FLOOR ON GRADE = 500 PSF OR WHEEL LOAD 18K + 30% IMPACT
CRACKING FLOOR = 100 PSF

WIND LOADS

DESIGN HORIZONTAL WIND LOADS ON VERTICAL SURFACES

25 PSF (MINIMUM)
WIND SPEED: 130 MPH

SEISMIC DESIGN LOADS

CBC 2013 SITE CLASS: D
SEISMIC DESIGN CATEGORY: IV

S_m = 2.200
I_m = 1.250
P = 1.500

SITE SPECIFIC SEISMIC VALUES

S₁ = 1.500 (RIVERSIDE, RIVERSIDE COUNTY, CA)
S₂ = 0.600 (RIVERSIDE, RIVERSIDE COUNTY, CA)
S_{ms} = 1.500 (RIVERSIDE, RIVERSIDE COUNTY, CA)
S_{ms} = 1.000 (RIVERSIDE, RIVERSIDE COUNTY, CA)
S_{ms} = 0.900 (RIVERSIDE, RIVERSIDE COUNTY, CA)
S₁ = 0.600 (RIVERSIDE, RIVERSIDE COUNTY, CA)
P_{GM} = 0.500 (RIVERSIDE, RIVERSIDE COUNTY, CA)

REF. CATEGORY: IV

FOUNDATION

A) MAT FOUNDATION ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF

B) SPREAD FOUNDATION ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF

COORDINATION OF WORK

MECHANICAL FRAMING, OPENINGS AND SUPPORTS FOR EQUIPMENT OR OTHER PROCESS ITEMS ARE SHOWN FOR BIDDING PURPOSES ONLY. THE EXACT SIZE AND LOCATION OF SUCH ITEMS SHALL BE VERIFIED FROM MANUFACTURER'S APPROVED SHOP DRAWINGS AND BY COORDINATION OF SUCH WORK WITH THE PERTINENT TRADE.

MISCELLANEOUS

FOR LOCATIONS AND DETAIL OF PIPES, CONDUITS, DUCTS AND OTHER OPENINGS IN SLABS AND WALLS, SEE SITEWORK MECHANICAL AND ELECTRICAL DRAWINGS.

CONCRETE

CONCRETE DESIGN DATA

FOOT: - ACI 318-11 AND 350/350M-08 BUILDING CODES FOR REINFORCED CONCRETE

STRENGTH: - f_c = 4,000 PSI UNLESS OTHERWISE NOTED

CONCRETE AGGREGATES: - ASTM C33

CONCRETE CEMENT: - ASTM C150

REINFORCING: - ASTM A615 GRADE 60

WELDED STEEL WIRE FABRIC: - ASTM A185

DESIGN: - STRENGTH DESIGN METHOD OR ALTERNATE DESIGN METHOD

DETAILING: - ACI SP-65(2004) ACI DETAILING MANUAL

STANDARD HOOKS

UNLESS OTHERWISE SHOWN OR NOTED, ALL 90°, 135° AND 180° DEGREE HOOKS FOR REINFORCING SHALL BE IN ACCORDANCE WITH THE STANDARD HOOK DETAILS SHOWN IN ACI SP-65(2004).

REINFORCING BAR DEVELOPMENT

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, REINFORCING BARS SHALL BE DEVELOPED AND/OR SPLICED IN ACCORDANCE WITH THE FOLLOWING TABLE:

BAR SIZE	L _d DEVELOPMENT LENGTH	TENSION LAP SPLICES	
		* TOP BARS	OTHER BARS
4	2'-1"	2'-8"	2'-1"
5	2'-1"	3'-4"	2'-7"
6	3'-1"	4'-0"	3'-1"
7	4'-0"	5'-10"	4'-6"

* HORIZONTAL BARS SO PLACED THAT MORE THAN 12 IN. OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

CONCRETE PROTECTION FOR REINFORCEMENT

UNLESS NOTED OTHERWISE, THE CONCRETE COVER FOR REINFORCING BARS PLACED IN SURFACES EXPOSED TO WATER SHALL BE 2 INCHES. ALL OTHER MINIMUM COVER REQUIREMENTS SHALL BE AS PER ACI 318-11.

STRUCTURAL STEEL

DESIGN DATA

SPECIFICATIONS: - AISC MANUAL OF STEEL CONSTRUCTION ALLOWABLE STRESS DESIGN 14th EDITION

DESIGN: - AISC TYPE 2 SIMPLE

FRAMING CONSTRUCTION

CHANNELS, PLATES & ANGLES: - ASTM A36 (F_y=36 KSI)

STRUCTURAL PIPES: - ASTM A53 GRADE B

STRUCTURAL TUBES: - ASTM A501 GRADE B (F_y=45 KSI)

WELDING: - AWS E70 ELECTRODES

SHEET STEEL: - GALVANIZED CONFORMING TO ASTM A-653/653A & ASTM A-924/924A COATING G-90

ANCHOR BOLTS: - A36 UNLESS OTHERWISE INDICATED

HIGH STRENGTH BOLTS: - ASTM A325 3/4 INCH DIAMETER - SC CLASS A TYPE 3 SLIP CRITICAL UNLESS OTHERWISE NOTED. SUFFIX SC FOLLOWING ASTM DESIGNATION DENOTES A SLIP-CRITICAL CONNECTION.

COMMON BOLTS: - ASTM A307 UNLESS OTHERWISE INDICATED

NUTS: - HEAVY HEX NUTS, CLASS 2B FIT CONFORMING TO ASTM A563

WASHERS: - HEAVY HEX WASHERS, CLASS 2B FIT CONFORMING TO ASTM F436

CHEMICAL ANCHORS (DBO): - DBD (DIFFERED BOLTING DEVICES) S.S. TYPE 316 MULTI-PHY ADHESIVE (USE ONLY WHERE SPECIFICALLY SHOWN)

EXPANSION ANCHORS: - MULTI-HYDRA-PIN OR APPROVED EQUAL, S.S. TYPE 316 ANCHORS, BOLTS, NUTS & WASHERS, SIZE AND EMBEDMENT LENGTH OF ANCHORS AS SHOWN ON INDIVIDUAL FOUNDATION DRAWINGS.

STAINLESS STEEL

DESIGN DATA

SPECIFICATION: - ALLOY TYPES CONFORM TO ASTM A-167 & ASTM A-276

PLATES & SHAPES: - TYPE 316 UNLESS OTHERWISE NOTED

BOLTS, NUTS & WASHERS: - TYPE 316

GENERAL NOTE

REFER TO SOUTHERN CALIFORNIA GAS COMPANY DWG 0401-D-STD FOR GENERAL STRUCTURAL, CONCRETE AND STRUCTURAL STEEL NOTES. THE REQUIREMENTS GIVEN ON THIS DRAWING APPLY SPECIFICALLY TO DWS 80264-4002-D-STD THROUGH 80264-4008-D-STD. WHERE THE REQUIREMENTS ON THIS DRAWING DIFFER OR CONFLICT WITH THE NOTES ON SO CAL GAS DWG 0401-D-STD, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

RE-ISSUED FOR
BID













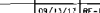




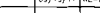
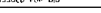



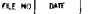



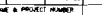














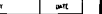




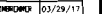




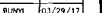




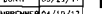

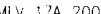


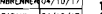


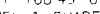

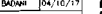


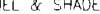








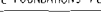
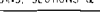


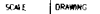






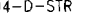
SEPTEMBER 11, 2017

DESIGNED BY	DATE	03/28/17
DRAWN BY	DATE	03/29/17
CHECKED BY	DATE	04/10/17
APPROVED BY	DATE	04/10/17
JOB FILE NO.		
CONTRACTOR NAME & PROJECT NUMBER		
Southern California Gas Company GAS ENGINEERING LOS ANGELES		
30" L-2001 VALVE AUTOMATION MLV 17A 2001-168 49-0 GENERAL STRUCTURAL NOTES		
SCALE	DRIVING NO.	REV A
1"=10'	100	
CLASS	26	

E2 Consulting Engineers, Inc.



E2 Consulting Engineers, Inc.

Recording Requested by and
when recorded mail to:

Southern California Gas Company
P. O. Box 513249 - ML GT11A1
Los Angeles, CA 90051-1249
Attn.: Land & Right of Way

Atlas #:

APN: 252-230-005

DOCUMENTARY TRANSFER TAX - CONVEYANCE OF EASEMENT (OIL AND
GAS LEASE) AND CONSIDERATION & VALUE IS LESS THAN \$100, R&T 11911

_____ Computed on full value of property conveyed

_____ Computed on full value less liens and encumbrances
remaining at time of sale

R.W. 262537

_____ Southern California Gas Company

GRANT OF EXCLUSIVE AND ROAD EASEMENT

FOR VALUABLE CONSIDERATION, City of Riverside ("Grantor"), hereby grants to **SOUTHERN CALIFORNIA GAS COMPANY**, a California corporation, and its successors and assignees ("Grantee"), the following:

A. Exclusive Easement. An permanent, exclusive easement ("Exclusive Easement") to excavate for, lay, construct, reconstruct, relocate, reconfigure, use, inspect, maintain, operate, repair, replace, patrol, change the size of, add to or remove, from time to time, as Grantee deems necessary, one or more pipelines and conduits, together with valves, pipeline integrity devices, metering, measuring, regulating, cathodic protection, communication, odorizer equipment and other appurtenances (collectively, the "Exclusive Area Facilities") for the transportation of natural gas over, under, through, along, and for all other purposes connected therewith, and with the right to fence, the reasonable right of ingress and egress to and from the Exclusive Easement to access facilities and the right to use Grantor's abutting property during construction and maintenance of the Facilities, the strip of land located in the County of Riverside, California, described in Exhibit A and depicted in Exhibit B attached hereto, and made a part of this agreement identified as "Easement No. 1 Area";

B. Road Easement: A non-exclusive access roadway easement to use as an access road over and across the described real property ("Road Easement") for the purpose of providing a means of vehicular, pedestrian, and equipment, access from time to time, as Grantee deems necessary to access the facilities, the strip of land located in the County of Riverside, California, described in Exhibit A and depicted in Exhibit B attached hereto, and made a part of this agreement identified as "Easement No. 2 Area";

Grantee, reserves the right to use the Easement in any manner consistent with the purpose expressly described herein, provided such use does not unreasonably interfere with Grantor's use of the Easement.

Grantor, at any time shall have the right of ingress and egress along and over the Road Easement, Grantor shall not change the grade within the easement without prior written consent of Grantee, which consent shall not unreasonably be withheld.

This agreement shall be binding upon and inure to the benefit of successors, heirs and assignees of Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this agreement on and as of this _____ day of _____, 2017.

Grantor :

City of Riverside

By:

(Signature)

(Printed Name)

(Title)

APPROVED AS TO FORM:

BY: *Susan Wilson*

ASSISTANT CITY ATTORNEY

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

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF _____

ss

On _____, 20____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

(Seal)

Signature

Commission #:

Commission Expiration:

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

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

|

| ss

COUNTY OF

|

On , 20 before me, , a Notary Public, personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

(Seal)

Signature

Commission #

Commission Expiration:

EXHIBIT "A"
LEGAL DESCRIPTION
(Por. APN: 252-230-005)

EASEMENT NO. 1 (EXCLUSIVE EASEMENT)

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 22392, ON FILE IN BOOK 145 OF PARCEL MAPS, AT PAGES 7 AND 8, RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 3 OF SAID PARCEL MAP NO.22392, THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 89°35'44" WEST, 159.92 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THAT CERTAIN 16.50 FOOT WIDE SOUTHERN CALIFORNIA GAS COMPANY EASEMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY ON SEPTEMBER 5, 1950 IN BOOK 1201, PAGE 556 OF OFFICIAL RECORDS; THENCE LEAVING SAID SOUTH LINE ALONG SAID CENTERLINE NORTH 73°59'15" WEST, 90.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE AT RIGHT ANGLES SOUTH 16°00'45" WEST, 8.25 FEET TO THE SOUTHERLY SIDELINE OF SAID EASEMENT; THENCE ALONG SAID SOUTHERLY SIDELINE NORTH 73°59'15" WEST, 41.50 FEET; THENCE LEAVING SAID SOUTHERLY SIDELINE AT RIGHT ANGLES NORTH 16°00'45" EAST, 69.00 FEET; THENCE AT RIGHT ANGLES SOUTH 73°59'15" EAST, 41.50 FEET; THENCE AT RIGHT ANGLES SOUTH 16°00'45" WEST, 60.75 FEET TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINS A GROSS AREA OF 2,864 SQUARE FEET, MORE OR LESS AND A NET AREA OF 2,179 SQUARE FEET MORE OR LESS.

EASEMENT NO. 2 (ROAD EASEMENT)

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL SOUTH 89°35'44" WEST, 196.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°35'44" WEST, 102.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE LEAVING SAID SOUTHERLY LINE ALONG THE WEST LINE OF SAID PARCEL 3 NORTH 00°13'23" EAST, 13.00 FEET; THENCE LEAVING SAID WEST LINE, PARALLEL WITH SAID SOUTHERLY LINE, NORTH 89°35'44" EAST, 83.31 FEET; THENCE NORTH 04°02'28" EAST, 51.84 FEET; THENCE NORTH 73°59'15" WEST, 23.82 FEET TO A POINT IN THE EASTERLY LINE OF EASEMENT NO.1 DESCRIBED ABOVE; THENCE ALONG THE EASTERLY LINE OF SAID EASEMENT NO. 1 NORTH 16°00'45" EAST, 13.00 FEET THE NORTHEASTERLY CORNER OF SAID EASEMENT NO.1;

THENCE LEAVING SAID NORTHEASTERLY CORNER, ALONG THE SOUTHEASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID EASEMENT NO.1, SOUTH 73°59'15" EAST, 41.00 FEET; THENCE LEAVING SAID PROLONGATION, SOUTH 04°02'28" WEST, 72.52 FEET TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINS A GROSS AREA OF 2,838 SQUARE FEET, MORE OR LESS AND A NET AREA OF 2,459 SQUARE FEET MORE OR LESS.

THIS LEGAL DESCRIPTION AND THE PLAT ATTACHED HERETO AND ENTITLED "EXHIBIT B" WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Francis W. Fitzpatrick
Francis W. Fitzpatrick, PLS 4539, Lic. Exp. 9/30/2018

Nov. 10, 2017
Date:



DESCRIPTION APPROVAL:

Curtis C. Stephens 11/16/17
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

P:\JACOBBS FIELD SERVICE NORTH AMERICA, INC\PO013917\WEXECUTIONS\SURVEY\BANNING BUNDLE 144 & 17A\17A\CAD\LINE 2001-VALVE 17A_EASEMENT\11102017

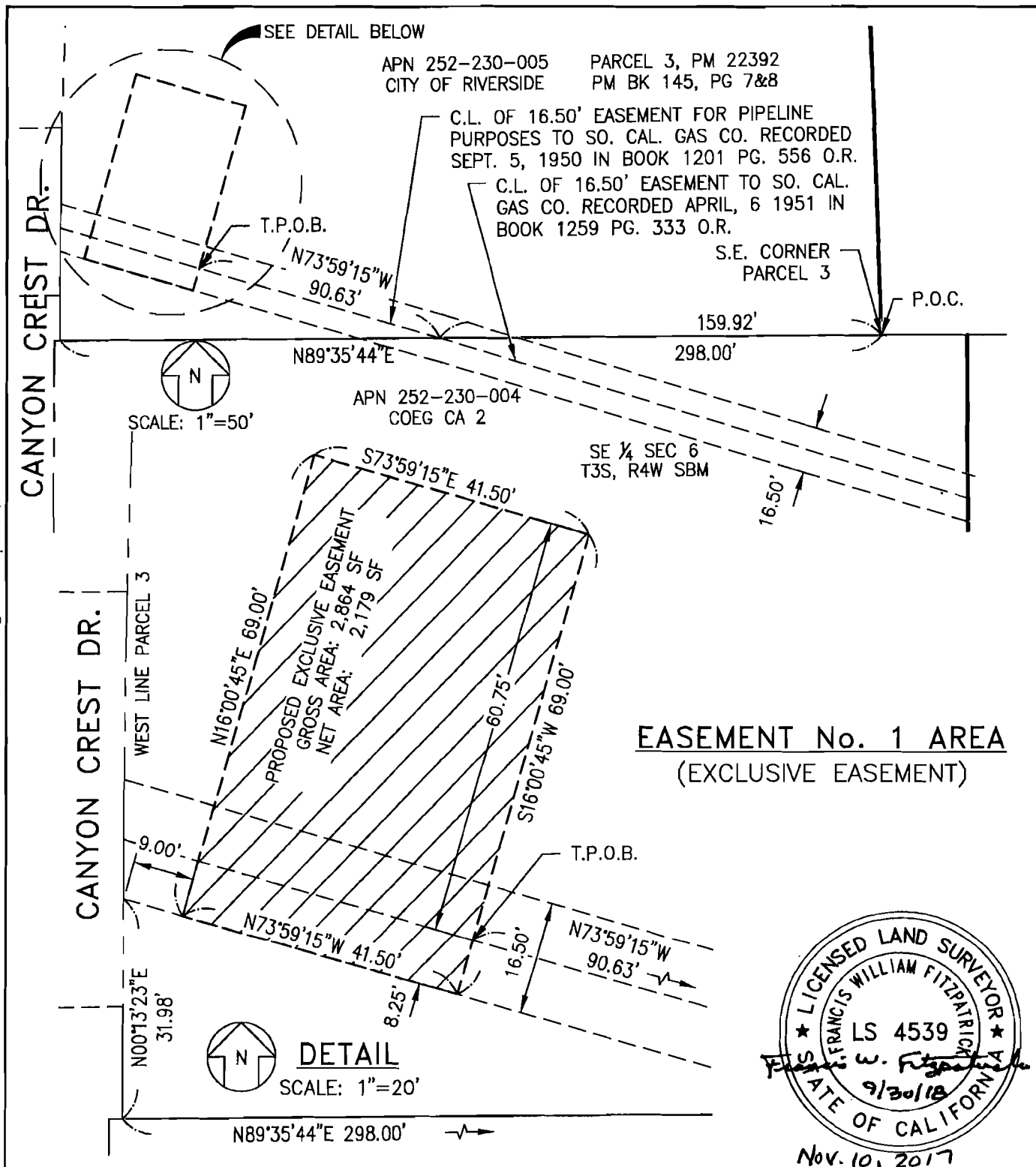
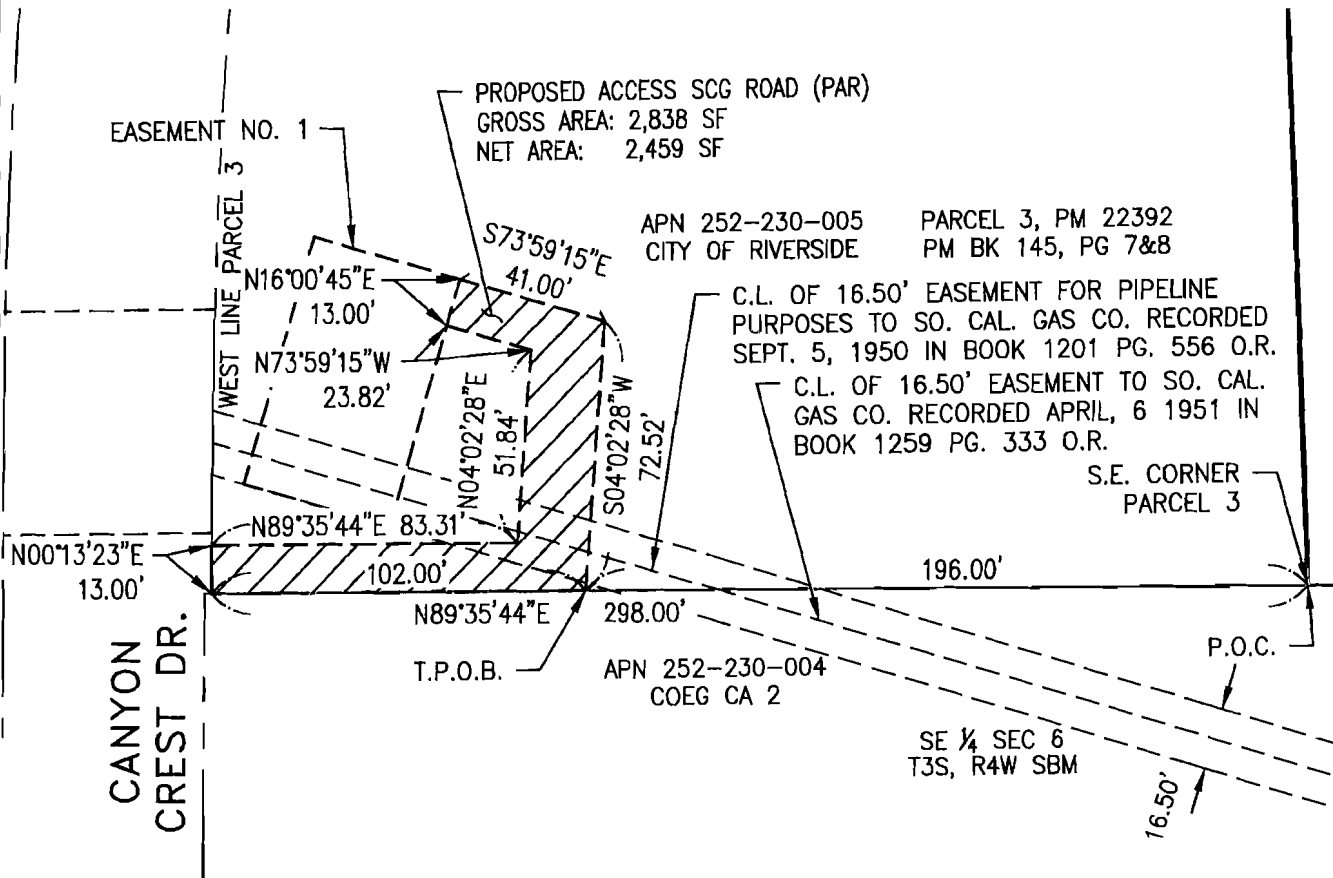


EXHIBIT "B"		SCALE: 1"=50'
SOUTHERN CALIFORNIA GAS COMPANY		DATE: 11-10-17
PLAT TO ACCOMPANY LEGAL DESCRIPTION		PREPARED BY: MRM
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		W.O.:
APPROVED BY: <i>Francis W. Fitzpatrick</i>		W.R.:
FRANCIS W. FITZPATRICK, PLS 4539		A.S.:
WHPacific		APN: 252-230-005
		FILE:

P:\JACOBS FIELD SERVICE NORTH AMERICA, INC\0013917\WEXECUTION\SURVEY\BANNING BUNDLE 14A & 17A\17A\CAD\LINE 2001-VALVE 17A_EASEMENT\11/10/2017



EASEMENT No. 2 AREA
(ROAD EASEMENT)



EXHIBIT "C"

SOUTHERN CALIFORNIA GAS COMPANY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

APPROVED BY:

Francis W. Fitzpatrick
FRANCIS W. FITZPATRICK, PLS 4539

WHPacific

SCALE: 1"=50'

DATE: 11-10-17

PREPARED BY: MRM

W.O.:

W.R.:

A.S.:

APN: 252-230-005

FILE: