



AGENDA

November 18, 2020

CITY COUNCIL

6:00 p.m.

Council Chambers

311 Vernon Street

Roseville, California

www.roseville.ca.us/CORTV

The meeting will be open to limited in-person attendance. To remain in compliance with the state's public health guidance, attendance will be limited to 25% of the room's capacity (15 seats) and will require 6 feet of social distancing inside and outside the council chambers. Face coverings are required and will be provided to those who don't have a mask.

Due to the limited capacity in the chambers, the public is highly encouraged to participate virtually. The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. City Council meetings are also video streamed live and are available on the City's website and YouTube channel.

Members of the public may offer public comment by the following means:

Dial in Phone Number: 916-774-5353

Email: publiccomment@roseville.ca.us

If you need disability-related modification or accommodation to participate in this meeting, please contact: Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be

discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Security procedures are in place to attend Roseville City Council meetings. All attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include, but are not limited to: firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/ any weapons and/or dangerous devices of any kind, illegal drugs and alcohol.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. MEETING PROCEDURES

5. PRESENTATIONS

5.1. Resolution - Placer Food Bank

Commend the Placer Food Bank for their 50th anniversary and encourage all citizens to recognize and honor the countless contributions made to the City by the Placer Food Bank.

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

5.2. City Response to COVID-19

CONTACT: Dominick Casey 916-774-5362 dcasey@roseville.ca.us

6. PUBLIC COMMENTS

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Bids / Purchases / Services

7.1. Transformer Oil Processing (RFQ 10-3265) - Contract Purchase Agreement

Memo from Buyer Babette Owens and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 20-467 APPROVING A CONTRACT PURCHASE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SPX TRANSFORMER SOLUTIONS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3000886).

Staff requests approval of a contract purchase agreement with SPX Transformer Solutions, Inc. as the lowest bid received to process transformer oil at the Pleasant Grove #2 Substation. The total cost is \$49,800 and funding is included in the Electric Department's FY2020-21 Capital Improvement Plan budget.

CC #: 1143

File #: 0203-07

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

7.2. Audio Visual Services - Service Agreement Amendment

Memo from Administrative Assistant Tisha Chinn recommending the City Council adopt RESOLUTION NO. 20-445 APPROVING AMENDMENT NO. 2 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND EKC ENTERPRISES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1909066). Staff recommends approval of Amendment No. 2 to a Service Agreement with EKC Enterprises Inc., formerly known as Better Presentation Systems Inc., to provide audio visual services. The amount of the amendment is \$45,000. The amendment also updates the name of the vendor to EKC Enterprises Inc. Funding for this amendment is included in the Public, Educational and Government Access Television fund approved FY2020-21 budget.

CC #: 1112

File #: 0203-06

CONTACT: Tisha Chinn 916-774-5702 tchinn@roseville.ca.us

7.3. Substation Steel, Connectors and Appurtenances (RFQ 10-3268) - Purchase Order

Memo from Buyer Babette Owens and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council authorize a purchase order to Valmont Substations, LLC as the lowest responsive bidder for the purchase of Substation Steel, Connectors and Appurtenances. The cost is \$54,503.38 plus sales tax of \$4,224.01, for a grand total of \$58,727.39. Funding is included in the Electric Department's FY2020-21 Capital Improvement Program budget.

CC #: 1142

File #: 0203-07

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

7.4. Electronic Document Management Software Replacement (RFP 12-013) - Contract Purchase Agreement

Memo from Information Technology Senior Business Systems Analyst Robin Bernhard and Chief Information Officer Hong Sae recommending the City Council adopt RESOLUTION NO. 20-464 APPROVING A CONTRACT PURCHASE AGREEMENT AND AUTHORIZING CHANGE ORDER AUTHORITY, BY AND BETWEEN THE CITY OF ROSEVILLE AND NEKO INDUSTRIES INC., AND AUTHORIZING THE CITY MANAGER TO

EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3000941). This item requests approval of a Contract Purchase Agreement with NEKO Industries Inc. to implement Hyland OnBase content & electronic document management software. The project cost of \$247,200 will be funded through the FY2020-21 Information Technology Replacement fund and participating enterprise and internal service fund budgets. The current project budget is \$230,000 and staff will return to Council with a budget adjustment to appropriate the remaining resources. Staff recommends that the Council also delegate authority to the Chief Information Officer to approve additional costs, not to exceed \$37,080 during implementation, to cover any contingency changes in the City's information technology environment completed with NEKO Industries Inc. Staff also requests authorization to execute optional yearly renewals without further Council approval for the annual maintenance contingent on Council approval of the yearly budget. Annual software maintenance fees for year 2 through year 10 totaling \$227,066 will be allocated to City departments via the Information Technology Operations fund. The total cost for the ten-year contract is \$474,267.

CC #: 1134

File #: 0203-06

CONTACT: Robin Bernhard 916-774-5127 rbernhard@roseville.ca.us

7.5. 60kV Overhead ACSS Terminations (RFQ 10-3267) – Purchase Order

Memo from Buyer Babette Owens and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council approve a purchase order to General Pacific, Inc. for the purchase of 60kV Overhead ACSS Terminations. The cost of the equipment is \$38,820.00 plus sales tax of \$3,008.55, for a grand total of \$41,828.55. Funding is included in the Electric Department's FY2020-21 budget.

CC #: 1108

File #: 0203-07

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

7.6. Portable Bleachers - Sole Source Purchase Order

Memo from Project Coordinator Rebecca McCoy and Public Works Director Jason Shykowski recommending the City Council approve a sole source purchase order with B.T. Mancini Co., Inc. to upgrade the existing gymnasium bleachers at the Roseville Sports Center. The total cost of this proposal is \$38,200 and funding is available in the FY2020-21 Parks, Recreation and Library Capital Projects fund budget.

CC #: 1130

File #: 0203-10

CONTACT: Rebecca McCoy 916-774-5706 ramccoy@roseville.ca.us

7.7. Personal Protective Equipment - Purchase Order

Memo from Assistant Fire Chief Brian Diemer and Fire Chief Rick Bartee recommending the City Council approve a purchase order with R.S. Hughes Co. for personal protective equipment, such as respirators, surgical-type face

masks, and isolations gowns, utilizing the remaining final term expiring on November 26, 2020 of the competitively bid National Purchasing Partners Contract #VH11350. The total for the purchase contract will not exceed \$55,000. Funding is included in the FY2020-21 Fire Department budget in the General Fund.

CC #: 1129

File #: 0203-12

CONTACT: Brian Diemer 916-746-1392 bdiemer@roseville.ca.us

7.8. Power Plant Ovation Distributed Control System - Purchase Order

Memo from Senior Power Plant Engineer Nathan Ribordy and Electric Utility Director Michelle Bertolino recommending the City Council approve a purchase order with Emerson Process Management for the procurement of control system computers for use at the Roseville Energy Park. This sole source procurement shall not exceed \$24,000. Funding is included in the Electric Department's FY2020-21 Capital Improvement Program budget.

CC #: 1138

File #: 0800-03

CONTACT: Nathan Ribordy 916-746-1673 nribordy@roseville.ca.us

7.9. Power Plant Air Compressor System Upgrade - Sole Source Contract Purchase Agreement

Memo from Power Plant Engineer Michael Zasso and Electric Utility Director Michelle Bertolino recommending the City Council adopt RESOLUTION NO. 20-444 APPROVING A CONTRACT PURCHASE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CISCO AIR SYSTEMS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3000963). This item is a contract purchase agreement with Cisco Air Systems, Incorporated, to provide and install upgraded Roseville Energy Park air compressor equipment with a not-to-exceed amount of \$228,402. Funding is included in the Electric Department's FY2020-21 budget.

CC #: 1111

File #: 0203-07

CONTACT: Michael Zasso 916-746-1665 mzasso@roseville.ca.us

7.10. Holiday Lighting and Decoration - Contract Purchase Agreement Amendment

Memo from Parks, Recreation & Libraries Superintendent Kristi LaRoche and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 20-457 APPROVING AMENDMENT NO. 1 TO CONTRACT PURCHASE AGREEMENT BETWEEN CITY OF ROSEVILLE AND ROMIAS ENTERPRISES, LLC, DBA THE CHRISTMAS LIGHT PROS OF SACRAMENTO, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3000924). Staff requests City Council approval of an amendment to an agreement with Romias Enterprises LLC dba The Christmas

Light Pros of Sacramento to add funding for additional holiday lighting and decoration installation. The original Contract Purchase Agreement was for \$45,000 annually and this increase of \$20,000 would bring the agreement total to \$65,000 annually. The additional cost is included in the Parks, Recreation & Libraries Department's FY2020-21 budget.

CC #: 1126

File #: 0704

CONTACT: Kristi LaRoche 916-774-5962 klaroche@roseville.ca.us

7.11. Miscellaneous Waterworks Materials (RFQ 10-3269) - Reject All Bids

Memo from Senior Buyer Joanna Oukrop and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 20-459 REJECTING ALL BIDS FOR THE PURCHASE OF MISCELLANEOUS WATERWORKS MATERIALS (RFQ 10-3269). The City's Municipal Code requires a legal notice inviting bids to be published in a newspaper of general circulation within the City. A legal notice inviting bids was sent to the local paper for publication but the notice did not get published. A new bid will be issued after the rejection of all bids is approved. There is no fiscal impact at this time.

CC #: 1128

File #: 0203-09 & 0203-21

CONTACT: Joanna Oukrop 916-774-5745 joukrop@roseville.ca.us

7.12. Vehicle Purchases

Memo from Fleet Manager Brian Craighead and Public Works Director Jason Shykowski recommending the City Council approve a purchase order to Oroville Ford, Inc. for two Ford F550 utility body trucks for the Environmental Utilities Department utilizing RFQ 10-3274 in the amount of \$256,989. Funding for these vehicles is included in the FY2020-21 Fleet Replacement budget.

CC #: 1144

File #: 0203-01

CONTACT: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

7.13. Pleasant Grove Substation #2 15kV Metal-clad Switchgear (RFQ 10-3266) - Contract Purchase Agreement

Memo from Buyer Babette Owens and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 20-460 APPROVING A CONTRACT PURCHASE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CROWN TECHNICAL SYSTEMS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3000929). Staff recommends approval of a contract purchase agreement with Crown Technical Systems as the lowest bid received to design, deliver, and install a 15kV metal-clad switchgear at the Pleasant Grove #2 substation. The total cost is \$967,721.22. Funding is included in the Electric Department's FY2020-21 Capital Improvement Program budget.

CC #: 1131

File #: 0203-07-01

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

Resolutions

7.14.Sierra Vista Village JM - 03B Phase 2 - Notice of Completion

Memo from Troy Galvin and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-466 RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE JM-03B – PHASE 2 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 1139

File #: 0400-04-12-1

CONTACT: Troy Galvin 916-223-7441 jtgalvin@roseville.ca.us

7.15.Employee Classification & Compensation Analysis - Professional Services Agreement

Memo from Assistant Human Resources Director Hedy Dehghan and Human Resources Director Stacey Peterson recommending the City Council adopt RESOLUTION NO. 20-450 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BRYCE CONSULTING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff is requesting approval of a Professional Services Agreement with Bryce Consulting, Inc. for employee classification and compensation analysis Citywide. Total compensation shall not exceed \$50,000 and the cost is budgeted in the FY2020-21 Human Resources Department budget.

CC #: 1119

File #: 0600

CONTACT: Stacey Peterson 916-774-5374 slpeterson@roseville.ca.us

7.16.Green Zone Nominations

Memo from Senior Planner Lauren Hocker and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-456 ADOPTING THE DOWNTOWN SPECIFIC PLAN, ATLANTIC STREET CORRIDOR, DOUGLAS-HARDING CORRIDOR, AND DOUGLAS-SUNRISE CORRIDOR AS GREEN ZONES AND AUTHORIZING THE CITY MANAGER TO PROPOSE AMENDMENTS TO THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS EXECUTIVE DIRECTOR FOR

GREEN ZONES NAMED HEREIN. Staff is requesting Council adopt the following named areas as Green Zones: Downtown Specific Plan, Atlantic Street Corridor, Douglas-Harding Corridor, and Douglas-Sunrise Corridor. Adoption of the Green Zones recognizes that these are within infill areas, areas planned for growth or being considered for growth through local planning work, and are areas supported by local policies or actions that support redevelopment. Green Zone adoption does not commit the City to any specific project or future action; Green Zone adoption makes these areas eligible for future funding opportunities. There is no General Fund impact as a result of this action.

CC #: 1124

File #: 0800-06

CONTACT: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

7.17. Electric Generation - Owner's Engineer Services - On-Call Professional Design Service Agreement

Memo from Senior Power Plant Engineer Nathan Ribordy and Electric Utility Director Michelle Bertolino recommending the City Council adopt RESOLUTION NO. 20-449 APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND IEC CORPORATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of an on-call professional design service agreement with IEC Corporation for engineering support services for the City's power plants. The cost of the services will not exceed \$1,250,000 over a five-year period. Funding for the first year of the agreement is included in the Electric Department's FY2020-21 budget. Future year spending is subject to approval of future year budgets.

CC #: 1117

File #: 0800-03

CONTACT: Nathan Ribordy 916-746-1673 nr Ribordy@roseville.ca.us

7.18. Electric Generation - Owner's Engineer Services - On-Call Professional Design Services Agreement

Memo from Senior Power Plant Engineer Nathan Ribordy and Electric Utility Director Michelle Bertolino recommending the City Clerk adopt RESOLUTION NO. 20-448 APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND NV5, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of an on-call professional design service agreement with NV5, Inc. for engineering support services at Roseville's power plants. The cost of the services will not exceed \$500,000 over a five-year period. Funding for the first year of the agreement is included in the Electric Department's FY2020-21 budget. Future year spending is subject to approval of future year budgets.

CC #: 1116

File #: 0800-04

CONTACT: Nathan Ribordy 916-746-1673 nribordy@roseville.ca.us

7.19.6328 Phillip Road - Exclusive Right to Negotiate

Memo from Economic Development Manager Troy Holt and Economic Development Director Laura Matteoli recommending the City Council adopt RESOLUTION NO. 20-443 APPROVING AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND PDC SACRAMENTO LPIV, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff is recommending approval for the proposed Exclusive Right to Negotiate Agreement with PDC Sacramento LPIV, LLC for the property at 6328 Phillip Road (APN: 017-101-008). This property was declared surplus by the City Council on November 20, 2019. This parcel is underutilized and there are no identified future City needs for this property. The process associated with the Exclusive Right to Negotiate has no impact on the General Fund.

CC #: 1053

File #: 1109

CONTACT: Troy Holt 916-746-1173 tgholt@roseville.ca.us

Laura Matteoli 916-774-5284 lmatteoli@roseville.ca.us

7.20.HOUSING AUTHORITY - Update to Housing Authority Officers Positions and Titles

Memo from Management Analyst Melissa Hagan and Economic Development Director Laura Matteoli recommending the City Council, acting as the Housing Authority, adopt HOUSING AUTHORITY OF THE CITY OF ROSEVILLE RESOLUTION NO. 3-20 UPDATING DESIGNATED POSITIONS AND TITLES FOR THE HOUSING AUTHORITY OFFICERS. The requested resolution reflects new employees and titles. There is no cost associated with this request. This item has no impact to the City's General Fund.

CC #: 1135

File #: 0103-03-02

CONTACT: Melissa Hagan 916-774-5476 mhagan@roseville.ca.us

Ordinances (for introduction and adoption - appropriation/urgency measures)

7.21.Electric New Services - Budget Adjustment

Memo from Electric Utility Financial Administrator Eric Campbell and Electric Utility Director Michelle Bertolino recommending the City Council adopt ORDINANCE NO. 6293 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item requests a budget adjustment in the amount of \$4,000,000 allowing Electric Utility staff to continue providing infrastructure installation services for developers through the remainder of FY2020-21. New development has been stronger than anticipated this fiscal year, and the budget adjustment will increase

the budget for expenses and revenues. There is no net fiscal impact since the additional New Services Annual project costs are offset by the developer reimbursed revenues.

CC #: 1118

File #: 0800-03 & 0201-01

CONTACT: Christopher Porter 916-774-5615 cporter@roseville.ca.us

7.22. Staffing Position and Title Changes

Memo from Human Resources Manager Linda Hampton and Human Resources Director Stacey Peterson recommending the City Council adopt ORDINANCE NO. 6301 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6286, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "L" TO BE EFFECTIVE NOVEMBER 21, 2020, AS AN URGENCY MEASURE. Staff is recommending that the City Council approve the Citywide position allocation schedule reflecting the addition of one Senior Payroll Technician. In addition, staff requests that Council approve the A & B Management salary schedules to reflect the retitle of the Controller to Accounting Manager with a 5% salary decrease. The total impact to the General Fund for the remainder of FY2020-21 is \$50,769. This cost can be absorbed in the Finance budget due to salary savings.

CC #: 1141

File #: 0600-01

CONTACT: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

7.23. Wastewater Regional Rehabilitation Fund - Budget Adjustment

Memo from Environmental Utilities Business Administrator Janet Vargas and Environmental Utilities Director Richard Plecker recommending the City Council adopt ORDINANCE NO. 6300 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff recommends that the City Council approve a budget adjustment to establish funding for a new enterprise fund, the Wastewater Regional Rehabilitation Fund, by transferring \$3,000,000 from the existing Wastewater Rehabilitation fund.

CC #: 1136

File #: 0800-02 & 0201-01

CONTACT: Janet Vargas 916-774-5557 jvargas@roseville.ca.us

7.24. Independent Scientific Advisory Panel Services – Professional Services Agreement and Budget Adjustment

Memo from Process Engineer Todd Jordan and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 20-458 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE NATIONAL WATER RESEARCH INSTITUTE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt

ORDINANCE NO. 6297 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests that the City Council approve a professional services agreement with the National Water Research Institute to provide independent scientific advisory panel services as part of the Pure Water Roseville project in the amount of \$119,230 and approve a budget adjustment to fund this professional services agreement using the available resources in the Wastewater Rehabilitation fund.

CC #: 1127

File #: 0800-02 & 0201-01

CONTACT: Todd Jordan 916-746-1829 tjordan@roseville.ca.us

7.25. Pleasant Grove Wastewater Treatment Plant Tertiary Filtration Replacement Project – Professional Design Services Agreement and Budget Adjustment

Memo from Process Engineer Todd Jordan and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 20-461 APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND CAROLLO ENGINEERS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6298 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests that the City Council approve a professional design services agreement in the amount of \$686,000 with Carollo Engineers, Inc. for the Pleasant Grove Wastewater Treatment Plant Tertiary Filtration Replacement project and approve a budget adjustment of \$1,140,000 using the available resources in the Wastewater Regional Rehabilitation Fund for the professional design services agreement in the amount of \$686,000, additional future design work in the amount of \$439,000, and staff labor costs in the amount of \$15,000.

CC #: 1132

File #: 0800-02 & 0201-01

CONTACT: Todd Jordan 916-746-1829 tjordan@roseville.ca.us

7.26. Data Analytics and Dashboard Pilot Study – Professional Services Agreement Amendment and Budget Adjustment

Memo from Process Engineer Todd Jordan and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 20-446 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BROWN AND CALDWELL, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6292 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN

APPROPRIATION MEASURE. This amendment includes additional professional engineering and consulting services for the Pure Water Roseville project. Total cost of this amendment is \$128,144. Funding is included in the Pure Water Roseville project upon approval of a concurrent budget adjustment. This item also requests approval of a \$230,844 budget adjustment for the Pure Water Roseville project using the available resources in the Wastewater Rehabilitation fund. This amount will fund the first amendment to Brown and Caldwell's professional services agreement, staff labor costs of \$15,000, and the remaining \$87,700 of the initial professional services agreement that was inadvertently omitted from the FY2020-21 annual budget request.

CC #: 1113

File #: 0800-02 & 0201-01

CONTACT: Todd Jordan 916-746-1829 tjordan@roseville.ca.us

7.27. Fiscal Year 2020-21 Transportation Development Act Claim and Budget Adjustment

Memo from Alternative Transportation Manager Michael Dour and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 20-465 APPROVING AND AUTHORIZING EXECUTION OF THE 2021-21 TRANSPORTATION DEVELOPMENT ACT CLAIMS TO THE PLACER COUNTY TRANSPORTATION PLANNING AGENCY AND APPROVING PAYMENT TO THE PLACER COUNTY TRANSPORTATION PLANNING AGENCY; and adopt ORDINANCE NO. 6303 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item would authorize submittal of the FY2020-21 Transportation Development Act claim in the amount of \$7,107,612 to the Placer County Transportation Planning Agency, and would approve a budget adjustment for and authorize payment to PCTPA in the amount of \$225,000 using FY2020-21 Local Transportation Funds as Roseville's fair share for the 2022 Transportation Funding Strategy Outreach.

CC #: 1146

File #: 0721 & 0201-01

CONTACT: Michael Dour 916-746-1304 mdour@roseville.ca.us

7.28. Hillcrest Drainage Improvement Project - Budget Adjustment and Notice of Completion

Memo from Assistant Engineer Jesse Khatkar and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 20-462 APPROVING AN INCREASE IN CHANGE ORDER AUTHORITY; and adopt RESOLUTION NO. 20-463 ACCEPTING THE PUBLIC WORK KNOWN AS THE HILLCREST DRAINAGE IMPROVEMENT PROJECT (STORM DRAIN), APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6299 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL

YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approval authorizing an increase in change order authority by 1.5% for a total project change order authority of 11.5% of the contract price and; acceptance of the Hillcrest Drainage Improvement project (Storm Drain Project); and approval of a budget adjustment in the amount of \$450,000 to fund additional construction, construction inspection, and staff time costs through the duration of the warranty period. The project improved approximately 1 mile of undersized storm drain system. No General Fund resources were used for this project.

CC #: 1133

File #: 0900-04-02 & 0201-01

CONTACT: Jesse Khatkar 916-774-5434 jskhatkar@roseville.ca.us

7.29. Washington Boulevard/Andora Bridge Widening Project Phase 1 – Agreements for Sale of Mitigation Credits and Budget Adjustment

Memo from Assistant Engineer Beth Taylor and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 20-468 APPROVING AN AGREEMENT FOR SALE OF MITIGATION CREDITS, BY AND BETWEEN WILDLANDS, INC. AND CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 20-469 APPROVING AN AGREEMENT FOR SALE OF MITIGATION CREDITS, BY AND BETWEEN WESTERVELT ECOLOGICAL SERVICES, LLC AND CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6302 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff is requesting Council approve an Agreement for Sale of Mitigation Credits for riparian habitat in the amount of \$120,000, and an Agreement for Sale of Mitigation Credits in the amount of \$15,400 as mitigation for effects to wetland habitat due to the construction of the Washington Andora Widening Project (Phase 1: Washington Blvd Bikeway and Pedestrian Pathways Project). Staff recommends approval of a budget adjustment in the amount of \$135,400 to fund the purchase of the credits. Traffic Mitigation funds and Local Transportation funds will be used to purchase the mitigation credits. No General Fund resources are being used for this project.

CC #: 1145

File #: 0900-04-02 & 0201-01

CONTACT: Beth Taylor 916-746-1300 bftaylor@roseville.ca.us

7.30. High Definition Broadcast Upgrade - Budget Adjustment

Memo from Citywide Public Information Officer Brian Jacobson and Deputy City Manager Megan MacPherson recommending the City Council adopt ORDINANCE NO. 6296 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL

YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests approval of a budget adjustment of \$200,000 from the Public, Education, and Government (PEG) Fund to pay for an upgrade of the Council Chambers and broadcasting control room to a high definition video signal. By federal law, the City can only use PEG funds to purchase and install equipment related to broadcasting on the City's government access channel. Approval of this project will not negatively impact the General Fund.

CC #: 1125

File #: 0708 & 0201-01

CONTACT: Brian Jacobson 916-774-5396 bjacobson@roseville.ca.us

7.31.COVID Grant Award and Budget Adjustment

Memo from Fire Chief Rick Barteo and Assistant Fire Chief Brian Diemer recommending the City Council adopt RESOLUTION NO. 20-451 ACCEPTING A GRANT AWARD FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY; and adopt ORDINANCE NO. 6294 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests approval to accept a \$46,797.27 grant from the Federal Emergency Management Agency Fiscal Year 2020 Assistance to Firefighters Grant Program - COVID-19 Supplemental for personal protective equipment. The City is required to contribute 10% of the federal funds awarded (\$4,679.73) for a total approved budget of \$51,477 for personal protective equipment. The requested ordinance and associated budget adjustment is for \$46,797 for the reimbursement and expenses. The department will be utilizing existing General Fund budget for the \$4,679.73 required match contribution. There will be no additional impact to the General Fund.

CC #: 1122

File #: 0324 & 0214 & 0201-01

CONTACT: Brian Diemer 916-746-1392 bdiemer@roseville.ca.us

7.32.Fiscal Year 2020-21 Budget - Administrative Adjustments

Memo from Budget Manager Scott Pettingell and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt ORDINANCE NO. 6291 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff recommends that the City Council approve an administrative adjustment to the FY2020-21 budget to re-align select labor and equipment accounts in the Environmental Utilities Department's operating budget to the correct funds and centers. This recommended budget adjustment will not impact the General fund.

CC #: 1110

File #: 0201 & 0201-01

CONTACT: Scott Pettingell 916-746-1306 spettingell@roseville.ca.us

Ordinances (for second reading and adoption)

7.33. Second Reading - Southeast Roseville Specific Plan PCL 81 - Johnson Ranch Storage

ORDINANCE NO. 6304 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 6198 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE, for second reading and adoption.

CC #: 1147

File #: 0400-02

CONTACT: Shelby Vockel 917-746-1347 svockel@roseville.ca.us

END OF CONSENT CALENDAR

8. RESOLUTIONS

8.1. Downtown Roseville Specific Plan PCL DT-4 - Belvedere Townhomes - Appeal

Memo from Associate Planner Charity Gold and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-447 DENYING THE APPEAL OF THE AUGUST 27, 2020 APPROVAL BY PLANNING COMMISSION, CONSIDERING THE ADDENDUM TO THE DOWNTOWN ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (EIR), ADOPTING THE TWO FINDINGS OF FACT AND APPROVING THE MINOR DESIGN REVIEW PERMIT SUBJECT TO SEVENTY-TWO CONDITIONS OF APPROVAL; ADOPTING THE THREE FINDINGS OF FACT AND APPROVING THE TENTATIVE SUBDIVISION MAP SUBJECT TO FIFTY-SIX CONDITIONS OF APPROVAL; AND ADOPTING THE TWO FINDINGS OF FACT AND APPROVING THE TREE PERMIT SUBJECT TO TWENTY CONDITIONS OF APPROVAL. These actions will uphold the Planning Commission's October 27, 2020 approval of the Belvedere Townhomes project (File # PL20-0050). The applicant requests approval of a Minor Design Review Permit, Tentative Subdivision Map, and a Tree Permit to allow construction of a market-rate, high-density multi-family residential project consisting of 18 dwelling units located on eighteen residential lots and one common lot. Two native oak trees are proposed for removal.

CC #: 1115

File #: 0400-08 & 0400-07 & 0400-06-01

CONTACT: Charity Gold 916-774-5247 cgold@roseville.ca.us

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Council Discretionary Funds Request - ReCreate

Memo from Management Assistant Heather Blanco and City Clerk Sonia Orozco requesting the City Council consider a request for \$8,000 from Council

Discretionary Funds for ReCreate for creating STEM (Science, Technology, Engineering and Mathematics) send-home grade specific standard-based kits to every Roseville K-5 student and provide virtual lessons for teachers and students.

CC #: 1121

File #: 0102

CONTACT: Heather Blanco 916-746-1171 hblanco@roseville.ca.us

9.2. Council Discretionary Funds Request - Placer Breast Cancer Foundation

Memo from Management Assistant Heather Blanco and City Clerk Sonia Orozco requesting the City Council consider a request for \$1,000 from Council Discretionary Funds for Placer Breast Cancer Foundation for Paint Placer Pink! Campaign which will bring the community out to local restaurants and non-profit organizations generating revenue for some local businesses while raising awareness of health issues related to breast cancer and cancer prevention.

CC #: 1120

File #: 0102

CONTACT: Heather Blanco 916-746-1171 hblanco@roseville.ca.us

10. PUBLIC HEARING

NOTICE TO THE PUBLIC

City Council, when considering the matter scheduled for hearing, will take the following actions:

1. Open the Public Hearing
2. Presentation by Staff
3. Presentation by applicant or Appellant
4. Accept Public Testimony
5. Appellant or Applicant Rebuttal Period
6. Close the Public Hearing
7. City Council Comments and Questions
8. City Council Action

In the future, if you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you, or someone else raised orally at the Public Hearing or in written correspondence received by the City or before the hearing

Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation.

10.1. Formation of Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)

Memo from Administrative Analyst Jeannine Thrash and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 20-452 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE TO FORM A COMMUNITY FACILITIES DISTRICT,

DESIGNATE AN IMPROVEMENT AREA THEREIN, ESTABLISH A FUTURE ANNEXATION AREA, PROVIDE FOR ADDITIONAL FUTURE IMPROVEMENT AREAS THEREIN, AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE PUBLIC FACILITIES AND PUBLIC SERVICES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT; and adopt RESOLUTION NO. 20-453 DETERMINING NECESSITY TO INCUR BONDED INDEBTEDNESS OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE FOR THE CITY OF ROSEVILLE BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES); and adopt RESOLUTION NO 20-454 CALLING SPECIAL ELECTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE REGARDING THE CITY OF ROSEVILLE BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES); and adopt RESOLUTION NO. 20-455 DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN REGARDING CITY OF ROSEVILLE BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES); and adopt ORDINANCE NO. 6295 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE LEVYING SPECIAL TAXES WITHIN CITY OF ROSEVILLE BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES). The landowner, D.F. Properties, Inc. has requested to form a Community Facilities District, within the Sierra Vista Specific Plan, under the Mello-Roos Community Facilities Act of 1982, to provide funding for certain authorized public facilities as well as authorized services within the property. The project has a total of 218 residential units, 115 low-density residential units and 103 medium-density residential units, as well as around 81 acres of commercial. The project is planned for two phases, with the residential portion being Phase 1, and also the initial boundary area for the district. The commercial portion of the project will be Phase 2, and will be identified as the future annexation area for the district. The CFD will generate special taxes that will be paid by the property owners sufficient to pay the costs of debt service, CFD administration, and any authorized pay-as-you-go facilities, as well as provide funding in the future for maintenance/replacement of constructed facilities. The formation of the CFD will not impact the City's General Fund.

CC #: 1123

File #: 0206-03-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

11. COUNCIL REPORTS / PUBLIC COMMENTS

12. ADJOURNMENT



COUNCIL COMMUNICATION

CC #: 1140
File #: 0102-10

Title: Resolution - Placer Food Bank
Contact: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 5.1.

RECOMMENDATION TO COUNCIL

Commend the Placer Food Bank for their 50th anniversary and encourage all citizens to recognize and honor the countless contributions made to the City by the Placer Food Bank.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Ceremonial documents meet the above criteria and are not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Blair Hutchison, Deputy City Clerk

Sonia Orozco, City Clerk

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution - Placer Food Bank

CITY OF ROSEVILLE



COMMENDATION

WHEREAS, Placer Food Bank celebrates 50 years of distributing food and nourishing the community; and

WHEREAS, founded in 1970 as the Community Resources Council, Placer Food Bank has grown from a small agency, to the leading advocate and food distributor for hunger-relief in Placer, El Dorado and Nevada Counties; and

WHEREAS, as a member-affiliate of Feeding America, Placer Food Bank is part of a nationwide network of 200 foodbanks securing and distributing grocery products; and

WHEREAS, during the fiscal year of 2019-2020, Placer Food Bank distributed 6.8 million pounds of food to over 60 of its hunger-relief partners, feeding more than 90,000 individuals per month within the counties served, and providing nearly 8 million meals to those in need; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that the **Placer Food Bank** be commended for their 50th anniversary and encourage all citizens to recognize and honor the countless contributions made to the city by the Placer Food Bank.

SIGNED this 18th day of November, 2020.

JOHN B. ALLARD II, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 1143
File #: 0203-07

Title: Transformer Oil Processing (RFQ 10-3265) - Contract Purchase Agreement
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.1.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to approve a contract purchase agreement (3000886) with SPX Transformer Solutions, Inc. as the lowest bid received to process transformer oil in one of the substation transformers at the Pleasant Grove #2 substation and authorize the City Manager to execute it on behalf of the City of Roseville.

BACKGROUND

Oil analysis on a substation transformer at the Pleasant Grove #2 substation indicated that the moisture content in the transformer was too high. Excessive moisture in a transformer accelerates the breakdown of the insulation of the transformer windings, leading to reduced service life and possible premature failure. Reducing the moisture content of the transformer requires specialized equipment to process the oil under vacuum and reduce the moisture to an acceptable level.

A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Sum Total</u>
Delta Star Field Service Forest, VA	\$72,150.00

SPX Transformer Solutions, Inc. \$49,800.00
Waukesha, WI

FISCAL IMPACT

The total cost for the transformer oil processing is \$49,800. Funding is included in the Electric Department's FY2020-21 Capital Improvement Plan Budget.

ENVIRONMENTAL REVIEW

The proposed project involves operation and maintenance of an existing facility. This activity is

categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-467

CPA 3000886

RESOLUTION NO. 20-467

APPROVING A CONTRACT PURCHASE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SPX TRANSFORMER SOLUTIONS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3000886) to provide transformer oil processing services, between the City of Roseville and SPX Transformer Solutions, Inc., has been reviewed by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said contract purchase agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3000886

Supplier Details:

Company Spx Transformer Solutions Inc
Contact Tom Pickens
Address 400 South Prairie Avenue

Waukesha, WI 53186

Submit your response to:

Company City of Roseville
Contact Babette Owens
Address Purchasing Division
2075 Hilltop Circle
Roseville, CA 95747
Phone (916) 774-5704
Fax (916) 774-5736
E-mail BOwens@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return signed copies of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - By owner

Partnership - Any general partner

Corporation - Two options:

(1) A signature from the President and the corporate seal; **OR**

(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are not corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:

The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.



Contract Purchase Agreement 3000886

Agreement	3000886
Agreement Date	02-OCT-2020
Revision	0
Agreement Amount	49,800.00 USD

Invoice To **City of Roseville**
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678

Phone: (916) 774-5488

Fax: (916) 784-3796

Email: accountspayable@roseville.ca.us

Supplier **Spx Transformer Solutions Inc**
 400 South Prairie Avenue

Waukesha, WI 53186

Phone: ()

Fax: ()

Email: tom.pickens@spx.com

Description of Labor, equipment and/or materials THE VENDOR SHALL PROVIDE TRANSFORMER OIL PROCESSING SERVICES AT THE CITY OF ROSEVILLE PLEASANT GROVE #2 SUBSTATION IN ACCORDANCE WITH THE NEGOTIATED TERMS & CONDITIONS DATED 10/1/2020, SPECIFICATIONS, ATTACHMENTS, AND ADDENDUM OF RFQ 10-3265.

START DATE: UPON EXECUTED AGREEMENT

END DATE: UPON FINAL PAYMENT

PLEASE CONTACT JOSHUA CAMPBELL AT (916) 774 5698 OR JCAMPBELL@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS AGREEMENT.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	12064	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			
Babette Owens Phone 1-916-774-5704					

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, and employees from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, to the extent resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's active negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the other party, this Agreement is not assignable either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination, including demobilization and all related costs and expenses. Subject to the forgoing obligations, Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing, signed by both parties. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the applicable general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
10. Contractor agrees to the below insurance requirements:
 - a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains reasonable discretion in determining the types and proper levels of

insurance coverage.

- b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- c. Additional Insureds. Contractor shall also provide a separate blanket endorsement to the policy showing City, its officers, agents, and employees, as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor to the extent such claims are insured under Contractor's policy. The Additional insured coverage under the Contractor's Commercial General Liability policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. Furthermore, the requirements for cover and limits shall be:
 - (1) the coverage and limits specified in this Agreement.
- d. Cancellation/Modification. Contractor shall provide thirty (30) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor upon request.
- g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by the named insured. The failure to exercise this right shall not constitute a waiver of such right.
- h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, and employees for all work performed by Contractor, its employees, agents and subcontractors.
- i. Liability/Remedies. Insurance coverage in the amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.

- 11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the

performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original hereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and permitted assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. If the project referenced on this agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.
20. Contractor agrees to defend and indemnify City if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that Contractor and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of City. Contractor and City agree that: (a) Contractor is free from the control and direction of City in connection with the performance of the work; (b) Contractor is providing services directly to City; (c) Contractor has and will maintain at all relevant times a business license; (d) Contractor maintains a business location that is separate from City; (e) Contractor is customarily engaged in an

independently established business of the same nature as that involved in the work performed hereunder; (f) Contractor actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from City; (g) Contractor advertises and holds itself out to the public as available to provide the same or similar services; (h) Contractor provides its own tools, vehicles, and equipment to perform the services; (i) Contractor has negotiated its own rates; (j) Contractor set its own hours and location of work in accomplishing City's on-call needs; and (k) Contractor has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

21. (a) For a period of one (1) year from the date of performance of services or delivery of goods under the order accepted by Contractor, Contractor warrants to the City that the services performed by or on behalf of Contractor to be free from defects in workmanship and the goods manufactured by Contractor to be free from defects in title, material, and workmanship. (b) If within such period it shall be proven to Contractor's reasonable satisfaction that any services or goods are defective, then such services shall be corrected and, at Contractor's option, such goods repaired or replaced or substitute goods obtained. Company shall bear the costs of any removal, decontamination, and reinstallation of the goods and adjacent structures, equipment, and other obstructions not directly included in the warrantable goods. Contractor's obligation is conditioned upon Contractor's receipt of written notice of any alleged nonconformity or defect within 10 days after its discovery and, with respect to goods, at Contractor's option, return of such goods to Contractor's factory, with all freight and insurance to and from the repair facility to be at City's expense. With respect to goods not manufactured by Contractor, Contractor makes no warranty other than good title and agrees to transfer to City the original manufacturer's warranty, which shall provide the exclusive remedy for any defect. (c) The foregoing warranties state Contractor's entire warranty and City's sole and exclusive remedy related to the Work. EXCEPT AS EXPRESSLY SET FORTH ABOVE, CONTRACTOR MAKES NO WARRANTY OF ANY KIND WHATSOEVER, AND CONTRACTOR EXPRESSLY DISCLAIMS ANY WARRANTIES IMPLIED BY LAW, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. (d) This warranty shall not apply to any loss or damage resulting from: (i) normal wear and tear; (ii) alteration, neglect, misuse, abuse, or improper installation, operation, maintenance, or storage by City or a third party; (iii) accident, fire, flood, or acts of God; or (iv) inaccurate or incomplete information or data supplied or approved by City. City shall defend and indemnify Contractor for any loss or damage of Contractor arising out of clauses (i) through (iv) above and any breach by City of its covenants and obligations under these Terms.
22. Neither party shall be liable for any loss or damage as a result of any delay in shipment, delivery or installation due to any cause beyond that party's reasonable control, including without limitation, flood, hurricane, or other act of God, act of the other party, embargo or other governmental act or authority regulation or request, fire, theft, accident, strike, slowdown, labor dispute, war, riot, delay in transportation, inability to obtain necessary labor, materials or manufacturing facilities, whether at a party's operations or at the operations of a supplier or subcontractor to such party. In the event of any such delay, the date of performance shall be extended for a period equal to the time lost by reason of delay, plus a reasonable time for resuming performance.
23. Neither Party shall in any event be liable to the other Party for any indirect, special or consequential damages whatsoever, under any theory of relief, including without limitation, breach of warranty, breach of contract, tort (including negligence), strict liability, or otherwise, arising out of or related to that Party's acts or omissions. For any claims or damages not covered by the insurance

Contract Purchase Agreement 3000886

required under this Agreement, neither, Party's liability to the other Party shall exceed the contract price for the specific goods and services upon which the claim or damage is based.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. _____

Contractor License No. CA - 839522

DIR Registration No. 1000012207

Check mark the applicable company type below:

_____ Corporation

_____ Limited Liability Company

_____ Partnership

_____ Sole Proprietor

City Reserves the right to withhold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.

General T&C - AB5

City of Roseville and SPX Transformer Solutions, Inc. Negotiated Terms and Conditions 10/1/2020

ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT UNDER FORMAL BID LIMIT

General - Required Coverage:

- General Liability: \$1 Million per occurrence /\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: blanket endorsement. Endorsement shall cover the City of Roseville, its officers, agents, and employees as additional insured.
- Commercial General Liability Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided by Contractor

List certificate holder as: The City of Roseville-Insurance Compliance, PO
Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction: X

General Liability:

\$2 Million/occurrence

\$4 Million aggregate

Design Professional:

General Liability:

\$2 Million/occurrence

\$4 Million aggregate

Professional Liability:

\$2 Million/occurrence

Professional Consultant:

Professional Liability:

\$1 Million/occurrence

IT Services:

Professional Liability:

\$1 Million/occurrence

No auto required

Special Events/Caterers-Vendors:

No auto required

No workers' comp required

Professional Counseling/ Psychological:

Professional Liability:

\$1 Million/occurrence

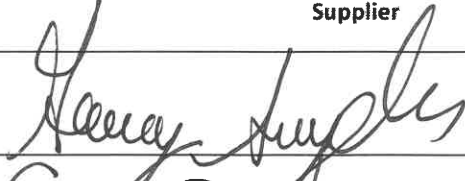
No auto required

Insurance Verification

By signing the agreement included with this document, you are confirming that your company has the minimum insurance limits required above.

A copy of your insurance certificate is not required at this time. The City may request proof of insurance at any time.

Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Supplier	
Signature:	
Print Name:	Gary Snyder
Title:	CFO

Supplier	
Signature:	
Print Name:	Lowell Beede
Title:	Assistant Secretary

City of Roseville, A Municipal Corporation	
Signature:	
Print Name:	Dominick Casey
Title:	City Manager



COUNCIL COMMUNICATION

CC #: 1112
File #: 0203-06

Title: Audio Visual Services - Service Agreement Amendment
Contact: Tisha Chinn 916-774-5702 tchinn@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.2.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute Amendment No. 2 to the Service Agreement (S1909066) with EKC Enterprises Inc., formerly known as Better Presentation Systems, Inc., to provide audio visual services.

BACKGROUND

The Information Technology Department released a Request for Proposals for Audio Visual Services in October of 2015. The proposals were evaluated on overall proposal, cost, qualifications and experience. EKC Enterprises Inc., formerly known as Better Presentation Systems Inc., was awarded the contract. This amendment is to add funds in the amount of \$45,000 for the Council Chambers audio visual upgrade project and to update the name of the vendor to EKC Enterprises Inc.

FISCAL IMPACT

The amendment increases the agreement by \$45,000, from \$750,000 to \$795,000. Funding is available in the Public, Educational, and Government Access Television (PEG) Fund approved in the FY2020-21 budget. There is no General Fund impact.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The Amendment No. 2 to Service Agreement for Audio Visual Services meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Tisha Chinn, Administrative Technician

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-445

Amendment 2 S1909066

RESOLUTION NO. 20-445

APPROVING AMENDMENT NO. 2 TO SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND EKC ENTERPRISES, INC., AND AUTHORIZING
THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Amendment No. 2 to Service Agreement (S1909066), regarding audio visual services, between the City of Roseville and EKC Enterprises, Inc., formerly known as Better Presentation Systems, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Amendment No. 2 to Service Agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

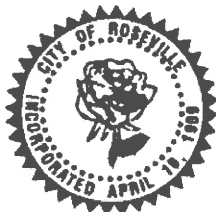
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

**SERVICE AGREEMENT
AMENDMENT**

SERVICE AGREEMENT No: S1909066
AMENDMENT No: 2

SERVICE LOCATION: AS DIRECTED

Contractor No.:

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor License No.:
Business License No.:

Department: VARIOUS

Telephone No.: (916)782-6444

Fax:

Email address: joshua@betteravsystems.com
Contractor: EKC ENTERPRISES, INC
FKA BETTER PRESENTATION SYSTEM, INC
ATTN: JOSHUA TOWNE
2008 OPPORTUNITY DRIVE., STE 170
ROSEVILLE, CA 95678

Acct. Code: VARIOUS

Buyer: BECKY PHILIPP
Phone: (916)774-5724

Service Agreement Number S1909066 ("Agreement"), which was executed on, 3/30/19, is hereby modified as follows:

Select all provisions that apply:

- ☒ The Contractor name is hereby changed from BETTER PRESENTATION SYSTEM, INC to EKC ENTERPRISES, INC
- ☒ The Total Cost of Service payable under this Agreement is modified from \$750,000.00 to \$795,000.00. The purpose of this modification is to add funds to the existing contract for the Council Chambers HD Upgrade project.

All other provisions of the Agreement shall remain unchanged and in full force and effect.

CONTRACTOR:

By: [Signature]

Title: CEO

By: [Signature]

Title: COMPANATE SECRETARY

CITY OF ROSEVILLE,
A MUNICIPAL CORPORATION:

By: _____
Dominick Casey
City Manager

Distribution: 1- Purchasing, 1 - Contractor, 1 - Originating Dept



COUNCIL COMMUNICATION

CC #: 1142
File #: 0203-07

Title: Substation Steel, Connectors and Appurtenances (RFQ 10-3268) - Purchase Order
Contact: Babbette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.3.

RECOMMENDATION TO COUNCIL

Staff recommends City Council authorize a purchase order to Valmont Substations, LLC as the lowest responsive bidder for the purchase of Substation Steel, Connectors and Appurtenances. The cost is \$54,503.38 plus sales tax of \$4,224.01, for a grand total of \$58,727.39.

BACKGROUND

City Council approved the Fiddymont 230/60kV Transformer Addition Project as part of the Electric Department's FY2018-19 Capital Budget. This project requires multiple years to complete and a number of ancillary components to support the installation of the new 230/60kV transformer. The components in this bid include steel support structures, electrical conductors and electrical bus connectors which are needed to complete the transformer installation.

The bid award is based on the lump sum total for the extended price of 26 separate items. A formal bid was issued with the following vendor responses:

<u>Vendor</u>	<u>Extended Price Lump Sum Total</u>
---------------	--------------------------------------

Anixter Benicia, CA	\$55,068.52
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Dis-Tran Pineville, LA	\$55,000.00
---------------------------	-------------

Valmont Substations, LLC Grandview, MO	\$54,503.38
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OneSource Supply Solutions Antioch, CA	\$45,652.96
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Peak Substation Services Birmingham, AL	\$74,900.00
--	-------------

OneSource Supply Solutions was deemed non-responsive because they did not provide the data sheets or warranty information required in the bid, they did not bid on one of the items, and their lead time did not meet the City's requirements.

FISCAL IMPACT

The cost is \$54,503.38 plus sales tax of \$4,224.01, for a grand total of \$58,727.39. Funding is included in the Electric Department's FY2020-21 Capital Improvement Program budget.

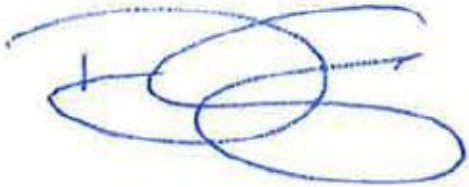
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The purchase of substation steel, connectors and appurtenances meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 1134
File #: 0203-06

Title: Electronic Document Management Software Replacement (RFP 12-013) - Contract Purchase Agreement
Contact: Robin Bernhard 916-774-5127 rbernhard@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.4.

RECOMMENDATION TO COUNCIL

Staff recommends Council adopt a resolution authorizing the City Manager to execute a contract purchase agreement with NEKO Industries Inc. to implement Hyland OnBase electronic document and content management software. Staff also requests City Manager authorization to execute optional yearly renewals without further Council approval for the annual maintenance contingent on Council approval of the yearly budget. Staff recommends that the Council also delegate authority to the Chief Information Officer to approve additional costs, not to exceed \$37,080 during implementation, to cover any contingency changes in the City's information technology environment completed with NEKO Industries Inc.

BACKGROUND

The City implemented the SIRE document management software approximately thirteen years ago. Hyland Software, Inc. purchased SIRE and stopped developing SIRE when they introduced their replacement product, OnBase. A project team comprised of representatives from multiple City departments participated in the requirements gathering, Request for Proposals preparation (12-013), and vendor evaluation to select Hyland OnBase as the replacement software. The software replaces an outdated software and server solution, provides additional functionality including potential integrations, public records access portal for citizens, and forms and workflow capabilities. The project implementation includes converting City documents that meet retention guidelines from SIRE to the new software.

FISCAL IMPACT

The project cost of \$247,200 will be funded through the FY2020-21 Information Technology Replacement Fund and participating enterprise and internal service fund budgets. The current project budget is \$230,000 and staff will return to Council with a budget adjustment to appropriate the remaining resources. Staff recommends that the Council also delegate authority to the Chief Information Officer to approve additional costs, not to exceed \$37,080 during implementation, to

cover any contingency changes in the City's information technology environment completed with NEKO Industries Inc.. The contingency of 15% of the implementation costs (\$37,080) will be funded by the Information Technology Operations Internal Service Fund (IT ISF).

Annual software maintenance fees for year 2 through year 10 totaling \$227,066 will be allocated to City departments via the IT ISF. The total cost for the ten-year contract is \$474,267.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute§21065 and CEQA State Guidelines§15060(c) (3) and §15378. The approval of the Electronic Document Management Software Replacement Contract Purchase Agreement meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Robin Bernhard, Sr Business Systems Analyst

Hong Sae, Chief Information Officer

A handwritten signature in blue ink, consisting of several overlapping loops and a vertical stroke on the left.

Dominick Casey, City Manager

A handwritten signature in blue ink, consisting of several overlapping loops and a vertical stroke on the left.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-464

Contract

RESOLUTION NO. 20-464

APPROVING A CONTRACT PURCHASE AGREEMENT AND AUTHORIZING CHANGE ORDER AUTHORITY, BY AND BETWEEN THE CITY OF ROSEVILLE AND NEKO INDUSTRIES INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3000941) for the Electronic Document Management Software Replacement, between the City of Roseville and NEKO Industries Inc., has been reviewed by the Council; and

WHEREAS, to cover any changes in the City's Information Technology environment, staff is requesting authority for the Chief Information Officer to approve additional costs, not to exceed \$37,080 during implementation; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said contract purchase agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute nine (9) additional one (1) year renewals without further City Council approval for the maintenance of software, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

BE IF FURTHER RESOLVED that the Chief Information Officer is authorized to approve additional costs, not to exceed \$37,080 during implementation, to cover any contingency changes in the City's Information Technology environment, consistent with the contract terms.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3000941

Supplier Details:

Company NEKO Industries Inc
Contact Matt Hofhenke
Address 3017 Douglas Blvd Ste 300

Roseville, CA 95661

Submit your response to:

Company City of Roseville
Contact "Becky" Rebecca Philipp
Address Purchasing Division
2075 Hilltop Circle
Roseville, CA 95747
Phone (916) 774-5724
Fax (916) 774-5736
E-mail BPhilipp@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return (2) signed originals of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - **By owner**
Partnership - **Any general partner**
Corporation - **Two options:**

(1) A signature from the President and the corporate seal; **OR**

(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are **not** corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:

The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.



Contract Purchase Agreement 3000941

Agreement	3000941
Agreement Date	19-OCT-2020
Change Order	1
Change Order Date	05-NOV-2020
Revision	1
Agreement Amount	474,267.00 USD

Invoice To **City of Roseville**
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678

Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier **NEKO Industries Inc**
3017 Douglas Blvd Ste 300

Roseville, CA 95661
Phone: (916) 774-7125
Fax: ()
Email: mjh@nekoind.com

Description of Labor, equipment and/or materials THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL 12-013 ELECTRONIC DOCUMENT MANAGEMENT SOFTWARE AND CONTRACTOR'S PROPOSAL THERETO TITLED CITY OF ROSEVILLE ELECTRONIC DOCUMENT MANAGEMENT SOFTWARE, DATED 4/28/20 (HEREINAFTER "PROPOSAL"). THE CITY OF ROSEVILLE REQUEST FOR PROPOSAL 12-013 ELECTRONIC DOCUMENT MANAGEMENT, CONTRACTOR'S PROPOSAL, NEKO INDUSTRIES QUOTATION DATED 8/5/20 AND ATTACHMENT B - COST PROPOSAL DATED 10/6/20 ARE HEREIN MADE PART OF THIS AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

CITY AND NEKO INDUSTRIES AGREE THAT THE SCOPE OF WORK AND/OR PRICE UNDER THIS AGREEMENT MAY BE AMENDED BY A CHANGE ORDER AGREED TO IN WRITING BETWEEN THE PARTIES.

START DATE: UPON EXECUTED AGREEMENT
END DATE: 6/30/2030

PLEASE CONTACT ROBIN BERNHARD AT 916-774-5127 OF RBERNHARD@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS CONTRACT.

**Total cost listed below is an approximation only. The City does not guarantee whatsoever the actual value of this agreement.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	14784	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			

"Becky" Rebecca Philipp Phone 1-916-774-5724

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Terms and Conditions

1. To the fullest extent allowed by law, Consultant agrees to indemnify, including the cost to defend City, and its officers, agents, employees and volunteers from any and all claims, demands, costs or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by City or the agents, servants, or independent contractors who are directly responsible to City, or arising from the active negligence of City. Consultant's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement. These indemnification obligations are subject to the conditions that: (i) City promptly notifies Consultant of any third-party claim; (ii) Consultant solely controls the defense and settlement or compromise of a claim and; (iii) City providing reasonable cooperation in the defense of any claim. In addition, Consultant shall pass-through, in addition, the applicable third-party (OEM) provided remedy should any OEM-provided Product become subject to an infringement claim. Consultant is an independent contractor, and shall not be considered an officer, agent or employee of the City.
2. Consultant is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Consultant either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Consultant is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Consultant shall be entitled to all costs reasonably incurred prior to the date of termination. Consultant acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Consultant has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement. Any work product created for City pursuant to this Agreement is deemed owned by City.
9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address:
<http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>
10. Consultant agrees to the below insurance requirements:

- a. Unless otherwise specified, the Consultant shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- b. Form. Consultant shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- c. Additional Insureds. Consultant shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of Consultant. The additional insured coverage under the Consultant's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:
 - (1) the minimum coverage and limits specified in this Agreement; or
 - (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater
- d. Cancellation/Modification. Consultant shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- f. Subconsultants. Consultant agrees to include in its contracts with all subconsultants the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subconsultants work. Furthermore, Consultant shall require its subconsultants to agree to be bound to Consultant and City in the same manner and to the same extent as Consultant is bound to City under this Agreement. Additionally, Consultant shall obligate its subconsultants to comply with these same provisions with respect to any tertiary subconsultant, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subconsultant or tertiary subconsultant upon request.
- g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- h. Waiver of Subrogation. Consultant hereby agrees to waive subrogation which any insurer of Consultant may acquire from Consultant by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile

Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Consultant, its employees, agents and sub consultants.

- i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Consultant of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Consultant shall comply with all federal, state, local laws, ordinances and policies as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement.
12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. Consultant agrees that any and all information furnished by City shall be deemed proprietary and confidential. All such information, to the extent previously, presently or subsequently disclosed to Consultant and/or processed and derived by Consultant services is the property of City and such property shall be deemed and treated as "Confidential Information" of City. Consultant acknowledges that such Confidential Information may contain information provided and/or generated by third-parties. Consultant agrees that such Confidential Information shall not be disclosed to any third party without written permission from City, except as required by law. Consultant shall not use the Confidential Information except to perform Consultant's services as directed by City.
19. All facilities, devices, networks and services used to store, deliver, process, backup or purge Confidential Information will employ administrative, physical, technical, and procedural safeguards and best practices at a level sufficient to secure Confidential Information from unauthorized access, destruction, use, modification, or disclosure. Such measures will be no less protective than those used to secure Consultant's own information of a similar type, and in no event less than reasonable in view of the type and nature of the information involved. It is the City's expectation that Consultant, at its own expense, shall perform annual audits for

any data centers that house Confidential Information, using an independent third-party audit that meets industry standards applicable to the services under this Agreement, and provide the audit report or certification upon request to City.

20. Consultant will retain Confidential Information until deleted by City or City-authorized third party, or for a time period mutually agreed upon by the parties to this Agreement.
21. Upon termination or expiration of this Agreement, Consultant will ensure that all Confidential Information is securely transferred to City within thirty (30) calendar days. Consultant will ensure that any transfer of Confidential Information is accomplished by methods that are compatible with the relevant City systems, and that City will have access to all Confidential Information during any such transfer. Consultant shall securely dispose of all Confidential Information when requested by City and Consultant will provide written notification to City once all Confidential Information has been securely disposed of.
22. Consultant shall report to City any data compromise or unauthorized access to Confidential Information within twenty-four (24) hours after Consultant discovers such data compromise or unauthorized access. Consultant will take commercially reasonable measures to address any such data compromise or unauthorized access in a timely manner. Except as otherwise required by law, Consultant will not provide notice to end users or other entities of any such data compromise or unauthorized access without written permission from City. Consultant will promptly reimburse City in full for all fees and costs incurred by City in any investigation, remediation or litigation resulting from any such data compromise or unauthorized access, including identity protection and restoration services for each person, who in the City's sole discretion, could be impacted by identity theft.
23. Consultant may not advertise that City is a client, list City as a reference or otherwise use City's name, logos, trademarks, or service marks without prior written permission from City.
24. Consultant acknowledges that services rendered under this agreement (including but not limited to service levels and operational levels) shall be performed in accordance with industry standards.
25. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
26. If the project referenced on this agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.
27. CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f)

CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

28. Consultant warrants all services will be provided in a professional and workmanlike manner consistent with industry standards. Consultant's services are warranted for thirty (30) days from the date of final delivery of the services, during which period Consultant shall promptly correct any defective workmanship at no additional cost to City as City's sole and exclusive remedy under this warranty provision. All products provided by consultant are provided "as is", with all faults. Except as expressly provided in this agreement, consultant makes no warranties, express or implied, and specifically disclaims any warranty of merchantability, fitness for a particular purpose, title or non-infringement or any warranty arising by usage of trade, course of dealings or course of performance. Consultants does not warrant that the services will be uninterrupted or error-free. Any and all original equipment manufacturer ("OEM") warranties, certifications and guarantees are passed through to City. Consultant serves as a single point of contact between third party OEMS and City to enforce such passed through warranties, if any. City agrees that any software products provided to City under this agreement that are neither developed nor designed by Consultant will carry the warranty provided by the manufacturer, or developer, in any, and Consultant makes no independent warranty with respect to such software products.

29. In no event shall either party be liable for an indirect, incidental special, exemplary, punitive or consequential damages, or damages for loss of profits, revenue, data, or use, incurred by City or any third party, whether in an action in contract, tort, statutory or otherwise (any legal theory), even if the other party of any other person has been advised of the possibility of such damages.

To the extent allowed by law, each party's entire liability and City's exclusive remedy for damages from any cause whatsoever, including, but not limited to, nonperformance or misrepresentation, and regardless of the form of actions, shall be limited to the applicable insurance amounts which are required to be maintained by Contractor as set forth herein.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. 032381

Contractor License No. _____

DIR Registration No. _____

Check mark the applicable company type below:

☒ Corporation

☐ Limited Liability Company

☐ Partnership

☐ Sole Proprietor

City reserves the right to withhold any payments to Consultant in the event of noncompliance with insurance requirements or if required by law.

Negotiated for Presidio Holdings, Inc dba Presidio Networked Solutions Group, LLC Information Technology T&C
REV 9/22/20 JS

**ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT OVER FORMAL BID LIMIT OR INVOLVING HIGH RISK ACTIVITIES**

General - Required Coverage/Documentation

- General Liability: \$1 Million per occurrence /\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville - Insurance Compliance, PO Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction: _____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate

Design Professional: _____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate
Professional Liability:
\$2 Million/occurrence

Professional Consultant: _____

Professional Liability:
\$1 Million/occurrence

IT Services: X

Professional Liability:
\$1 Million/occurrence
No auto required

Hazardous Materials: _____

Pollution Liability:
\$1 Million/occurrence

Special Events/Caterers-Vendors: _____

No auto required
No workers' comp required

Professional Counseling/ Psychological: _____

Professional Liability:
\$1 Million/occurrence
No auto required

Pyrotechnics: _____

General Liability:
\$5 Million/occurrence
\$10 Million aggregate
Auto - \$2 Million/occurrence

Chemical/Environmental: _____

General Liability:
\$3 Million/occurrence
\$6 Million aggregate
Pollution – \$2 Million/Occurrence
Auto - \$2 Million/Occurrence

Insurance Submission Process

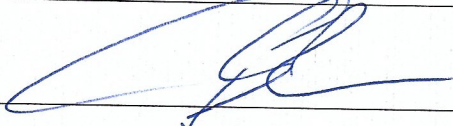
The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

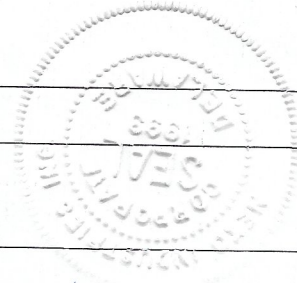
How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please DO NOT send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239

Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Supplier	
Signature:	
Print Name:	Sam H Edmundo
Title:	President



Supplier	
Signature:	
Print Name:	
Title:	

City of Roseville, A Municipal Corporation	
Signature:	
Print Name:	Dominick Casey
Title:	City Manager



NEKO Industries, Inc.
 Olympus Corporate Center
 3017 Douglas Blvd, #300
 Roseville, CA 95661
 T: 916-774-7125

Quotation

Date: 8/5/2020

B	NEKO Industries, Inc.	S	City of Roseville
I	3017 Douglas Blvd, #300	H	Attn: City Clerk Department
L	Roseville, CA 95661	I	311 Vernon Street
L		P	Roseville, CA 95678
T		T	
O	916-774-7125	O	

Ord #	Order Date	Customer Number	Imaging Specialist	Purchase Order No.	
		City of Roseville	MJH		
QTY	Item Number	Imaging System Description	Software		Extended
		OnBase Software	List Price		Price
1	GV-B-LOCAL	Local Government License Bundle EDM Services - Version/Revision Control Unity Client Server Electronic Forms (Enterprisewide Unity Forms) Application Enabler (Single LOB Integration) Virtual Print Driver Full-Text Search Folders and File Cabinets Unity Scan License per user - One Document scanning Workflow/Workview Named User		\$ 20,000.00	\$ 20,000.00
100	GV-CTIPC1	OnBase Concurrent User Licenses		\$ 650.00	\$ 65,000.00
1	GV-ASIPW1	Production Imaging Scanning Client (1st license)		\$ 2,000.00	\$ 2,000.00
2	GV-ASIPW2	Production Imaging Scanning Client (2nd + license)		\$ 800.00	\$ 1,600.00
1	FPIPW1	Full-Page OCR		\$ 1,500.00	\$ 1,500.00
1	GV-DRIP11	Document Retention		\$ 4,000.00	\$ 4,000.00
1	GV-OUTIP11	Integration for Microsoft Outlook		\$ 4,000.00	\$ 4,000.00
139,117	GWIP11	Public Constituency Access (Requires Web Server)		\$ 1,400.00	\$ 1,400.00
1	GV-WTIPW1	Web Server		\$ 4,000.00	\$ 4,000.00
1	DPIPW1	Document Import Process		\$ 5,000.00	\$ 5,000.00
		<u>Below Licenses are removed, only required for Hyland Hosted Solution</u>			
0	EHIP11	Encrypted Diskgroups			
0	AKIP11	Encrypted Alpha Keywords			
				Subtotal	\$ 108,500.00
		Annual Software Maintenance			
1	Maint	Annual Hyland Software Maintenance - Includes all Software Upgrades from Hyland. No Services included.		20%	\$ 21,700.00
				Subtotal	\$ 21,700.00
		SIRE to OnBase Migration Services			
		Scope of Services for the Migration are outlined within the RFP Response			
106	NEKO-Serv	Cabinet Setup Fee		\$ 115.00	\$ 12,190.00
764,793	NEKO-Serv	Folder Conversion Fee (Cost \$13,600 per 1 Million Folders)		\$ 13,600.00	\$ 10,401.18
1	Discount	SIRE - First 15 Cabinets Free			\$ (1,725.00)
1	Discount	SIRE - First 2 Million Free			\$ (10,401.18)
				Subtotal	\$ 10,500.00
		NEKO Services			
		Initial 10 Department Implementation			
50	Labor2	Project Management		\$ 180.00	\$ 9,000.00
125	Labor1	Application Installation/Configuration		\$ 150.00	\$ 18,750.00
50	Labor1	Testing		\$ 150.00	\$ 7,500.00
16	Labor1	Training Web Ex		\$ 150.00	\$ 2,400.00
15	Labor1	Cutover		\$ 150.00	\$ 2,250.00
25	Labor1	Post Cutover Support		\$ 150.00	\$ 3,750.00
45	Labor1	Document Retention Configuration		\$ 150.00	\$ 6,750.00
14	Labor1	LOB Integration using Application Enabler - 4 screens		\$ 150.00	\$ 2,100.00
		New Department Implementation - Add On (Optional)			
1	Labor1	New Department Implementation and Configuration, No Workflow or Unity Forms Included	\$6,000 - \$9,000		
		Workflow (Optional)			
1	Labor2	5 Step Workflow Design and Implementation Application Installation/Configuration, Testing, Training, PROD Cutover, Go Live Support	\$6,000 - \$9,000		
		Once Workflow is designed, a fixed price quote can be given.			
0	NEKO-Serv	Additional NEKO Professional Services		\$150/hr	

		Software Support and Maintenance, Training		Subtotal	\$ 52,500.00
1	Prem-Training	Premium Training Webinars - Online for all Users		Included	Included
1	SysAdmin	OnBase System Administrator - Instructor Led, Online Class, Per User		\$ 3,000.00	Optional
1	IntroWF	Introduction to Workflow - Instructor Led, Online Class, Per User		\$ 3,000.00	Optional
1	WFDesign	Workflow Design - Instructor Led, Online Class, Per User		\$ 3,000.00	Optional
1	NEKO-Serv	Customized Documentation - User and Admin Documentation		\$ 1,800.00	Optional
				Subtotal	\$ -
		Contract Dates		Subtotal	\$ 193,200.00
		Start:			
		End:			
			Subtotal		\$ 193,200.00
			Tax		electronic
			Shipping		N/A
			Total		\$ 193,200.00

Attachment B- Cost Proposal

Vendor: **NEKO Industries**

City of Roseville

Cost Categories	Total Cost	Explanation/Notes (if necessary)
Project Costs		
Software Fees (Schedule 2)	\$ 108,500	Initial Software Purchase
Professional Services (Schedules 3):	\$ 63,000	NEKO Services and Migration Costs
Other Fees (Schedule 4)	\$ -	One Time Costs
Total Cost During Project Period	\$ 171,500	
Ongoing Costs		
1st Year Maintenance Costs	\$ 21,700	Year 1 Annual Maintenance Costs. Full 100 Licenses
2 - 10 Year Maintenance Costs	\$ 227,066	Includes Year 1-10 Annual Maintenance Costs. Full 100 Licenses
10 Year Hosting Costs	\$ -	Not applicable - On Premise Solution
Total 10 Year Costs		

Scope Option #1

2-Software

Schedule 3: Professional Service Fees**Vendor:** NEKO Industries

Scope Option #1				
DELIVERABLE / TASK	PHASE	PAYMENT AMOUNT	RETAINAGE	COMMENTS
PROJECT PLANNING				
		\$	%	
<i>Project Management 1</i>	1	\$ 3,000	0%	Due at start of Phase 1
INITIAL KNOWLEDGE TRANSFER				
<i>SIRE Taxonomy Review, Optimize for OnBase</i>	1	\$ 750	0%	
PROCESS ANALYSIS / SYSTEM DESIGN				
<i>Project Management 2</i>	2	\$ 3,000	0%	Due at start of Phase 2
Application Installation/Configuration	2a	\$ 18,000	100%	Due once Deliverable is completed
Document Retention Configuration	2b	\$ 6,750	100%	Due once Deliverable is completed
SYSTEM BUILD (INCLUDING CONVERSION/CONFIGURATION/ENHANCEMENTS)				
<i>Project Management 3</i>	3	\$ 3,000	0%	Due at start of Phase 3
<i>SIRE Conversion and Migration of Documents</i>	3a	\$ 10,500	100%	Due once Deliverable is completed
<i>LOB Integration using Application Enabler - 4 screens</i>	3b	\$ 2,100	100%	Due once Deliverable is completed
TESTING				
<i>Testing of Solution</i>	4	\$ 7,500	100%	Due once Deliverable is completed
Cutover to PROD	4a	\$ 2,250	100%	Due once Deliverable is completed
TRAINING				
<i>Training - 1 Day Onsite Train the Trainer / 1 Day Web Ex Training</i>	5	\$ 2,400	0%	30 Days before class date
CLOSURE				
<i>Post Cutover Support</i>	6	\$ 3,750	100%	Due once Deliverable is completed
		\$ 63,000		

Schedule 4: Other Fees

Vendor: NEKO Industries

Description	Cost
Hosted Server Storage 500 GB - Included	\$0
Hosted Server Storage 2 TB - One Time Cost (2.5 Total for Hosted Solution)	\$0
Initial OnBase Hosted Server Setup	\$0
Onsite Travel - Included	\$0
Total	\$0

Payment Schedule

Retainage % 0

1

LIST ALL REQUIRED PAYMENTS FOR 10 YEARS

Payment Nur Type	Phase	Milestone	Amount	Retainage	Remit to Vendor	Cumulative Retainage
1 Software - 1	1	Software - Initial Cost (48 Licenses)	\$ 74,700	\$ -	\$ 74,700	\$ -
Services	1	Services - Phase 1	\$ 3,750	\$ -	\$ 3,750	\$ -
Setup	1	Other - One Time Costs	\$ -	\$ -	\$ -	\$ -
Maintenance	1	Year 1 - Annual Maintenance (48 Licenses)	\$ 14,940	\$ -	\$ 14,940	\$ -
2 Services	2	Project Management 2	\$ 3,000	\$ -	\$ 3,000	\$ -
3 Services	2a	Application Installation/Configuration	\$ 18,000	\$ 18,000	\$ -	\$ 18,000
4 Services	2b	Document Retention Configuration	\$ 6,750	\$ 6,750	\$ -	\$ 24,750
5 Software - 2	3	Software - Purchase remaining 52 User Licenses	\$ 33,800	\$ -	\$ -	
Maintenance	3	Maintenance on new 52 CC Licenses - Will be pro-rated to co-terminate	\$ 6,760	\$ -	\$ -	
6 Services	4	Project Management 3	\$ 3,000	\$ -	\$ 3,000	\$ 24,750
7 Services	4a	SIRE Conversion and Migration of Documents	\$ 10,500	\$ 10,500	\$ -	\$ 35,250
8 Services	4b	LOB Integration using Application Enabler - 4 screens	\$ 2,100	\$ 2,100	\$ -	\$ 37,350
9 Services	5	Testing of Solution	\$ 7,500	\$ 7,500	\$ -	\$ 44,850
10 Services	5a	Cutover to PROD	\$ 2,250	\$ 2,250	\$ -	\$ 47,100
11 Training	6	Training - 1 Day Onsite Train the Trainer / 1 Day Web Ex Training	\$ 2,400	\$ -	\$ 2,400	\$ 47,100
12 Services	7	Post Cutover Support	\$ 3,750	\$ 3,750	\$ -	\$ 50,850
13 Maintenance	8	Year 2 - Annual Maintenance	\$ 22,351	\$ -	\$ 22,351	\$ 50,850
14 Maintenance	9	Year 3 - Annual Maintenance	\$ 23,022	\$ -	\$ 23,022	\$ 50,850
15 Maintenance	10	Year 4 - Annual Maintenance	\$ 23,712	\$ -	\$ 23,712	\$ 50,850
16 Maintenance	11	Year 5 - Annual Maintenance	\$ 24,424	\$ -	\$ 24,424	\$ 50,850
17 Maintenance	12	Year 6 - Annual Maintenance	\$ 25,156	\$ -	\$ 25,156	\$ 50,850
18 Maintenance	13	Year 7 - Annual Maintenance	\$ 25,911	\$ -	\$ 25,911	\$ 50,850
19 Maintenance	14	Year 8 - Annual Maintenance	\$ 26,688	\$ -	\$ 26,688	\$ 50,850
20 Maintenance	15	Year 9 - Annual Maintenance	\$ 27,489	\$ -	\$ 27,489	\$ 50,850
21 Maintenance	16	Year 10 - Annual Maintenance	\$ 28,314	\$ -	\$ 28,314	\$ 50,850
22				\$ -	\$ -	\$ 50,850
23						\$ 50,850
24						\$ 50,850
25						\$ 50,850
Add More if Necessary				\$ -	\$ -	\$ 50,850
Final		Project Close and Acceptance (Release)		\$ -		\$ 50,850



COUNCIL COMMUNICATION

CC #: 1108
File #: 0203-07

Title: 60kV Overhead ACSS Terminations (RFQ 10-3267) – Purchase Order
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.5.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve a purchase order to General Pacific, Inc. as the lowest responsive and responsible bid received for 60kV Overhead ACSS Terminations in response to RFQ 10-3267. The cost of the purchase is \$38,820.00 plus sales tax of \$3,008.55, for a grand total of \$41,828.55.

BACKGROUND

The Electric Department has a requirement for the purchase of 60kV overhead conductor ACSS type terminations. The terminations will be used for the 60kV Overhead Re-conductor Project. This conductor is vital to Roseville's 60kV network configuration and the reliability of the electrical power system.

Vendors were asked to provide a unit price for Hubbell 60kV high temperature conductor dead-end terminations, straight terminations, tee taps and joint compound or equals. The contract award is based on a line item by line item basis with the following vendor responses:

Vendor	Unit Price <u>Item A</u>	Unit Price <u>Item B</u>	Unit Price <u>Item C</u>	Unit Price <u>Item D</u>
General Pacific, Inc Fairview, OR	\$181.00	\$45.00	\$77.00	*\$19.30
OneSource Antioch, CA	\$333.33	\$108.44	\$121.77	\$22.44
Anixter Benicia, CA	\$333.54	\$111.04	\$124.55	\$22.00

*Item D - General Pacific, Inc. bid price is \$193.00 for a box of 10 = unit price is \$19.30.

FISCAL IMPACT

The cost of the purchase is \$38,820.00 plus sales tax of \$3,008.55, for a grand total of \$41,828.55. Funding is included in the Electric Department FY2020-21 Budget.

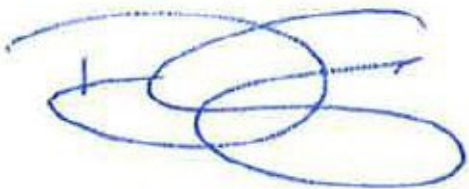
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The purchase of overhead terminations meets the above criteria, and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal stroke, likely belonging to Dominick Casey.

Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 1130
File #: 0203-10

Title: Portable Bleachers - Sole Source Purchase Order
Contact: Rebecca McCoy 916-774-5706 ramccoy@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.6.

RECOMMENDATION TO COUNCIL

Staff recommends City Council approve a sole source purchase order with B.T. Mancini Co., Inc. to upgrade the gymnasium bleachers at the Roseville Sports Center.

BACKGROUND

The existing gymnasium bleachers have exceeded their useful life and are extremely difficult for staff to remove for revenue generating events. A sole source purchase order is necessary because B.T. Mancini Co., Inc. is certified as the only local supplier of new Hussey's MAXAM1 Portable Bleachers. Staff is requesting approval to purchase eleven (11) Hussey Seating Company MAXAM1 Tip-and-Roll Bleacher Systems for the Roseville Sports Center.

FISCAL IMPACT

The total cost of this purchase order is \$38,200. Funding for this project is available in the Council-approved FY2020-21 Parks, Recreation and Library Capital Projects Fund budget.

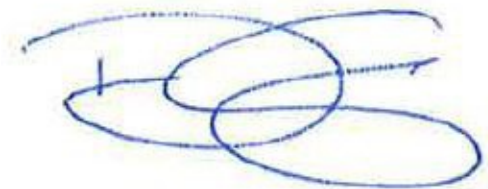
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

Respectfully Submitted,

Rebecca McCoy, Project Coordinator

Jason Shykowski, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely representing the name Jason Shykowski.

Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 1129
File #: 0203-12

Title: Personal Protective Equipment - Purchase Order
Contact: Brian Diemer 916-746-1392 bdiemer@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.7.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve a purchase order with R.S. Hughes Co. for personal protective equipment utilizing the remaining final term expiring on November 26, 2020 of the competitively bid National Purchasing Partners (NPP) Contract #VH11350.

BACKGROUND

The Fire Department has an annual requirement for personal protective equipment needed for emergency medical services, including items such as respirators, surgical-type face masks and isolation gowns. These items are particularly important for the safety of patients and staff. Due to COVID-19, the Fire Department is having difficulty finding certain essential items and at an affordable price. By utilizing NPP contract #VH11350, the department is expecting to quickly make orders based on need and availability while taking advantage on competitive pricing at the time of Council approval.

FISCAL IMPACT

The purchase order will be issued with a total amount not to exceed \$55,000. Funding is included in the FY2020-21 Fire Department budget in the General Fund.

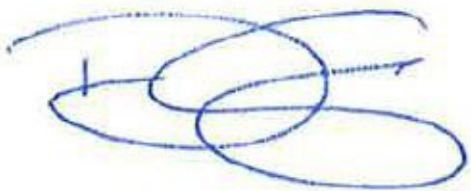
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The purchasing of personal protective equipment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Brian Diemer, Assistant Fire Chief

Rick Bartee, Fire Chief

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke, likely representing the name Dominick Casey.

Dominick Casey, City Manager



COUNCIL COMMUNICATION

CC #: 1138
File #: 0800-03

Title: Power Plant Ovation Distributed Control System - Purchase Order
Contact: Nathan Ribordy 916-746-1673 nribordy@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.8.

RECOMMENDATION TO COUNCIL

Staff recommends City Council approve a purchase order with Emerson Process Management for the purchase of standardized control system computer equipment.

BACKGROUND

The Roseville Energy Park (REP) utilizes Emerson's Ovation Distributed Control System (DCS) to control plant processes. The DCS system is comprised of a server, field devices, operator and engineering work stations, and various networking hardware. While the field devices are anticipated to last in excess of twenty years, the server and workstations have a similar life cycle to that of a standard computer. Recently the REP has experienced minor equipment failure in these systems, indicating that an upgrade to more modern software and hardware is due.

Phase 1 and Phase 2 portions of this project were previously approved by City Council on May 6, 2020 and September 2, 2020 respectively. During a site visit an Emerson software engineer identified that additional hardware was required to the complete upgrade. The additional hardware includes a backup controller to maximize system availability and a stand-alone antivirus system.

FISCAL IMPACT

The not-to-exceed cost for this hardware is \$24,000. Funding is included in the Electric Department's FY2020-21 capital improvement program budget.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The purchase of control system hardware for use at the Roseville Energy Park meets the above criteria and is not subject to CEQA. No additional environmental

review is required.

Respectfully Submitted,

Nathan Ribordy, Senior Power Plant Engineer

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 1111
File #: 0203-07

Title: Power Plant Air Compressor System Upgrade - Sole Source Contract Purchase Agreement
Contact: Michael Zasso 916-746-1665 mzasso@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.9.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution approving a sole source contract purchase agreement with Cisco Air Systems, Incorporated, to provide and install upgraded Roseville Energy Park air compressor equipment, and authorizing the City Manager to execute it on behalf of the City of Roseville.

BACKGROUND

The Roseville Energy Park (REP) currently utilizes an Ingersoll Rand air compressor system that provides needed compressed air to the REP. The existing air compressor system is integrated into the existing REP Distributed Control System (DCS) and is essential to REP process control and operation.

The existing air compressor system is at end of life and needs to be replaced to maintain reliable operation of the REP. To maintain DCS compatibility with the new equipment, a like-in-kind replacement with additional performance features was selected and is included in this sole source contract purchase agreement.

Cisco Air Systems, Incorporated is the only authorized Ingersoll Rand Distributor in Northern California.

FISCAL IMPACT

This contract purchase agreement is not to exceed \$228,402. Funding is included in the Electric Department's FY2020-21 budget.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not

considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The purchase and installation of air compressor equipment at the REP meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Michael Zasso, P.E., Power Plant Engineer I

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-444

CPA

RESOLUTION NO. 20-444

APPROVING A CONTRACT PURCHASE AGREEMENT BETWEEN THE CITY OF
ROSEVILLE AND CISCO AIR SYSTEMS, INC., AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3000963) to provide and install upgraded air compressor equipment, between the City of Roseville and Cisco Air Systems, Inc., has been reviewed by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said contract purchase agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3000963

Supplier Details:

Company Cisco Air Systems Inc
Contact Cara Crowder
Address 214 27th Street

Sacramento, CA 95816

Submit your response to:

Company City of Roseville
Contact Babette Owens
Address Purchasing Division
2075 Hilltop Circle
Roseville, CA 95747
Phone (916) 774-5704
Fax (916) 774-5736
E-mail BOWens@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return signed copies of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - **By owner**
Partnership - **Any general partner**
Corporation - **Two options:**

(1) A signature from the President and the corporate seal; **OR**

(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are not corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:

The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.



Contract Purchase Agreement 3000963

Agreement	3000963
Agreement Date	28-OCT-2020
Revision	0
Agreement Amount	228,420.00 USD

Invoice To **City of Roseville**
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678

Phone: (916) 774-5488

Fax: (916) 784-3796

Email: accountspayable@roseville.ca.us

Supplier **Cisco Air Systems Inc**
 214 27th Street

Sacramento, CA 95816

Phone: ()

Fax: ()

Email: barryfrkovich@ciscoair.com

Description of Labor, equipment and/or materials THIS PURCHASE IS IN ACCORDANCE WITH THE ATTACHED PROPOSAL # CM08202020D REV 1, PREPARED DATE: 10/27/2020.

START DATE: EXECUTED AGREEMENT
 END DATE: UPON FINAL PAYMENT

FOR QUESTIONS CONTACT MICHAEL ZASSO AT (916) 746 1665 OR EMAIL
 MZASSO@ROSEVILLE.CA.US.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	10190	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			
		Babette Owens Phone 1-916-774-5704			

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Purchase Agreement 3000963

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address:
<http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
10. Contractor agrees to the below insurance requirements:
 - a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
 - b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
 - c. Additional Insureds. Contractor shall also provide a separate endorsement or

Contract Purchase Agreement 3000963

section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:

- (1) the minimum coverage and limits specified in this Agreement; or
 - (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
 - e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
 - f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
 - g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
 - h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
 - i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

Contract Purchase Agreement 3000963

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original hereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. If the project referenced on this agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.
20. CONTRACTOR agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONTRACTOR and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONTRACTOR and CITY agree that: (a) CONTRACTOR is free from the control and direction of CITY in connection with the performance of the work; (b) CONTRACTOR is providing services directly to CITY; (c) CONTRACTOR has and will maintain at all relevant times a business license; (d) CONTRACTOR maintains a business location that is separate from CITY; (e) CONTRACTOR is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONTRACTOR actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONTRACTOR advertises and holds itself out to the public as available to provide the same or similar services; (h) CONTRACTOR provides its own tools, vehicles, and

Contract Purchase Agreement 3000963

equipment to perform the services; (i) CONTRACTOR has negotiated its own rates; (j) CONTRACTOR set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONTRACTOR has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. _____

Contractor License No. _____

DIR Registration No. _____

Check mark the applicable company type below:

_____ Corporation

_____ Limited Liability Company

_____ Partnership

_____ Sole Proprietor

City Reserves the right to withhold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.

General T&C

REV 3/25/20 JS

Contract Purchase Agreement 3000963

**ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT OVER FORMAL BID LIMIT OR INVOLVING HIGH RISK ACTIVITIES**

General - Required Coverage/Documentation

- General Liability: \$1 Million per occurrence /\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville - Insurance Compliance, PO Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction: _____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate

Design Professional: _____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate
Professional Liability:
\$2 Million/occurrence

Professional Consultant: _____

Professional Liability:
\$1 Million/occurrence

IT Services: _____

Professional Liability:
\$1 Million/occurrence
No auto required

Hazardous Materials: _____

Pollution Liability:
\$1 Million/occurrence

Special Events/Caterers-Vendors: _____

No auto required
No workers' comp required

Professional Counseling/ Psychological: _____

Professional Liability:
\$1 Million/occurrence
No auto required

Pyrotechnics: _____

General Liability:
\$5 Million/occurrence
\$10 Million aggregate
Auto - \$2 Million/occurrence

Contract Purchase Agreement 3000963

Chemical/Environmental: _____

General Liability:

\$3 Million/occurrence

\$6 Million aggregate

Pollution – \$2 Million/Occurrence

Auto - \$2 Million/Occurrence

Insurance Submission Process

The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please DO NOT send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239

Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Contract Purchase Agreement 3000963

Supplier	
Signature:	DocuSigned by:  31EB7C6DE7A7430...
Print Name:	Bob Talbott
Title:	CFO

Supplier	
Signature:	DocuSigned by:  83E125390147467...
Print Name:	Kent Frkovich
Title:	President / CEO

City of Roseville, A Municipal Corporation	
Signature:	
Print Name:	Dominick Casey
Title:	City Manager



■ **Presented To:**
Michael Zasso, P.E.
Power Plant Engineer
Roseville Electric Utility
(916) 746-1665
MZasso@roseville.ca.us

■ **Prepared By:**
Corey Magleby
Cisco Air Systems, Inc
214 27th Street
Sacramento, CA 95816
Ph: 800-813-6763
Cell: 916-215-2160
cmagleby@ciscoair.com

Proposal #: CM08202020D Rev.1

Prepared Date: ~~8/27/2020~~ 10/27/20





Dear Michael,

Thank you for your interest in a Cisco Air Systems Compressed Air Solution. Our company is the largest independent air compressor in the region. We have been providing compressed solutions to customers in California & Nevada since 1973.

Our unmatched team of highly skilled and experienced service technicians are trained to work on all major makes and models of air compressors, dryers and all other equipment associated with your compressed air system. We pride ourselves in having a service solution for every customer:

- **Service & Support** – 24-hour service & support availability
- **Rental Solutions – Air Compressors & Air Dryers**
- **PackageCare** – Ingersoll Rand's and Cisco Air Systems' complete risk transfer maintenance program, which offers "bumper to bumper" PM service and warranty coverage on eligible products
- **Compressed Air System Analysis (CASA)**– Our system analysis service to help with system performance, potential utility rebates, and increase plant reliability
- **Installation Solutions** – Turn-key installation services – project management, system layout, equipment placement, plumbing, electrical, and more

We appreciate the opportunity to provide you with the following proposal. Please feel free to check out our website to learn more about our unmatched capabilities.

Thank you,

Corey Magleby

Corey Magleby Cell: (916)215-2160 Email: cmagleby@ciscoair.com







Cisco Air Systems recently was awarded the prestigious Ingersoll Rand Distributor of the Year award for 2019!

This was our 5th time winning the award; 2004, 2008, 2012, 2016 & 2019!



IR Ingersoll Rand®
5 Time Distributor of the Year
2004 • 2008 • 2012 • 2016 • 2019



Rotary Screw Air Compressor R55n (75 Hp) Air Cooled



Image for reference only

Technical Information:

Voltage: 460V/3Ph/60Hz

Available Flow (Capacity):

- 114-372 cfm @100 psig
- 114-357 cfm @110 psig
- 114-349 cfm @115 psig
- 114-328 cfm @125 psig
- 114-312 cfm @135 psig
- 114-300 cfm @145 psig

Weight: 3131 lbs

Compressed air outlet size: 2.0" NPT

Condensate drain outlet size: 0.38"

**Dimensions - Facing control panel
(L x W x H):** 95.8" x 49.8" x 80"

Sound Level per ANSI S5.1 Standard

- Aircooled 69 dBA

Additional Engineering Data available upon request

Product Description:

Ingersoll Rand's NEW R-Series 55-75 kW/75-100hp contact-cooled rotary screw air compressors offer the very best of time-proven designs and new technologies integrating advanced features such as our Progressive Adaptive Control™ Protection, V-Shield™ Technology, Sequential Cooling System, and Time-Proven Airends that ensure the highest levels of reliability, efficiency and productivity available today. Our NEW energy-efficient packages deliver performance and value that best fits your specific needs.

Key Features & Benefits:

- **Progressive Adaptive Control™ (PAC™) Protection:** An integrated, intelligent system that continuously monitors key operating parameters and adapts to prevent unexpected downtime
- **V-Shield™ Technology:** A totally integrated, leak-free design using stainless steel pipes, long-life metal-flex hoses and superior elastomeric seals for repeatable leak-free connections
- **Sequential Cooling System:** Significantly improves reliability, efficiency, serviceability and noise level.
- **Xe-Series Controller:** The all new Xe-Series controller features an intuitive high resolution color display with web enabled communication and control.





Heatless Desiccant Dryer HL400 w/ems



Image for reference only

Technical Information:

Capacity: 400 scfm

Dew Point: -40°F

Maximum Operating Pressure: 150 psig

Weight: 1664 lbs.

Connection Size: 2" NPT

Desiccant weight per vessel: 374 lbs.

Dimensions (W x D x H): 56.5" x 42" x 83"

Additional Engineering Data available upon request

Product Description:

The HL Heatless Desiccant Dryers provide constant -40°F / -40°C pressure dew point (optional -100°F / -70°C) to ensure that clean, dry air is delivered to the customer's point of usage. These dryers include pre-filters and after-filters to keep the air stream clean and maintain the integrity of the desiccant medium. A digital controller and NEMA 4 electrics complete the premium characteristics of these dryers.

By using system air to purge the desiccant beds, HL Heatless Dryers and their filters remove contaminants that could spoil the customer's product or manufacturing processes while conserving electrical energy associated with heat regenerative dryers. The switching valves and electrical control design provide increased reliability and reduced maintenance while affording safe and simple operation.

Key Features & Benefits:

- Pre-filter and After-filter
- High Performance Valves
- Micro Processor Controller
- -100°F Dewpoint
- Energy Management System (EMS)
- MODBUS Compatible
- SS Desiccant Screens
- Low Profile Design



Visit the Ingersoll Rand website for further information <http://www.ingersollrandproducts.com>





Non-Lube Module NLM800



Image for reference only

Technical Information:

Capacity: 800 scfm

Maximum Operating Pressure: 150 psig

Weight: 530 lbs.

Connection Size: 3" MPT

Condensate Connection: 1" FPT

Dimensions (Vessel Dia. x H): 14" x 68.25"

Additional Engineering Data available upon request

Product Description:

The NLM Module provides excellent filtration by combining large volume coalescing with a premium filter element. This effectively provides aerosol removing oil and water liquid/mist down to 0.5 ppm by weight. Filters shall use both mechanical and centrifugal action to remove up to 99% of all solid particles

The filter pressure drop at rated flow shall not be more than 0.5 psig when element is new and the maximum pressure drop throughout element life will not exceed 2 psi.

The NLM provides the customer with high quality air, minimal maintenance and energy savings. Each additional 2 psig of downstream pressure drop requires 1% additional compressor drive motor bhp; therefore, the NLM.'s low psid equates to energy savings at the compressor motor.

Key Features & Benefits:

- Exceeds the "Quality Standard for Instrument Air"
- Both Mechanical and Centrifugal Filtration



Visit the Ingersoll Rand website for further information <http://www.ingersollrandproducts.com>





Installation Solutions – Air Receiver Tanks Vertical 1060 Gallons



Technical Information:

Capacity: 1060 Gallons

Design Configurators:

- Vertical Tanks
- Premier Grey

Design Specifications:

- ASME Code Section VIII, Division 1
- CSA B.51 latest edition

Overload, Coast Guard Specifications, California PE and American Board of Shipping (ABS)”

Additional Engineering Data available upon request

Product Description:

Air Receiver Tanks are an important part of compressed air systems. When adequately sized, they prevent rapid cycling of fixed speed compressors and assist in realizing full unloaded power during periods of low demand. With variable speed compressors, the receiver tank softens the ramp rate and allows the compressor to precisely match the customer's pressure requirement.

Air Receiver Tanks benefits provide increased compressor reliability and lower energy costs. They also reduce system pressure drift which can affect the customer's process and consume excessive horsepower/energy.

To ensure user safety and to meet the ASME Code requirements, Ingersoll Rand Remote Receiver Tanks are tested after completion to ensure that they can sustain pressures 1.3 times their MAWP.

Please be aware that for every tank order, an accessory kit should be ordered which will include a drain valve, a pressure gauge, a relief valve and decals

Key Options Included:

- PNLD II No Loss Drain Valve Kits

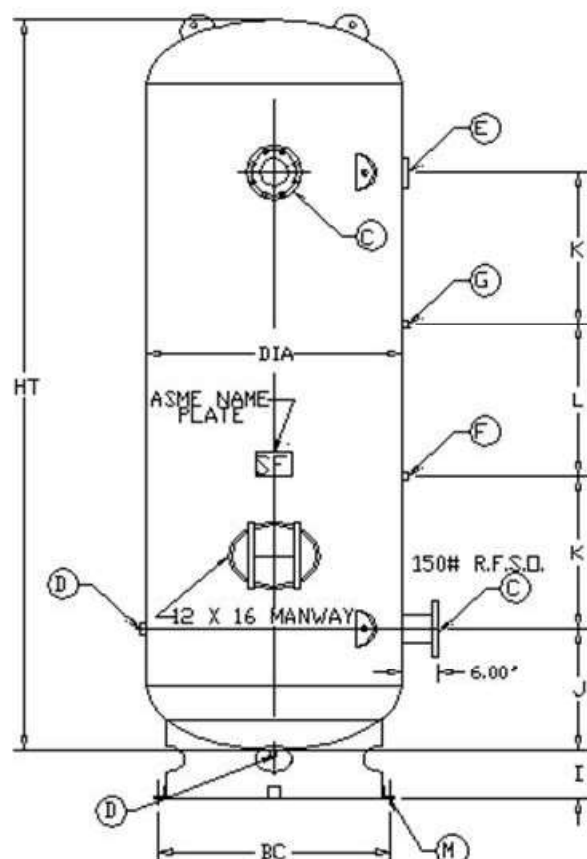


Visit the Ingersoll Rand website for further information <http://www.ingersollrandproducts.com>

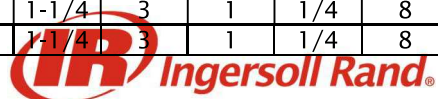




Vertical 660-8000 Gallon – Standard Skirt



			Flange	Opening (NPT)				Dimensions					
PSI	GAL	DIA X L	C	D	E	F	G	I	J	K	L	M	BC
150	660	42" X 120"	4	1	3	1	1/4	8	20	25	25	11/16	38
150	1060	48" X 144"	6	1	3	1	1/4	8	24	32	32	11/16	38
175	1060	48" X 144"	6	1	3	1	1/4	8	24	32	32	11/16	38
137	1550	54" X 166"	6	1-1/4	3	1	1/4	8	26	38	38	11/16	44
150	2000	60" X 174"	6	1-1/4	3	1	1/4	8	26	38	38	11/16	44
150	2560	60" X 220"	6	1-1/4	3	1	1/4	8	26	56	56	11/16	44
165	1550	54" X 166"	6	1-1/4	3	1	1/4	8	26	38	38	11/16	44
137	3000	66" X 214"	6	1-1/4	3	1	1/4	8	28	46	46	11/16	50
150	3800	72" X 228"	6	1-1/4	3	1	1/4	8	30	56	56	11/16	58
125	4500	78" X 235"	6	1-1/4	3	1	1/4	8	34	50	67	7/8	58
150	4500	78" X 235"	6	1-1/4	3	1	1/4	8	34	50	67	7/8	58
125	5200	84" X 238"	6	1-1/4	3	1	1/4	8	34	50	70	7/8	78
150	5200	84" X 238"	6	1-1/4	3	1	1/4	8	34	50	70	7/8	78
125	6000	90" X 241"	6	1-1/4	3	1	1/4	8	36	50	72	7/8	78
150	6000	90" X 241"	6	1-1/4	3	1	1/4	8	36	50	72	7/8	78
125	7000	96" X 244"	6	1-1/4	3	1	1/4	8	38	50	68	7/8	90
150	7000	96" X 244"	6	1-1/4	3	1	1/4	8	38	50	68	7/8	90
125	8000	102" X 247"	6	1-1/4	3	1	1/4	8	40	50	70	7/8	90
150	8000	102" X 247"	6	1-1/4	3	1	1/4	8	40	50	70	7/8	90





Condensate Management PolySep Oil Water Separator – AS65



Technical Information:

SCFM Rating: 650 Polyglycol

Condensate Inlet NPT: 1/2"

Oil Outlet NPT: 3/4"

Max Water Volume: 100 Gallons

Dimensions (L x W x H): 31" x 35" x 45"

Product Description:

A PolySep is an Oil Water Separator that can assist your company to comply with local, state and federal environmental regulations concerning the discharge of oil. Use of a PolySep also minimizes the risk of accidents from happening around your compressed air equipment.

The unique technology of the PolySep system utilizes a proprietary adsorption media to "break" the chemical bond and adsorb the lubricant to the media. This proven PolySep Zeolite Filtration Media effectively separates and permanently adsorbs virtually all lubricants, including highly emulsified lubricants like Polyglycol, the most difficult lubricants to separate. Competitive systems simply can't handle Polyglycol without requiring expensive, oversized separators. The Ingersoll Rand Polysep provides the broadest range of performance and efficiency.

Key Features & Benefits:

- **Efficient, Cost Effective, Reliable and Worry-Free Solution that helps you:**
 - Stay in compliance with environmental regulations
 - Minimize the cost associated with the disposal of fluids
 - Minimize the likelihood of injuries from slips on oily surfaces around your compressed air equipment
 - **Easy to maintain** - adsorption modules are sized to operate for up to 1 year or 4,000 running compressor hours under standard operating conditions.
 - **Works with Mineral Oil, PAO's, Polyol Esters & Diesters, and other synthetic lubricants**
- Large inlet diffuser allows connection of up to three compressors to the unit



Condensate Management – PNLDII

PNLDII 28 – Pneumatic No Loss Drain Valve



Image for reference only

Technical Information:

Inlets: (2) 0.75" NPT

Outlet: 0.5" NPT

Power Supply: Clean, dry compressed air, 55 –130 psi (3.8-9 bar)

Pressure: 0 to 450 psi (0-20.6 bar)

Operating temperature: 32° to 180°F (0°-82°C)

Weight: 16 lbs (7.25 Kg)

Discharge: 28 ounces (828 ML) per cycle @ 100 psi (6.9 bar)

Product Description:

Heavy-Duty industrial drain valve that remove condensate without wasting compressed air. It saves enough compressed air to pay for itself in six months or less.

Designed to complement all compressed air systems including compressors, filters, oil water separators, dryers, coolers and receivers.

The drain is compatible with all types of lubricants and has a wide discharge orifice to prevent clogging.

Key Features & Benefits:

- Fully Pneumatic – requires no electricity, pre-settings, or manual intervention
- Handles compressed air systems from 100 to 30,000 cfm* (849.5 M³)
- Cost efficient, safe, reliable & easy to install
- No Air Loss
- Stainless Steel Float
- Non-Clogging Ball Valve
- No strainers to clean
- Ideal for Oil/Water Separators



Installation Solutions

Cisco Air Systems has been in the industrial air compressor business since 1973. We have a dedicated Installation Department – Installation Manager, system design, install technicians, and more.

We offer turn-key Installation Solutions with all equipment we sell. We also offer complete facility air piping installations, air system equipment relocations, air system expansions, and more. We have a Contractors License to perform turn-key projects; CL# 479665

Installation Solutions:

- | | |
|--|---|
| <ul style="list-style-type: none"> Air System Design Project Management Equipment Removal and Placement Air Piping <ul style="list-style-type: none"> SimplAir by Ingersoll Rand Copper Black & Galvanized <ul style="list-style-type: none"> Threaded, Victaulic and Welded | <ul style="list-style-type: none"> Electrical Air Ducting Equipment Concrete Pads Rental Solutions to provide temporary compressed air during air compressor system installations or relocations. |
|--|---|

SimplAir Air Piping by Ingersoll Rand:

- | | |
|---|--|
| <ul style="list-style-type: none"> Light Weight Marine Grade Aluminum Minimal Contamination & Corrosion Minimal Air Turbulence Push-Lock Fittings, 2.5" and Below Groove/Coupled Fittings Above 2.5" | <ul style="list-style-type: none"> 10-Year Pipe & Fittings Warranty |
|---|--|



5-Year Air Piping Installation Warranty:

Cisco Air Systems offers a 5-year warranty with every air piping installation we perform. We warranty all piping material from product defect and installation failure. The warranty includes material and labor.



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Installation - General Scope of Work

Provide all labor, materials, equipment, supervision and project management required to furnish and/or install the following:

Compressor Area - Main

1. Valve off and isolate compressed air system. (Air system will be down for a week)
2. Disconnect air supply lines from main air piping.
3. Customer to disconnect electrical from all equipment.
4. Disconnect and remove dryer from in front of compressor skid.
5. Forklift compressors skid out from under covering.
6. Inspect and layout system on existing concrete pad.
7. Set and secure all equipment under covering.
8. Remove tank from old skid and secure to the south of the covering.
9. Set new tank and Filter to area south of compressor covering.
10. Pipe all airlines from equipment to main air line.
11. Pipe all condensate from equipment and drains to ows system
12. Customer to Install electrical from compressors and dryer to disconnects.
13. All piping will be 50mm Simplair aluminum Pipe.
14. Pressurize system and check for leaks.
15. Perform start-up on new equipment.
16. Bring system back on to facility.

Clarifications/Exclusions:

- All work to be completed during normal working hours.
- Structural or concrete pads are not included.
- Cisco Air Systems to supply forklift
- Customer to provide electrical disconnects for all equipment.
- customer to do all control wire connections
- customer to supply fast blow fuses in compressor disconnects.
- Does not include rental or temp air during installation.
- Does not include reconnect of trim coolers.
- Permit Fees are not included.
- Excludes all electrical

Notes:

- Cisco Air Systems is registered with the CA DIR and the labor paid will be prevailing wage.
- Cisco Air Systems CA DIR # 1000016706
- Layout drawings are provided for general locations. Piping and dimensions shown on layouts.
- Layout and scope may change slightly at time of install. All Parties will be involved in the change.





Proposal#: CM082022020D

Proposal Summary

Product Description	Qty	Unit Price	Extended Price
R55n (75 HP) Variable Speed Rotary Screw Air Compressor (oil flooded) Variable Speed Drive Motor 380-460V (VSD) Power Outage Restart Option	2	\$39,900.00	\$79,800.00
HLA400 Desiccant Dryer with EMS	2	\$15,200.00	\$30,400.00
NLM800 Non-Lube Module	2	\$4,700.00	\$9,400.00
RECEIVER, VERT 1060 GAL/150PSI, STANDARD PRIMER	1		\$5,800.00
Tank KIT, PNLDII-28	1		\$1,250.00
PNLDII-28 Condensate Drain	4	\$820.00	\$3,280.00
Polysep AS-65 Oil Water Separator	1		\$3,290.00
Installation- (See Scope of Work for clarifications and notes) 60% Taxable Excludes all electrical	1		\$33,500.00
Factory Start up Not Taxable	1		\$2,200.00
Freight (all components shipping direct to customer) Not taxable			\$11,500.00
Total Price			\$180,420.00 *
Estimated Tax (7.75%)			\$11,900.00
Management Reserve: (20% of total price) Excluded from the 30% deposit, 65% balance, and 5% installation payments Labor Rate \$231.50 / hr. Overtime after 8 hrs figured @ 1.5x			\$36,100.00
Total Project Price (Including Management Reserve)			\$228,420.00

** Price does not include equipment start-up, freight or applicable state sales tax unless noted above.*

Equipment Lead times are based on Ingersoll Rand provided time frames at time of quoting:

R55n Compressor: ship date 2 weeks from order date.

HLA400 Dryer: ship date 2 weeks from order date.

NLM800: Ship date 3 weeks from order date.

-All other equipment and install parts are stock or have shorter dates than equipment listed above.

Please Read Terms & Conditions

Cisco Air Systems Has Financing Options, Please See After Terms & Conditions.

Customer Name

Date

Signature

PO#





Effective: 11/1/19

Equipment Quote Terms & Conditions

Quote Expiration

- The proposal is valid for 60-days from the date on the cover page

Delivery Terms

- All products associated with the quote are FOB factory. Freight expenses will be added to each invoice that includes any products associated with this order.
- Products associated with the quote will ship from Ingersoll Rand or other manufacture within period specified on the proposal once order is placed. Delay of receipt of down payment may delay final ship date.

Sales Tax

- Applicable sales tax will be added to all taxable items associated with the quote. Sales tax rate will be based on ship to address. Service labor for installation, equipment start-up or other labor is non-taxable.
 - All Tax-Exemption Certificates (Resale / R&D) must be provided when placing the order

Payment Terms

- 30% deposit (including applicable sales tax) is due immediately at time of quote acceptance or due upon receipt.
 - Products associated with the quote may not be ordered with Ingersoll Rand or other manufactures until the 30% down payment is received.
- 70% remaining balance (including applicable sales tax / freight charges) is due immediately upon shipment of goods and receipt of associated Cisco Air Systems invoice.
 - Products may ship on different dates. Cisco Air Systems may invoice when each product ships or upon last item associated with the quote is shipped.
 - If Cisco Air Systems is installing the products associated with the quote, Cisco Air Systems will invoice the customer 65% of the balance due upon shipment. The invoice is due upon receipt.
 - The remaining 5% balance will be invoiced once the installation is complete. The invoice is due immediately once the invoice is received.
- There are no open terms with Cisco Air Systems for any products associated with the quote. All invoices are due immediately once they are received.
- Cisco Air Systems DOES NOT accept credit cards for payment for any invoice associated with the quote.
- An Extended Warranty is available for the equipment on the quote – PlannedCare& PackageCare. A quote will be provided.

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Products Scope of Supply

- Buyer (company purchasing items associated with the quote) agrees that the electrical specification (voltage, phase, etc) for any item with an electrical requirement stated within the quote is correct.
 - BUYER agrees to pay for any electrical specification changes made once the order is placed with Ingersoll Rand or other manufactures. The changes may equate to cancellation of the original ordered items. If so, the cancellation terms stated in this document apply.
- Buyer agrees that the air pressure (PSI) & standard cubic feet per minute (SCFM) specification for any item with PSI & SCFM stated within the quote is correct.
 - Buyer agrees to pay for any PSI & CFM specification changes made once the order is placed with Ingersoll Rand or other manufactures. The changes may equate to cancellation of the original ordered items. If so, the cancellation terms stated in this document apply.
- Buyer agrees that all other specifications for any item stated within the quote is correct.
 - Buyer agrees to pay for other specification changes made once the order is placed with Ingersoll Rand or other manufactures. The changes may equate to cancellation of the original ordered items. If so, the cancellation terms stated in this document apply.

Cancellation Policy

- If Buyer cancels the order, Buyer will pay a cancellation fee to Company in an amount equal to Company's direct out of pocket costs incurred plus a percentage of the order value to cover sales and administrative expenses. The percentage is based on the proportion of time which has elapsed from the date the order is placed to the originally scheduled shipment date as follows:
 - 0-10% Days = 5% Order Value (Not including tax of freight)
 - 11-20% Days = 15% Order Value
 - 21-30% Days = 25% Order Value
 - 31-40% Days = 35% Order Value
 - 41-50%Days = 45% Order Value
 - 51-60% Days = 55% Order Value
 - 61-70% Days = 65% Order Value
 - 71-80% Days = 75% Order Value
 - 81-90% Days = 85% Order Value
 - 91-100% Days = 95% Order Value

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General Terms & Conditions

1. Any written or oral order received from Buyer by Cisco Air Systems ("Company") is governed by the Standard Terms and Conditions of Sale outlined herein ("Terms"). COMPANY'S ACCEPTANCE OF BUYER'S ORDER IS EXPRESSLY CONDITIONED ON BUYER'S ACCEPTANCE OF THESE TERMS. Company rejects any terms and conditions inconsistent with these Terms and to any other terms proposed by Buyer in accepting Company's proposal. No agreement, oral or written, in any way claiming to modify these Terms and Conditions will be binding on Company unless agreed to in writing by an authorized representative of Company.
2. Risk of loss or damage to equipment will pass to Buyer upon tender of delivery FOB Company facility, except that Buyer grants Company a lien on and a purchase money security interest in and to all of the right, title, and interest of Buyer in the equipment purchased hereunder until full payment has been made.
3. Buyer shall pay the amounts due to Company in full and in accordance with the terms specified on page 1 of this Terms & Conditions document.
4. Buyer shall notify Company in writing of any dispute with any invoice (along with substantiating documentation) within 15-days of receipt of each invoice. Invoices for which no such timely notification is received shall be deemed accepted by Buyer as true and correct. Should any dispute arise with respect to any goods delivered by Company to Buyer, Buyer shall nevertheless pay all invoices covering goods not in dispute, without setoff, defense or counter-claim.
5. Late payments will be charged on any invoice not paid within 15-days of invoice date. Late payment interest rate will be 12% per annum calculated monthly or the highest rate permissible under applicable law. Buyer shall reimburse Company for all costs incurred in collecting any late payments, including, without limitation, attorneys' fees. In addition to all other remedies available under these Terms and Conditions or at law (which Company does not waive by the exercise of any rights hereunder), Company shall be entitled to suspend the delivery of any goods if Buyer fails to pay any amounts when due.
6. Should Buyer fail to make any required payment, Company may, without notice, declare all obligations of Buyer to Company immediately due and payable, whether or not such late charges are included in any statement of account rendered by Company to Buyer.
7. All products associated with the quote remain property of Cisco Air Systems until paid in full. (not included "Management Reserve" funds).
8. Buyer will not, without Company's prior written consent in each instance, tender any payments for less than the full amount of the invoices to which said payment applies. Any partial payments tendered by or for the account of Buyer shall not extinguish or otherwise affect any unpaid portion of the subject invoices, despite any notation on or accompanying said payment such as "in full payment," "in full satisfaction," or words of similar effect.
9. Buyer represents that all checks issued to Company will be honored by the drawee bank, and that no checks will be so issued unless Buyer then has funds on deposit in an amount sufficient to cover all checks issued by Buyer. Buyer acknowledges that this representation will be materially relied upon by Company in extending credit to Buyer.
10. Any payment received by Company from Buyer may be applied by Company against any obligation owing by Buyer to Company, regardless of any statement appearing on or referring to such payment, without discharging Buyer's liability for any additional amounts owing by Buyer to Company. The acceptance by Company of such payment shall not constitute a waiver of Company's right to pursue any remaining balance. With respect to any monetary obligations of Company to Buyer, including without limitation, volume rebates and advertising rebates, Company may, at any time, setoff and appropriate and apply such amounts against any sums that are, or will become, owing, due or payable to Company by Buyer under these Terms and Conditions or any other agreement.

Initial _____





IR Ingersoll Rand®
 5 Time Distributor of the Year
 2004 • 2008 • 2012 • 2016 • 2019

11. In the event that Buyer receives any goods from Company while Buyer is insolvent (as such term is used in §2-702 of the Uniform Commercial Code, United-States of America), this writing and the invoices received from Company relating to such goods shall constitute Company's demand for reclamation of such goods.
12. Company reserves the right before shipment of any goods ordered by Buyer from Company, to require that all or a portion of the purchase price relating thereto be paid to Company, in good funds, prior to shipment.
13. Delivery company will deliver goods within a reasonable time after receipt of Buyer's order and in no event will delivery dates be construed as falling within the meaning of "time is of the essence."
14. All products must be inspected upon delivery by the delivery company. Any damage caused by the delivery company must be noted by the Buyer at the time of delivery on the delivery company proof of delivery document. Any damage caused by the delivery company not identified by the Buyer at the time of delivery, is not the responsibility of the Company.
15. Force Majeure: Company will not be liable for any loss or damage due to delays arising from causes beyond the reasonable control of Company, including but not limited to any acts of God, fire, flood, earthquake or explosion, strikes or other labor difficulties, wars, riots, terrorist threats, national emergencies, or acts of governments. In such events, Company will have additional time within which to deliver or perform as may be reasonably necessary under the circumstances. If Buyer requires drawings, procedures, standards or similar material for approval, delivery schedules will be calculated from the time such approvals are received by Company. Any hold points, witness points, or Buyer inspection requirements must be identified by Buyer at the time of
16. Company will not be liable to Buyer for any delays in performance caused third-party vendors or any losses or damages arising out of equipment, parts, or components supplied by third-party vendors, if the use of such third-party vendor is required by Buyer. In the event such third-party vendor does not perform to Company's satisfaction, Buyer will approve a change to the third-party vendor or will, at Buyer's sole cost and expense, improve the performance of the third-party vendor to Company's satisfaction.
17. Company warrants that the equipment and services provided by it will be free from defects in material and workmanship, for the duration of the specified Warranty Period.
 - a. New equipment: A period of twelve (12) months from the date of initial operation not to exceed eighteen (18) months from shipment, whichever first occurs first.
 - b. Parts: A period of six (6) months from the date of shipment
 - c. Services: A period of six (6) months from the date of installation, inclusive of transportation and installation costs if installed by Company or six (6) months from the date of delivery exclusive of transportation and installation costs if not installed by Company (each a "Warranty Period").
18. If equipment, parts or services are nonconforming, Buyer must provide prompt written notice to Company within the Warranty Period, and Company will, at its option, correct such nonconformity by suitable repair or replacement to equipment or part or correction to defective workmanship. If repair or replacement is not feasible, Company will, at its option, refund the full purchase price for such equipment, part or service.
19. Company will have no responsibility to repair or replace defective equipment, parts or service resulting from Buyer's failure to store, install, maintain, or operate the equipment according to Company's specific recommendations or in accordance with good industry practices. Company will not be liable for any repairs, replacements or adjustments or any costs of labor performed by Buyer or any third-party without Company's prior written approval. This warranty will not apply to any non-standard component which Buyer directs Company to use or add to the equipment. The effects of corrosion, erosion, deterioration occasioned by chemical and abrasive action or excessive heat, and normal wear and tear are specifically excluded from the warranty.

Initial _____





20. COMPANY MAKES NO OTHER WARRANTY OR REPRESENTATION OF ANY KIND, EXPRESS OR IMPLIED, EXCEPT THAT OF TITLE, AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED.
21. Correction of defects whether patent or latent, in the manner and for the duration of the Warranty Period, will constitute fulfillment of all Company's liabilities for such defects with respect to or arising out of equipment, parts, or services provided hereunder. Warranty work does not assure uninterrupted operation of equipment. *Cory Magleby*
22.

Section #22 and Section #23 omitted. These sections do not apply to this project.
- 23.
24. Assignment Buyer will not assign or transfer this contract without the prior written consent of Company, and such consent will not be unreasonably withheld. Additionally, Buyer will not sell all or a substantial portion of its assets to another entity (the "Successor") without the prior written consent of Company. In the event that Buyer does not provide such notice to Company and the business previously conducted by Buyer is or may be continued by the Successor, Buyer shall be liable for and shall pay on demand the amount of all accounts receivable due by Successor to Company arising from the date of such sale of assets to the date Company learns of such asset sale.
25. No waiver by Company of any of the provisions of this Contract is effective unless explicitly set forth in writing and signed by Company. No failure to exercise, partial exercise, or delay in exercising, any right, remedy, power or privilege arising from this Contract operates, or may be construed, as a waiver thereof.
26. The rights and obligations of the parties will be governed by the laws of the State of California excluding any conflict of law provisions. The United Nations Convention on Contracts for the International Sale of Goods will not apply to this contract.

Cisco Air Systems Proposal #:

Customer Name (Print)

Date

Customer Name (Sign)





Credit Card Transaction Approval

Company Name: _____

Card Holder's Name: _____

Credit Card Number: _____

Exp Date: _____ CVC Code: _____

Card Holder Address: _____

City: _____ State: _____ Zip: _____

Authorizing Signature: _____ Date: _____

PO# _____

By signing this form, you agree to the terms and conditions of the sale. You also agree to allow Cisco Air Systems to charge the card in the amount of the total invoice. This is a standard procedure if we have your credit card information on file please place the last four digits of the card on the 'Credit Card Number' field and email back. Any forms not signed will not be processed. If you have any questions, please feel free to contact me by phone at (916) 444-2525 Ext.140 or through e-mail: AR@ciscoair.com.

There will be a 3% convenience fee on American Express and 2% on Master Card & Visa. The convenience fees are dictated by the credit card company and may vary.

Please Email this form to AR@ciscoair.com





Cisco Air Systems Financing Rates

Amount to Finance	12 Months	24 Months	36 Months	48 Months	60 Months
\$1,000-\$25,000	0.0833	0.0425	0.0295	N/A	N/A
>\$25,000	0.0833	0.0425	0.0295	0.0226	0.0184
Customer	0%	2%	4%	4%	4%

*Rates are subject to change, please contact your Area Manager for updated rates.

Common Questions

- **Who qualifies for financing?**
Any commercial entity may apply for financing.
- **What can be financed?**
We specialize in the Ingersoll Rand family of brands. However, installation and complementary products and services including building controls, lighting technology's industrial and manufacturing equipment and telecommunications equipment that is related to your Ingersoll Rand project or purchase can be financed. If you need financing for equipment not listed here, call us.
- **What is the financing secured by?**
It is secured by the equipment that you finance/purchase in most cases.
- **What is the minimum transaction?**
Typically, we can finance as low as \$5,000. However, this is determined on a case-by-case basis.
- **Can we do structured finance?**
Yes, Ingersoll Rand can structure financing to fit most needs.
- **Does the monthly payment include tax?**
The payment quoted to you will not include any applicable taxes. Tax will be added to your payment on a monthly basis according to your state laws. If you are tax exempt, fax a copy of the certificate to Ingersoll Rand with your application.
- **Is there money due up front?**
Generally, no. However, documentation fees and advance payments may apply.
- **Will payments change during the financing period?**
The monthly payments are fixed for the term unless a special payment structure is pre-arranged.
- **Is insurance needed on the equipment?**
Yes, you are responsible for insuring the equipment. Usually, covering financed equipment does not increase insurance premiums on an existing property insurance policy.
- **What happens at the end of the term?**
Under the financing (typically a capital lease) the equipment is purchased for \$1 after all payments are made. Other types of financing are available upon request.



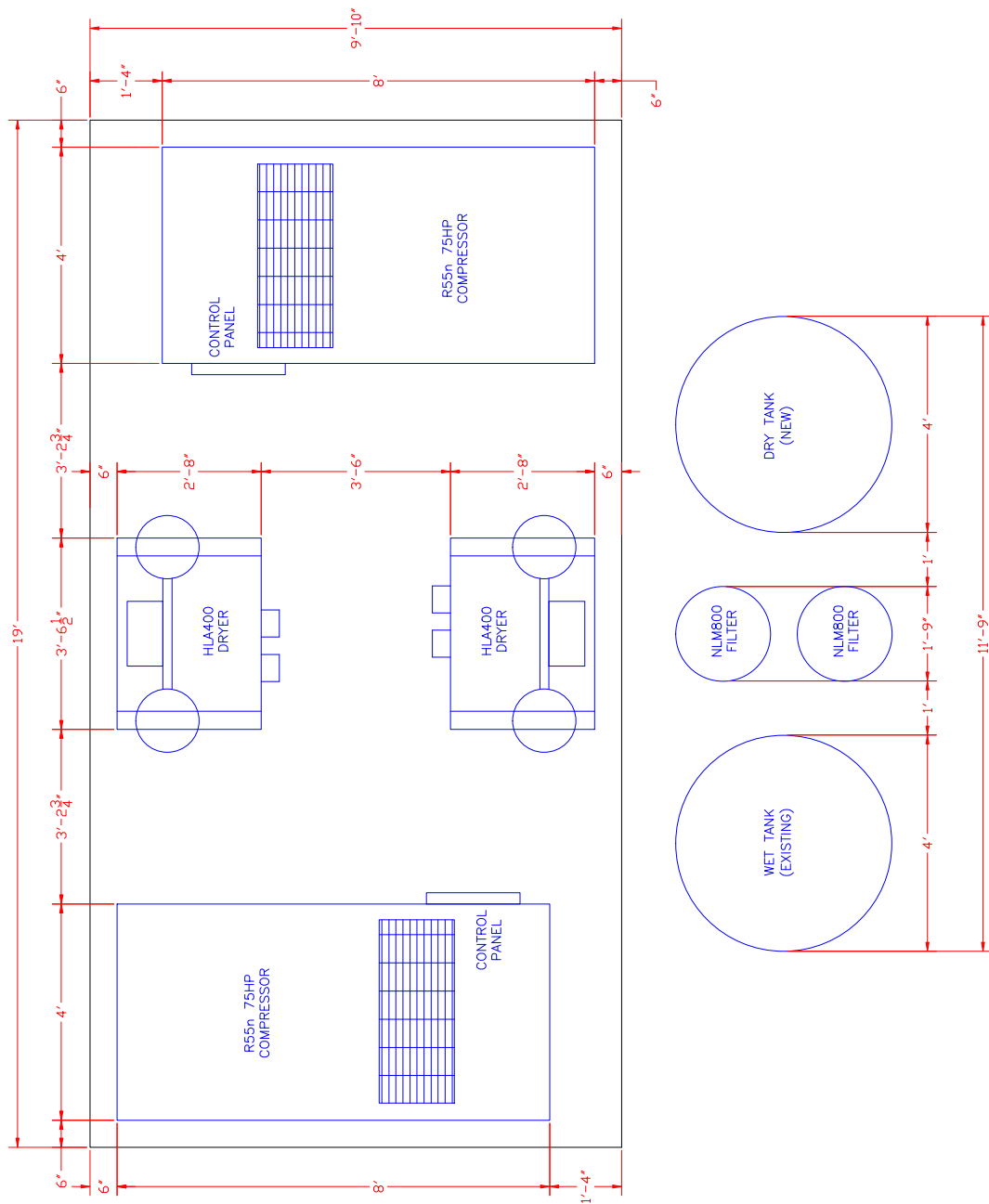


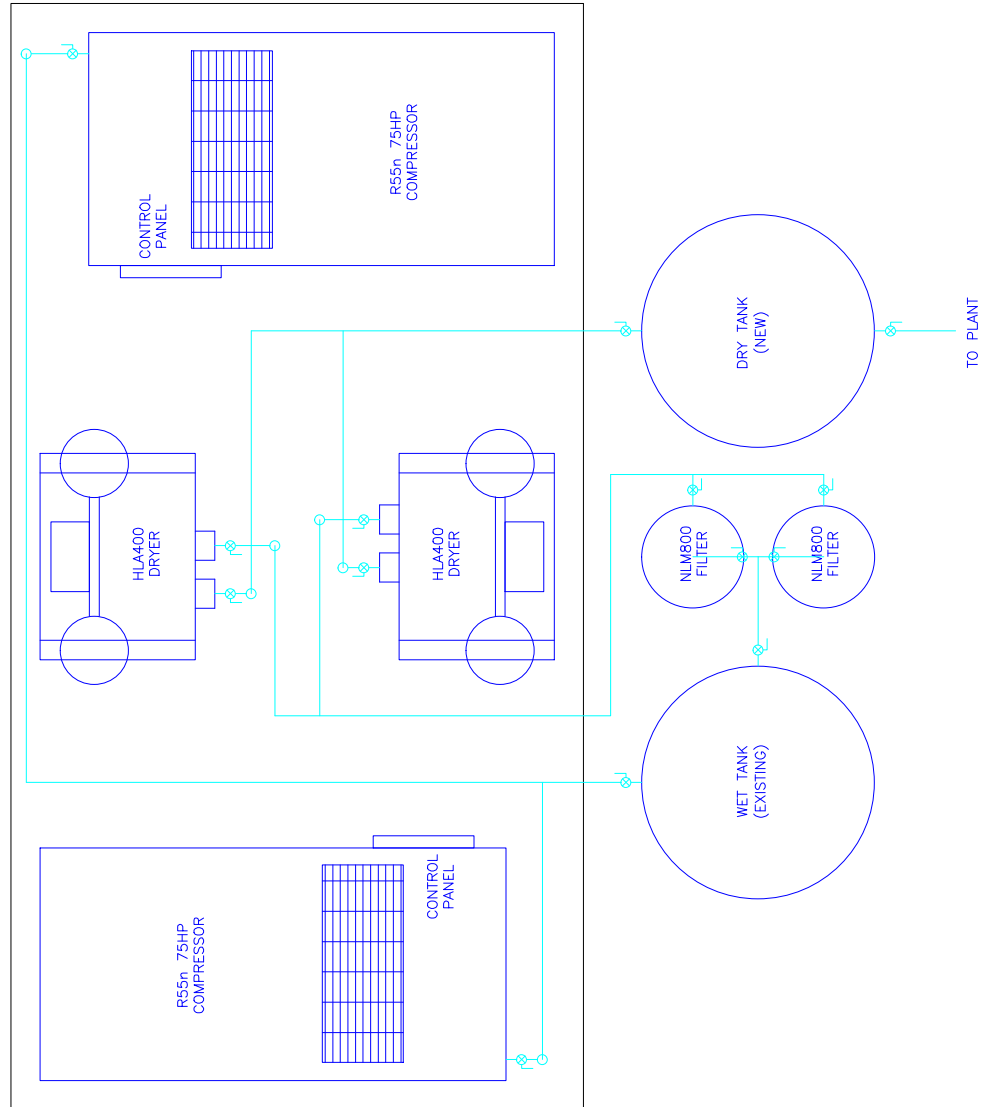
Seven Steps to Successful Financing

1. A monthly payment should be quoted to you by your dealer.
If you have not been quoted a payment, contact your dealer.
2. A signed Credit Application is required if you are ready to proceed with the financing.
3. Additional paperwork may be required.
 - If the financed amount is over \$75,000, two years of financials may be requested along with other documentation.
 - Not-for-profit or religious entities must complete a Not-For-Profit/Religious Organization Questionnaire.
4. A credit underwriter will review your application. Typically, you should receive a response within 24 hours with an approval, denial, or request for additional information.
5. A financing agreement will be sent for execution following approvals. Upon receipt of the properly executed documents, advance payment and documentation fee (if required), a purchase order will be issued to your contractor. This serves as notice to proceed with the installation.
6. Upon completion of the project, the dealer will submit an invoice. After review, you will be contacted to verify equipment acceptance.
7. After the verbal approval, a check will be sent to your dealer within 48 hours.

***Please Contact Your Area Manager for Application & Any Additional Questions.**









R55n
60Hz

ENGINEERING DATA SHEET

CCN: 23769730
Rev.: D
Sheet: 1 of 2
Date: 11-Jul-2011

Model Name		R55N										
GENERAL PERFORMANCE DATA												
Rated Discharge Pressure	barg (psig)	7 (100)		7.5 (110)		8 (115)		8.5 (125)		9.5 (135)		10 (145)
Minimum Operation Pressure	barg (psig)	4.5 (65)		4.5 (65)		4.5 (65)		4.5 (65)		4.5 (65)		4.5 (65)
Capacity FAD @ Max Speed (1)	m³/min (CFM)	10.53 (372)		10.11 (357)		9.88 (349)		9.29 (328)		8.83 (312)		8.49 (300)
Capacity FAD @ Min Speed (1)	m³/min (CFM)	3.23 (114)		3.23 (114)		3.23 (114)		3.23 (114)		3.23 (114)		3.23 (114)
Turndown Percentage	Percent	69%		68%		67%		65%		63%		62%
Maximum Target Operating Pressure (2)	barg (psig)	10 (145)										
Maximum Operating Ambient Temperature	°C (°F)	46 (115)										
Minimum Operating Ambient Temperature	°C (°F)	2 (35)										
Maximum System Temperature Setting	°C (°F)	109 (228)										
Nominal Power - Main Motor	kW (HP)	55.00 (75)										
Main Drive Efficiency (3)	Percent	97.00%										
Main Motor Efficiency (3)	Percent	95.20%										
Package Input Power w/Fan - Air Cooled (4)	kW	68.2		68.3		68.6		68.4		68.5		69.4
Package Input Power w/Fan - Water Cooled (4)	kW	66.9		67.0		67.3		67.1		67.2		68.1
Specific Power - Air Cooled (4)(5)	kW/m³/min (kW/100cfm)	6.47 (18.33)		6.76 (19.13)		6.94 (19.66)		7.36 (20.85)		7.75 (21.96)		8.17 (23.13)
Specific Power - Water Cooled (4)(5)	kW/m³/min (kW/100cfm)	6.35 (17.98)		6.63 (18.77)		6.81 (19.28)		7.22 (20.46)		7.61 (21.54)		8.02 (22.7)
SOUND LEVEL (6)												
Standard Package - Air Cooled	dB(A)	69										
Standard Package - Water Cooled	dB(A)	69										
COOLING DATA (@ Maximum Ambient Temperature & Maximum Discharge Pressure)												
Heat Removal Oil Cooler	kW (1000 Btu/hr)	66 (223)		66 (223)		66 (224)		67 (228)		67 (229)		67 (230)
Heat Removal Oil and Aftercooler	kW (1000 Btu/hr)	50 (171)		49 (167)		50 (171)		51 (172)		51 (175)		52 (177)
Additional Static Pressure (13)	Pa (in H2O)	60 (0.25) - 250 (1.0)										
Air-cooled												
Fan Air Flow	m³/min (cfm)	Nom: 105 (3720)		Max: 176 (6200)								
Fan Motor Nominal Power	kW	2.2										
Cooling Air Temperature Rise	°C (°F)	24 (43)		24 (43)		24 (43)		24 (44)		25 (44)		25 (45)
Aftercooler CTD, 60 Hz (7)	°C (°F)	8 (15)		8 (15)		8 (15)		8 (15)		8 (15)		8 (15)
Water-cooled - Standard Duty												
Fan Air Flow		76 (2700)										
Fan Motor Nominal Power	kW	0.4										
Aftercooler CTD (7)(8)	°C (°F)	8 (15)		8 (15)		8 (15)		8 (15)		8 (15)		8 (15)
Cooling Water Flow												
@ 10°C (50°F)	l/min (gal/min)	60 (16)		60 (16)		60 (16)		65 (17)		61 (16)		61 (16)
@ 20°C (68°F)	l/min (gal/min)	60 (16)		60 (16)		61 (16)		61 (16)		61 (16)		62 (16)
@ 30°C (86°F)	l/min (gal/min)	62 (16)		62 (16)		62 (16)		63 (17)		63 (17)		63 (17)
@ 40°C (104°F)	l/min (gal/min)	64 (17)		64 (17)		64 (17)		65 (17)		65 (17)		65 (17)
@ 46°C (115°F)	l/min (gal/min)	65 (17)		66 (17)		66 (17)		67 (18)		67 (18)		67 (18)
Cooling Water Temperature Rise @ 30°C	°C (°F)	11 (20)		11 (20)		11 (20)		11 (20)		11 (20)		11 (20)
Cooling Water Pressure Drop	bar (psi)	Less than .41 bar (6 psi)										
Cooling Air Temperature Rise @ 30°C	°C (°F)	4 (6)		4 (6)		4 (6)		4 (7)		4 (7)		4 (7)
Water-cooled - Harsh Duty												
Fan Air Flow	m³/min (cfm)	76 (2700)										
Fan Motor Nominal Power	kW	0.4										
Aftercooler CTD (8)	°C (°F)	8 (15)		8 (15)		8 (15)		8 (15)		8 (15)		8 (15)
Cooling Water Flow												
@ 10°C (50°F)	l/min (gal/min)	103 (27)		103 (27)		104 (27)		105 (28)		105 (28)		106 (28)
@ 20°C (68°F)	l/min (gal/min)	105 (28)		105 (28)		105 (28)		107 (28)		107 (28)		107 (28)
@ 30°C (86°F)	l/min (gal/min)	107 (28)		107 (28)		108 (28)		109 (29)		109 (29)		110 (29)
@ 40°C (104°F)	l/min (gal/min)	111 (29)		112 (30)		112 (30)		113 (30)		114 (30)		114 (30)
@ 46°C (115°F)	l/min (gal/min)	115 (30)		115 (30)		116 (31)		117 (31)		117 (31)		118 (31)
Cooling Water Temperature Rise @ 30°C	°C (°F)	10 (18)		10 (19)		10 (19)		10 (19)		10 (19)		10 (19)
Cooling Water Pressure Drop	bar (psi)	Less than .41 bar (6 psi)										
Cooling Air Temperature Rise	°C (°F)	4 (7)		4 (7)		4 (7)		4 (7)		4 (7)		4 (7)
Air End Data												
Male Rotor Speed	rpm	2627		2515		2462		2365		2280		2200
Tip Speed Rotor	m/sec	24.6		23.5		23.0		22.1		21.3		20.6
Full Load Shaft Power	kW	61.4		61.5		61.8		61.6		61.7		62.5



R55n
60Hz

ENGINEERING DATA SHEET

CCN: 23769730
Rev.: D
Sheet: 2 of 2
Date: 11-Jul-2011

CONSTRUCTION, FOUNDATION, AND MOUNTING DATA

PIPING CONNECTIONS

Air Discharge	Inches BSPT/NPT (9)	2.00
Package Automatic Condensate Drain	Inches BSPT/NPT (9)	0.38
Coolant Drain Plug	Inches BSPT/NPT (9)	0.75
Diameter of Power Inlet	mm / inch	Up to 4.0" (removable plate)
Water Inlet and Outlet Connections	Inches BSPT/NPT (9)	1.50

COOLANT LUBRICATION DATA

Total Coolant Capacity - Air Cooled	litres (US gal)	49 (13)
Total Coolant Capacity - Water Cooled - Std	litres (US gal)	31 (8)
Total Coolant Capacity - Water Cooled - Harsh	litres (US gal)	TBD

DIMENSIONS & WEIGHT

Base Mounted

Length, Width, Height	mm (inches)	2432(95.8)/1265(49.8)/ 2032(80)
Net Weight - Air Cooled	kg (lb.)	1420(3131)
Net Weight - Water Cooled	kg (lb.)	1367(3014)
GA Drawing Number - Air Cooled		23701352
GA Drawing Number - Water Cooled		23701345

ELECTRICAL DATA

380V. 3Φ 460V. 3Φ 575V. 3Φ 440V. 3Φ

Motor Protection			IP23 (ODP)	
Full Load Package Current - Air Cooled (10)	Amps	131	109	88
Full Load Package Current - Water Cooled (10)	Amps	127	105	84
Package Power Factor		0.91	0.91	0.90

Electrical Installation

Recommended Supply Cable Size (11)	mm ² /Cu (AWG or kcmil)	95(4/0)	95(4/0)	95(4/0)
Recommended Fuse Rating (11)(12)	Amps	250	250	250

Notes :

- (1) FAD (Free Air Delivery) is full package performance including all losses. Tested per ISO 1217 : 2009 Annex C
- (2) Maximum pressure at package discharge, value at which compressor will stop when unit operating at maximum target pressure
- (3) At maximum speed and flow for the given package discharge pressure
- (4) Measured at rated capacity and rated pressure
- (5) Specific power guaranteed in accordance with ISO 1217 : 2009 Annex C
- (6) Measured in free field conditions per ISO 2151 using Hemispherical Method, with + 3 dB(A) tolerance.
- (7) 40% Relative Humidity Inlet Air and maximum speed (For alternate conditions contact IR)
- (8) Ambient temperature equivalent to cooling water inlet temperature
- (9) BSPT or NPT, depending on regional standard
- (10) Maximum current includes 10% additional current due to fouled filters and elements
- (11) 90° C copper cables. Always apply local electrical codes for sizing cables and fusing.
- (12) Fast Acting Class-J, T or Semiconductor type fuse required. Apply local electrical codes for fuse sizing
- (13) See detailed scope document 23883374

Product Improvement is a continuing goal at Ingersoll Rand. Design and specifications are subject to change without notice or obligation.



HEATLESS DESICCANT DRYER HLA90-HLA5000

Compressed Air Systems and Services
Davidson, NC 28036

DATE: 1-Sep-18
CANCELS: All Previous

ENGINEERING DATA - 60 HZ

	HLA90	HLA120	HLA160	HLA200	HLA250	HLA300	HLA400
-40°F Inlet Capacity (scfm)	90	120	160	200	250	300	400
-100°F Inlet Capacity (scfm)	72	96	128	160	200	240	320
Purge (SCFM)	13	18	24	29	37	44	59
Desiccant per Tower (lbs)	50	67	96	118	145	172	235
Tower Diameter (inches)	8	8	10	10	12	12	14
Electrical	115/1/60	115/1/60	115/1/60	115/1/60	115/1/60	115/1/60	115/1/60
MCA / MOP (amps)	4 / 5	4 / 5	4 / 5	4 / 5	4 / 5	4 / 5	4 / 5
Air In/Out Connections (inches)	1" NPT	1" NPT	1½" NPT	1½" NPT	1½" NPT	2" NPT	2" NPT
Width (inches) ¹	40.5	40.5	44.5	44.5	48.5	48.5	52.5
Depth (inches) ¹	30	30	32	32	32	33.6	35.8
Height (inches) ¹	63.1	63.1	66.1	66.1	66.8	66.8	67.8
Shipping Weight (lbs) ¹	475	563	707	731	869	924	1115

	HLA500	HLA600	HLA800	HLA1000	HLA1200	HLA1500
-40°F Inlet Capacity (scfm)	500	600	800	1000	1200	1500
-100°F Inlet Capacity (scfm)	400	480	640	800	960	1200
Purge (SCFM)	74	88	118	147	177	221
Desiccant per Tower (lbs)	319	374	450	550	635	800
Tower Diameter (inches)	16	16	20	20	20	24
Electrical	115/1/60	115/1/60	115/1/60	115/1/60	115/1/60	115/1/60
MCA / MOP (amps)	4 / 5	4 / 5	4 / 5	4 / 5	4 / 5	4 / 5
Air In/Out Connections (inches)	2" NPT	2" NPT	3" NPT	3" NPT	3" NPT	4" FLG
Width (inches) ¹	56.5	56.5	64	64	64	78
Depth (inches) ¹	38.6	38.6	51.3	51.3	51.3	61.1
Height (inches) ¹	82.5	82.5	87.6	87.6	87.6	80
Shipping Weight (lbs) ¹	1564	1664	2017	2237	2424	3034

	HLA1800	HLA2100	HLA2700	HLA3300	HLA4000	HLA5000
-40°F Inlet Capacity (scfm)	1800	2100	2700	3300	4000	5000
-100°F Inlet Capacity (scfm)	1440	1680	2160	2640	3200	4000
Purge (SCFM)	265	310	398	486	590	737
Desiccant per Tower (lbs)	1000	1170	1464	2000	2125	2800
Tower Diameter (inches)	30	30	30	36	36	42
Electrical	115/1/60	115/1/60	115/1/60	115/1/60	115/1/60	115/1/60
MCA / MOP (amps)	4 / 5	4 / 5	4 / 5	4 / 5	4 / 5	4 / 5
Air In/Out Connections (inches)	4" FLG	4" FLG	4" FLG	6" FLG	6" FLG	6" FLG
Width (inches) ¹	84	84	84	96	96	102
Depth (inches) ¹	60.6	60.6	60.8	66	66	72
Height (inches) ¹	91.9	91.9	91.9	100	100	92
Shipping Weight (lbs) ¹	3905	4279	4926	2950	3000	3950

***Dimensions and Shipping Weight on HLA1800 and larger are for the dryer only (filters ship loose).
HLA3300 and larger shipping weight does not include desiccant (shipped loose)**

Capacity on all models is based on 100°F, 100 psig.

Maximum allowable inlet temperature is 120°F.

Maximum inlet pressure is 150 psig.

Safety valve setting is 165 psig.

NEMA cycle time for -40°F is 10 min. / 5 min. each vessel.

NEMA cycle time for -100°F is 4 min. / 2 min. each vessel.



NL MODULE Filter Series

Date: April 1, 2009
West Chester, PA 19380

PERFORMANCE STANDARD 150 PSIG CONSTRUCTION

NAME	MODEL	INLET AIR PRESSURE (PSIG)											
		20	30	40	50	60	70	80	90	100	110	125	150*
		MAXIMUM INLET AIR FLOW (SCFM)											
NLM125	F210NG	40	50	60	70	80	90	100	115	125	135	150	180
NLM250	F430NG	75	100	120	140	165	185	205	230	250	270	305	360
NLM500	F850NG	150	195	240	280	325	370	415	455	500	545	610	720
NLM800	F1360NG	240	310	380	450	520	590	660	730	800	870	975	1150
NLM1100	F1870NG	335	430	525	620	715	815	910	1005	1100	1195	1340	1580
NLM1500	F2250NG	455	585	715	845	980	1110	1240	1370	1500	1630	1830	2155
NLM1900	F3220NG	575	740	905	1070	1240	1405	1570	1735	1900	2065	2315	2730
NLM2400	F4070NG	725	935	1145	1355	1565	1770	1980	2190	2400	2610	2925	3445
NLM3000	F5100NG	910	1170	1430	1690	1955	2215	2475	2740	3000	3260	3655	4310
NLM4500	F7600NG	1360	1755	2145	2540	2930	3325	3715	4110	4500	4890	5480	6460
NLM6000	F10200NG	1815	2340	2860	3385	3910	4430	4955	5480	6000	6525	7310	8615
NLM8000	F13600NG	2420	3120	3815	4515	5210	5910	6605	7305	8000	8700	9745	11485
NLM10000	F17000NG	3025	3900	4770	5640	6515	7385	8255	9130	10000	10870	12180	14360

PERFORMANCE OPTIONAL 250 PSIG CONSTRUCTION

NAME	MODEL	INLET AIR PRESSURE (PSIG)			
		175	200	225	250**
		MAXIMUM INLET AIR FLOW (SCFM)			
NLM125-HP	F210NG2	205	235	260	290
NLM250-HP	F430NG2	415	470	520	580
NLM500-HP	F850NG2	830	935	1045	1155
NLM800-HP	F1360NG2	1325	1495	1670	1845
NLM1100-HP	F1870NG2	1820	2060	2300	2540
NLM1500-HP	F2250NG2	2480	2810	3135	3460
NLM1900-HP	F3220NG2	3140	3555	3970	4385
NLM2400-HP	F4070NG2	3970	4490	5015	5540
NLM3000-HP	F5100NG2	4960	5615	6270	6925
NLM4500-HP	F7600NG2	7440	8425	9405	10385
NLM6000-HP	F10200NG2	9925	11230	12540	13845
NLM8000-HP	F13600NG2	13230	14975	16720	18460
NLM10000-HP	F17000NG2	16540	18720	20900	23080

Performance specifications:

Maximum Temperature 125° F (efficiency decreases as temperature rises)

Relief Valve Settings: 165 PSI Standard, 275 PSI High Pressure

D.O.P. Efficiency 99.999999%



PolySep Oil Water Separators

2-65 m³/min (60-2,300 cfm)

Unique and efficient PolySep Oil Water Separators from Ingersoll Rand offer unrivaled performance that can easily separate, and permanently absorb, virtually all lubricants.



Unrivaled Performance and Efficiency

PolySep Oil Water Separators feature a specially coated Zeolite adsorption media that is able to withdraw and permanently adsorb virtually all lubricants. This proprietary filtration media can even handle highly emulsified lubricants like polyglycols, which are difficult to separate without the use of expensive, oversized separators as found in many competitive systems.

The Responsible Choice

By minimizing the cost associated with the disposal of fluids and keeping them out of the environment, PolySep Oil Water Separators help you to stay compliant with environmental regulations. The PolySep is also designed to operate with minimal maintenance or downtime, resulting in no mess or overflow.



The key to the PolySep's performance is the specially coated Zeolite adsorption media

PolySep Oil Water Separator Features

- **Proven PolySep Zeolite Filtration Media** works with all lubricants, including Ultra Coolant
- **Removes virtually everything** from water, including mineral oils, PAOs, polyolesters, diesters and polyglycols
- **Designed to handle all condensate flow requirements** up to 380 liters/hour (100 gallons/hour), even in hot and humid environments
- **Zeolite adsorption media has a long life**, only needing to be replaced once a year or after 4,000 hours of operation
- **Complies with environmental regulations** by minimizing fluid disposal costs
- **Minimal maintenance required**, resulting in no mess or overflow

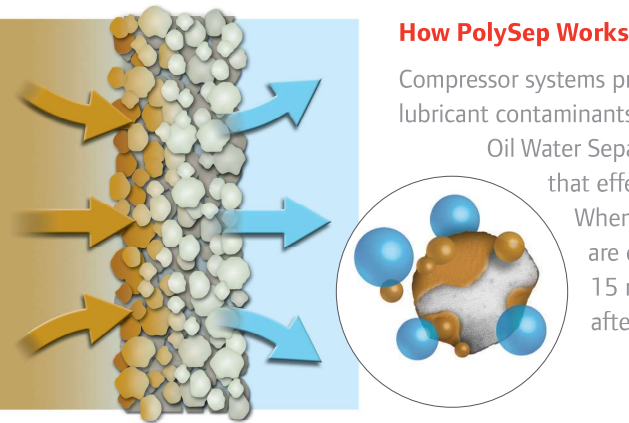
PolySep... Sized for Every Application

For large systems that require more than 18 m³/min (650 cfm), the PolySep AS is designed with a reliable and nearly maintenance-free pump-driven system for easier operation. For smaller systems, the PolySep PSG 7-30 offers a simple solution where maintenance and downtime are minimal.



Performance Data*							
Model	CCN Number	Replacement Module CCN	Air Flow (cfm)		Inlet NPT mm (in)	Max Water Flow 1 /hr (gal/hr)	Dimensions mm (in)
			m3 / min	(cfm)			
PolySep PSG7	38456992	38457008	2	(60)	12.7 (0.5)	2.1 (0.55)	527 H x 292 Dia (20.75 x 11.5)
PolySep PSG15	38339040	38339057	5	(175)	12.7 (0.5)	11.8 (3.1)	673 W x 483 L x 762 H (26.5 x 19 x 30)
PolySep PSG30	38465605	38465712	11	(390)	12.7 (0.5)	26.2 (6.9)	864 W x 533 L x 991 H (34 x 21 x 39)
PolySep AS65	17933051	42528521	18	(650)	12.7 (0.5)	378 (100)	See Layout Drawings
PolySep AS85	17933053	17928718	24	(850)	12.7 (0.5)	378 (100)	See Layout Drawings
PolySep AS115	17933054	42528539	32	(1,150)	12.7 (0.5)	378 (100)	See Layout Drawings
PolySep AS180	17933055	17928719	51	(1,800)	12.7 (0.5)	378 (100)	See Layout Drawings
PolySep AS230	17933056	17928720	65	(2,300)	12.7 (0.5)	378 (100)	See Layout Drawings

* Performance based on 90°F (32°C) ambient temperature and 70 % relative humidity.
* For use with most types of compressor lubricants: PAG, AN, PAO, diesters and synthetics.



Compressor systems produce large amounts of condensate. This condensate contains lubricant contaminants that should be disposed of properly. Ingersoll Rand PolySep Oil Water Separators use unique, specially coated Zeolite adsorption media that effectively separates and permanently adsorbs the contaminants. When properly installed and sized correctly, the PolySep separators are capable of providing condensate discharge levels as low as 15 mg/l (15 ppm) and only need to be replaced once a year or after 4,000 hours of operation for optimal performance.



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L. WATER INLET: 1.50 INCH (FEMALE - ERS OPTION ONLY)

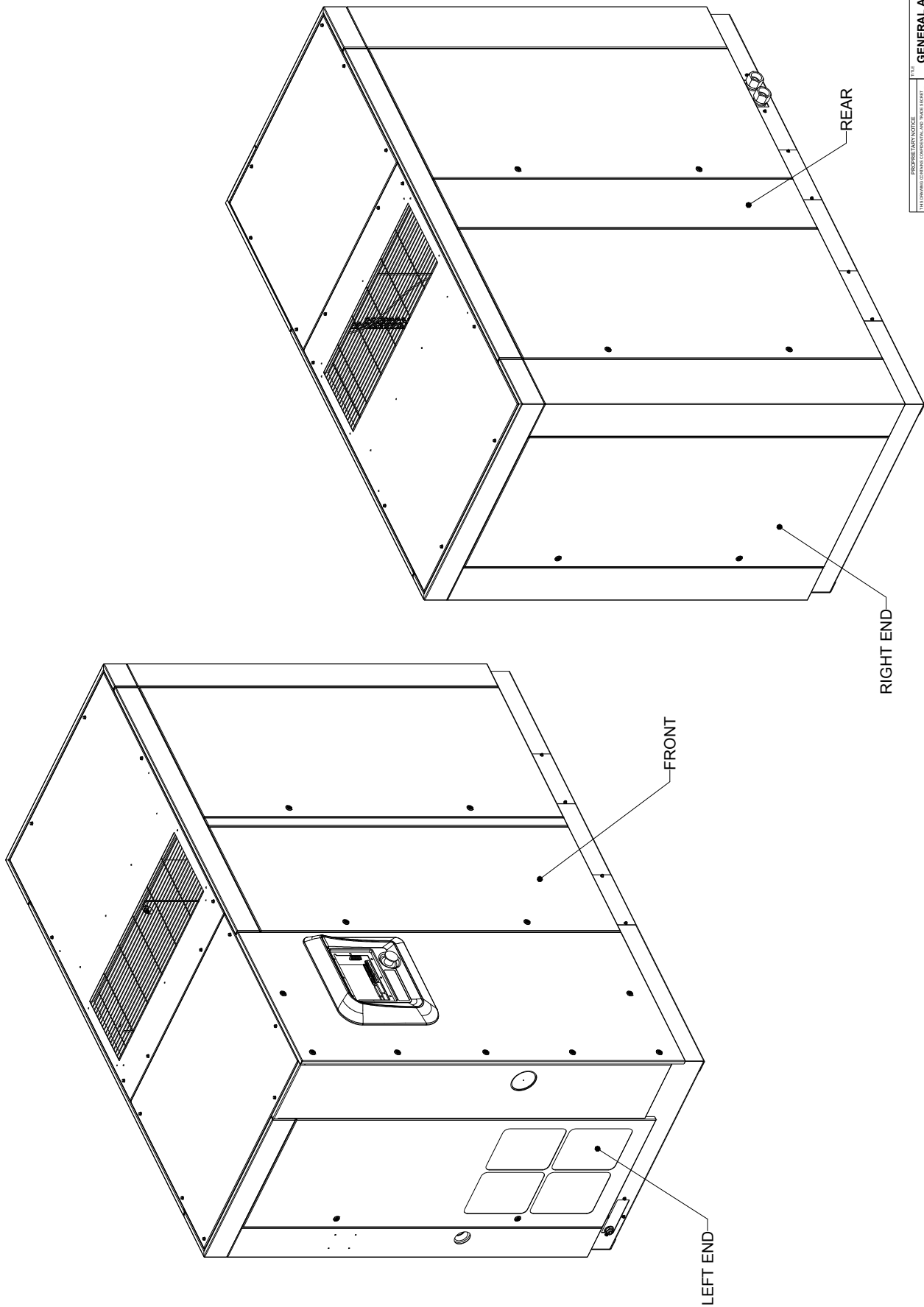
UNLESS OTHERWISE SPECIFIED PRINTED DOCUMENT IS UNCONTROLLED

	THIRD ANGLE PROJECTION	DATE
	DRAWN	



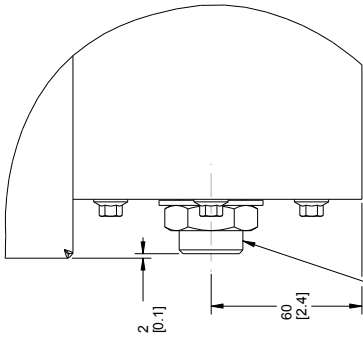
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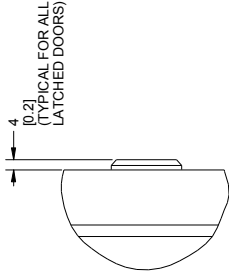


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A1		B	
0.125		2 OF 8	

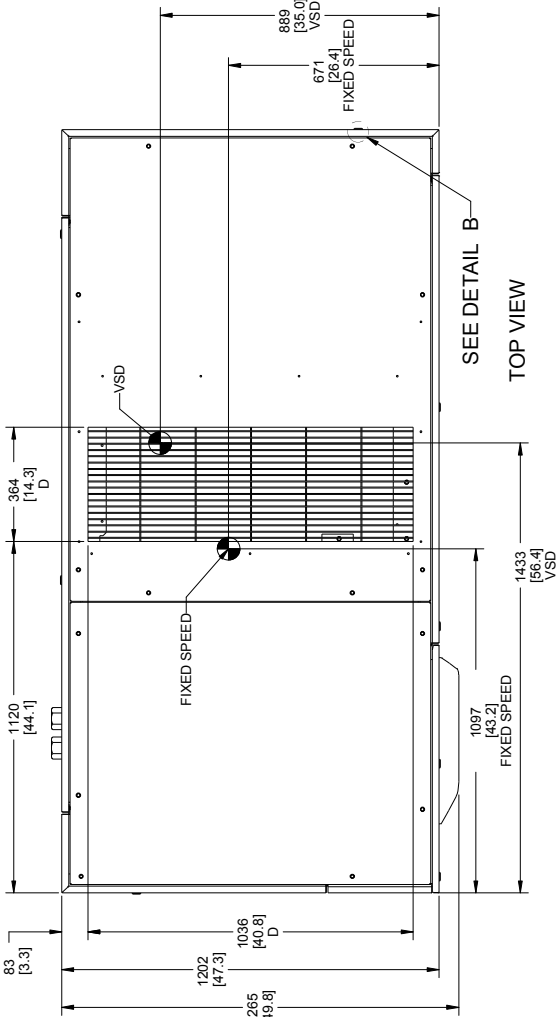
OPTION: NO DRYER



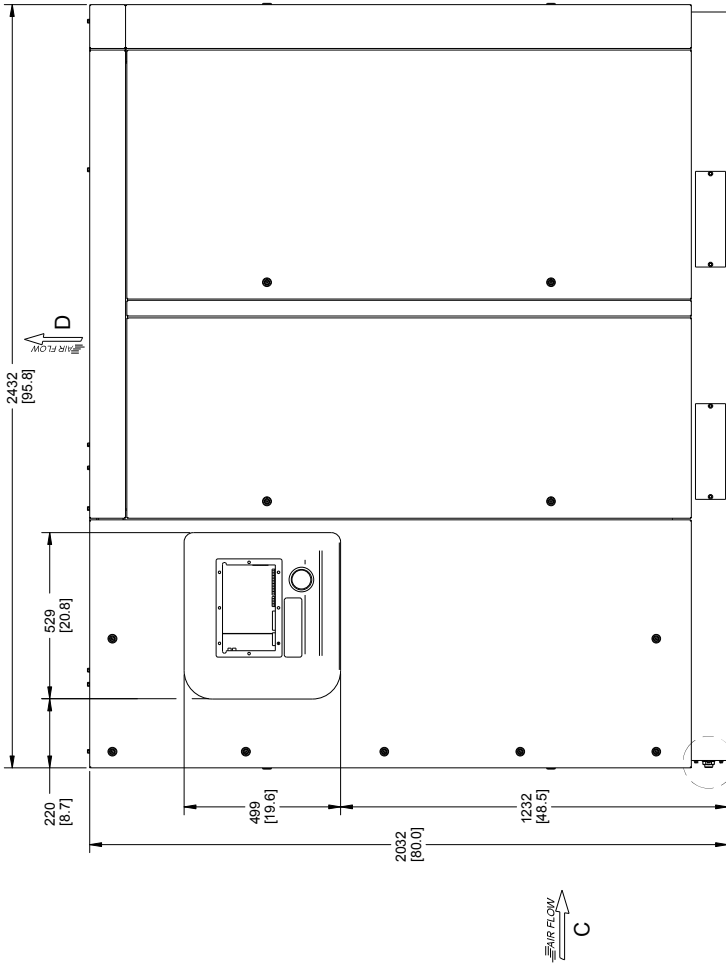
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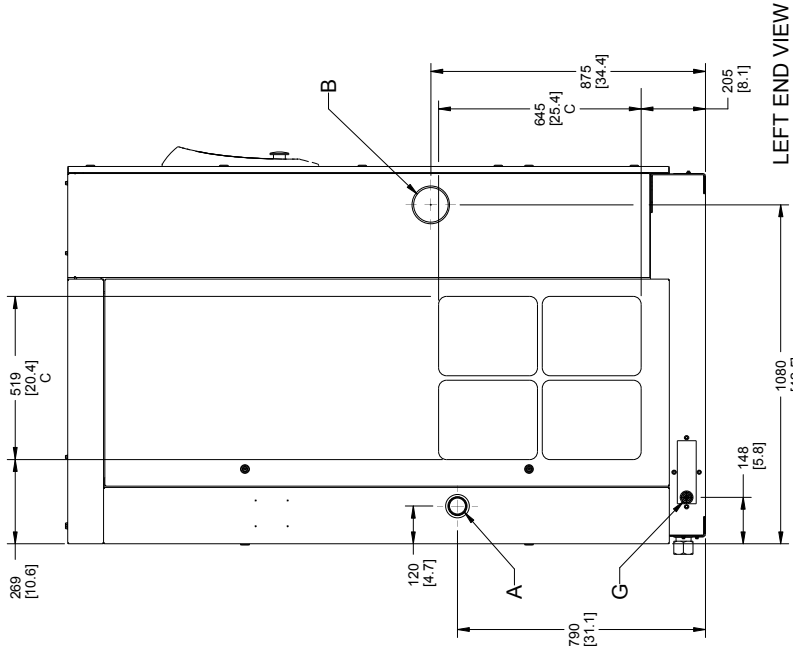
DETAIL B
SCALE 1,000



TOP VIEW



FRONT VIEW



LEFT END VIEW

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GENERAL ARRANGEMENT, AIR COOLED (R65-75)	
REV	DATE
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B	0.125
3 OF 9	

4
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(TYPICAL FOR ALL
LATCHED DOORS)

60
[2.4]

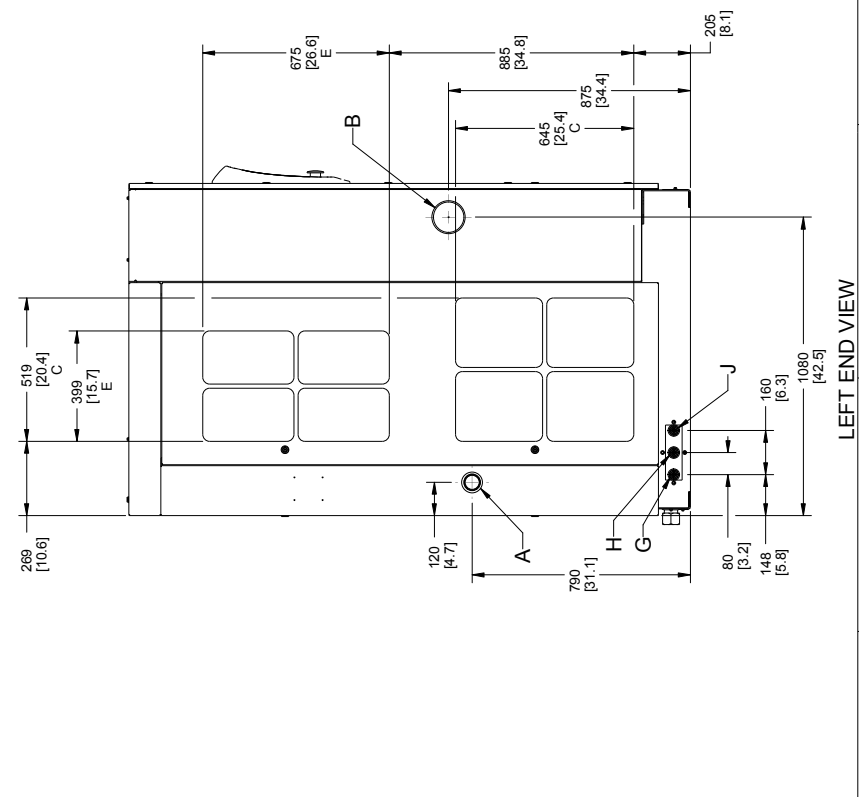
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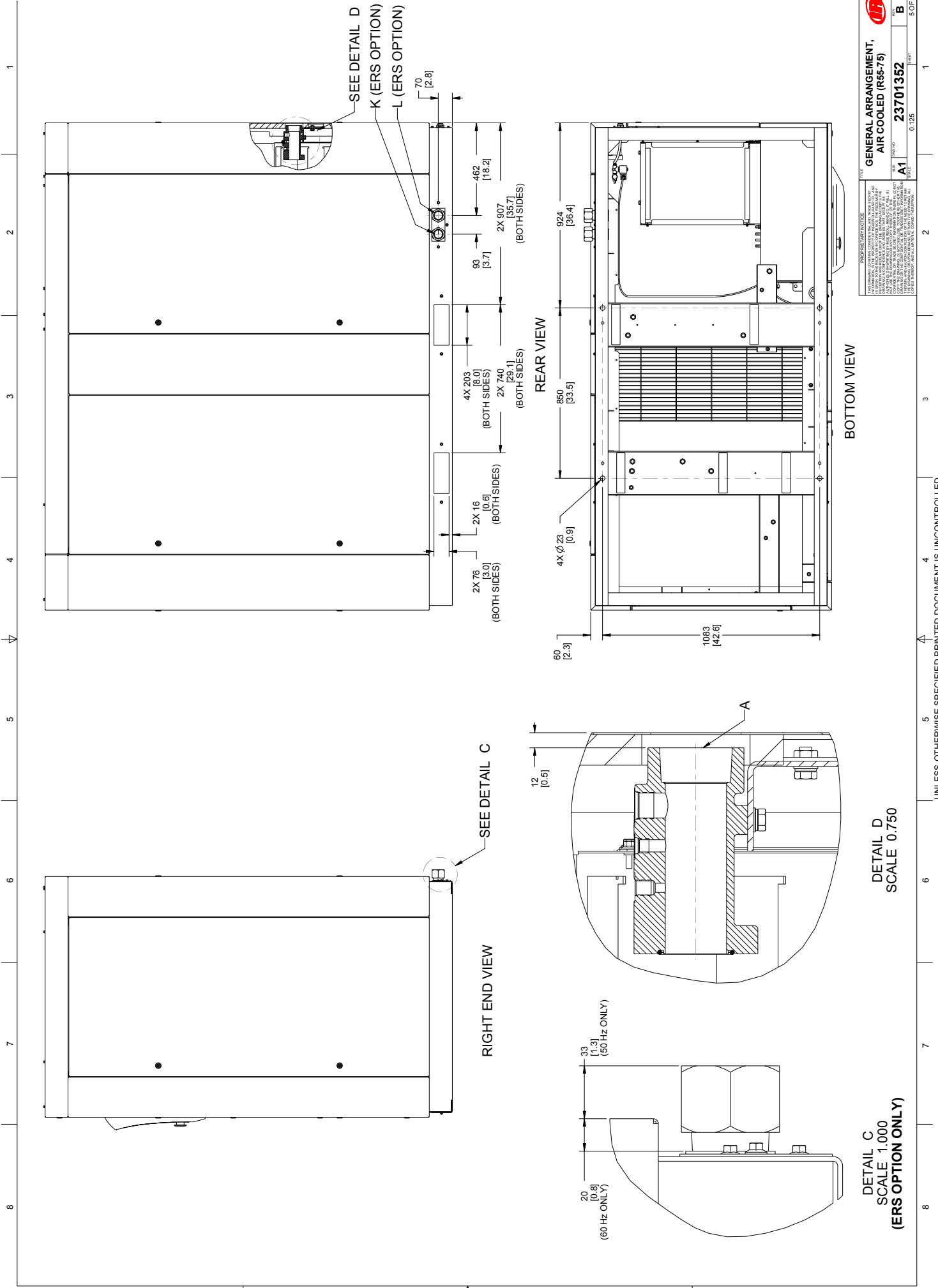
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G, H & J

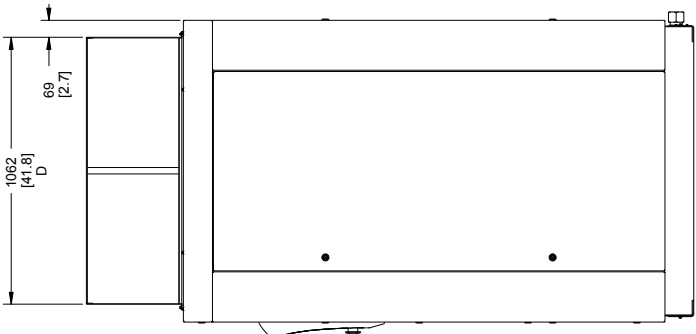
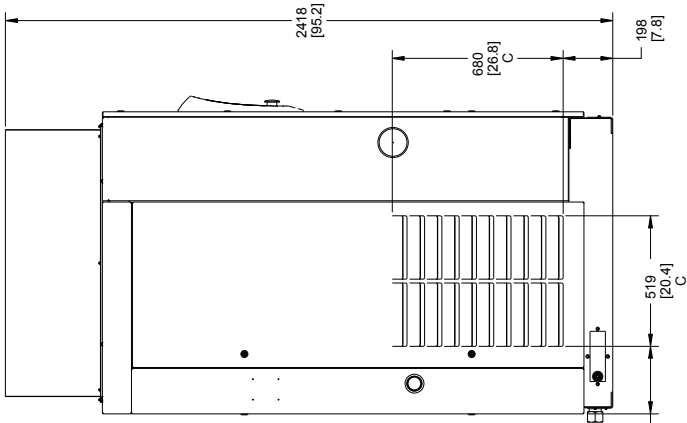
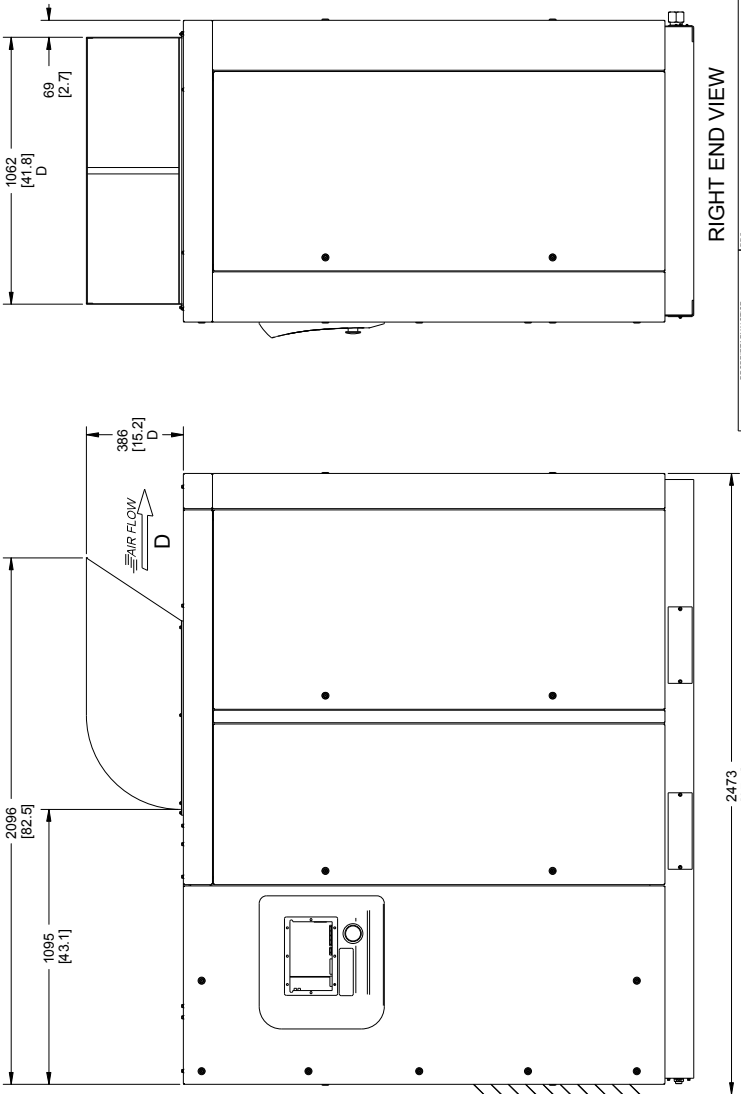
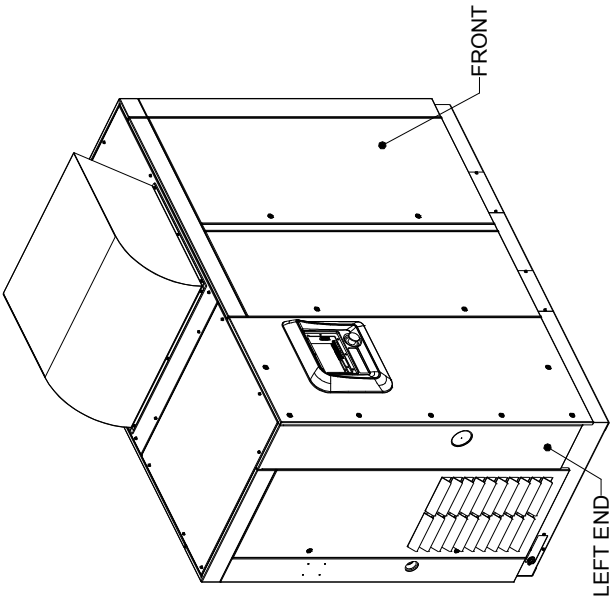


GENERAL ARRANGEMENT, AIR COOLED (R55-75)			
UNIT	SIZE UNIT NO.	NO.	REV.
A1	23701352	8	B
TOTAL	0.110	SHEET	4 OF 9

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GENERAL ARRANGEMENT WITH
OPTIONAL OUTDOOR MODIFICATION
(OPTION IS NOT AVAILABLE FOR DRYER OR VSD UNITS)



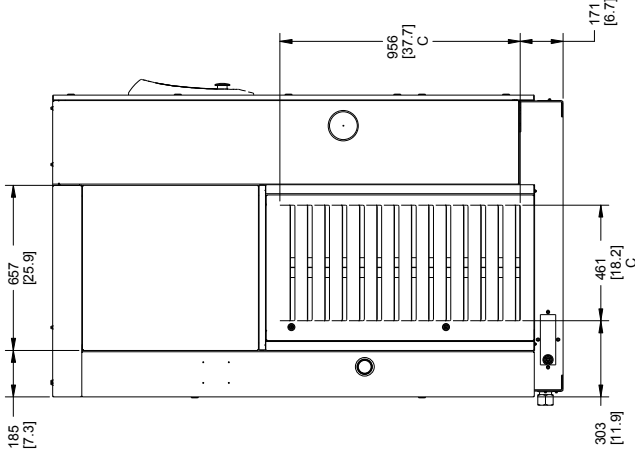
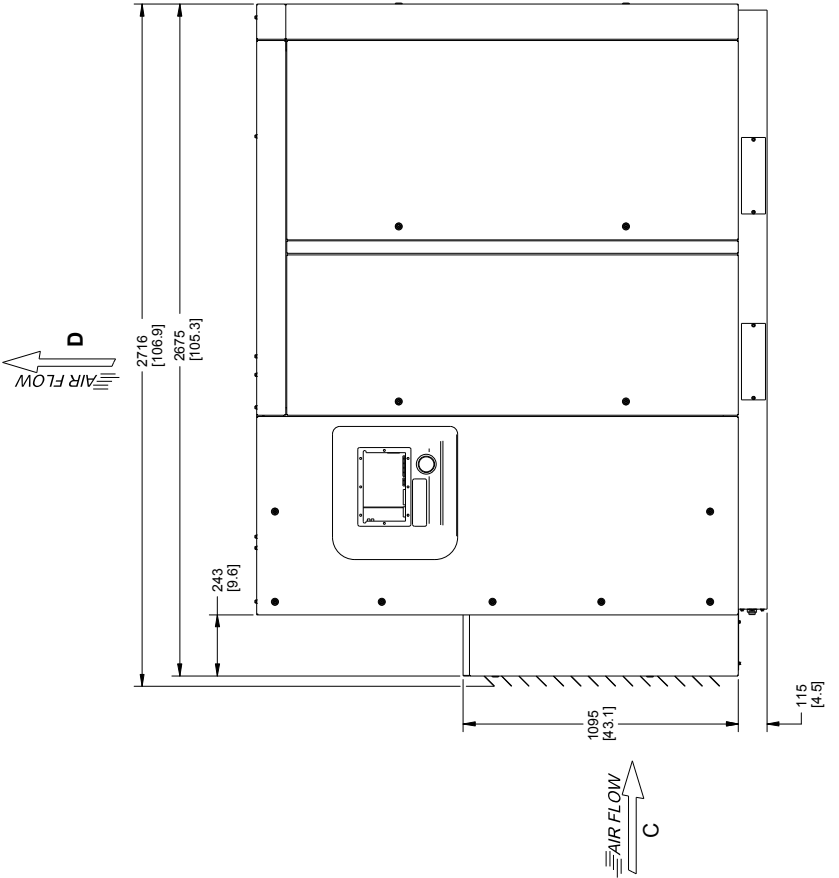
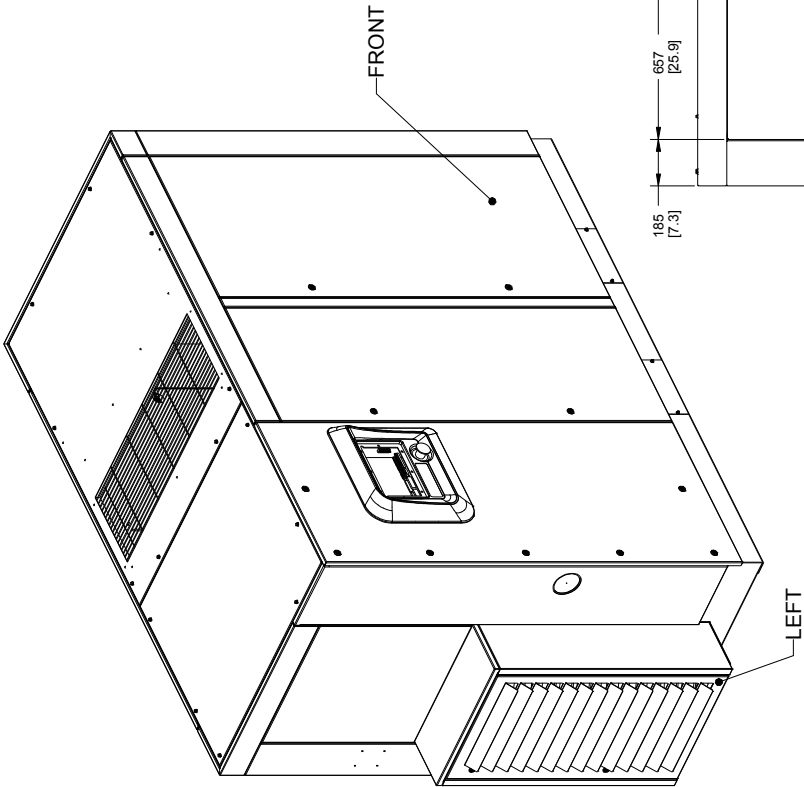
RIGHT END VIEW

FRONT VIEW

LEFT END VIEW

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UNIT	GENERAL ARRANGEMENT, AIR COOLED (R55-75)
SIZE	23701352
SCALE	0.10
DATE	11/11/2011
BY	B
CHKD	8 OF 9

GENERAL ARRANGEMENT WITH
OPTIONAL HIGH DUST PRE-FILTER - NO DRYER
(OPTION IS NOT AVAILABLE FOR VSD UNITS)



PROPRIETARY NOTICE	
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GENERAL ARRANGEMENT, AIR COOLED (R55-75)	
REV	DATE
A1	23701352
B	0.10
7 OF 8	

UNLESS OTHERWISE SPECIFIED PRINTED DOCUMENT IS UNCONTROLLED

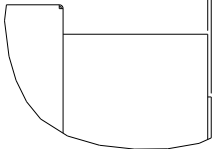
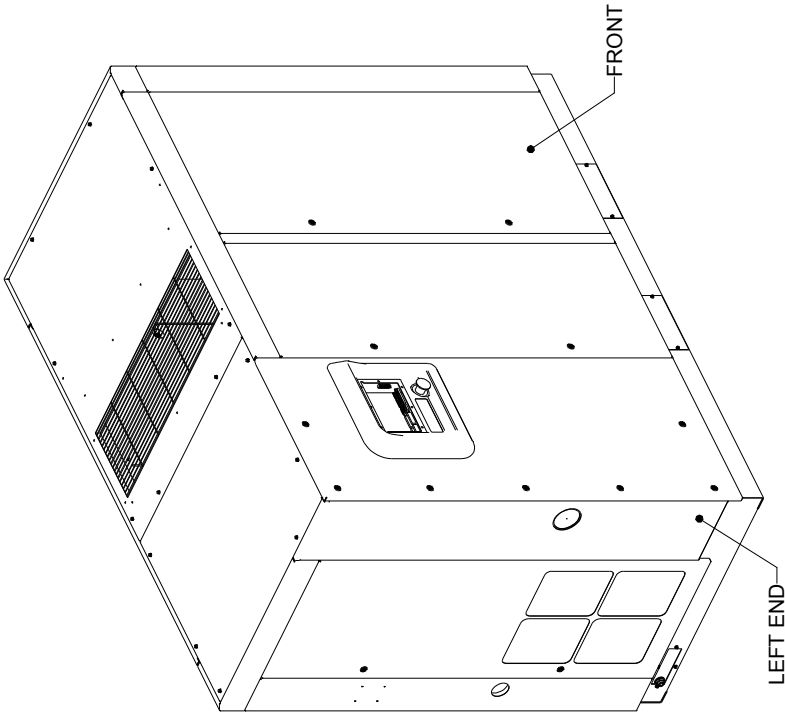
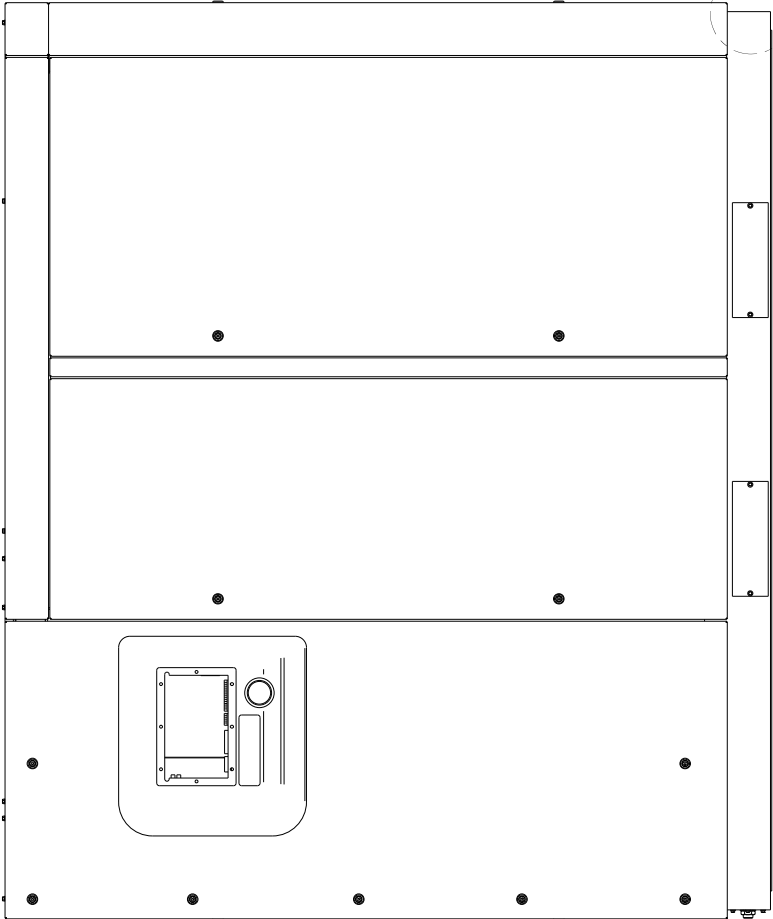
6
7



SCALE:	0.10	SHEET	80 F 9
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↑

GENERAL ARRANGEMENT WITH
OPTIONAL CONTAINMENT BASE



DETAIL G
SCALE 0.500
(0.1)
(THIS VALUE NEEDS TO
BE ADDED TO ALL
HEIGHT DIMENSIONS
WHEN THIS OPTION
IS PURCHASED)

PROPOSED UNIT NOTICE		GENERAL ARRANGEMENT, AIR COOLED (R55-75)	
THIS DRAWING IS THE PROPERTY OF BENTLEY SYSTEMS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BENTLEY SYSTEMS, INC. FOR ANY OTHER PROJECT, THE USER SHALL OBTAIN THE NECESSARY PERMISSION FROM BENTLEY SYSTEMS, INC. FOR ANY OTHER PROJECT, THE USER SHALL OBTAIN THE NECESSARY PERMISSION FROM BENTLEY SYSTEMS, INC.		A1	
23701352		B	
0.15		9 OF 9	

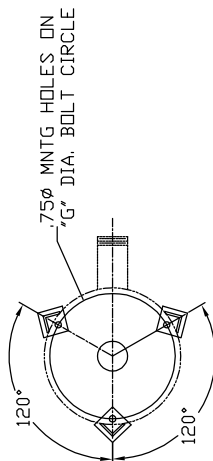
ZONE	REV	EON	DESCRIPTION	DATE	DWN	APV
	A		GENERAL CHANGES MADE	03/09/09	BSA	DWG
	B		SAFETY VALVE PRESSURE SETTING ADDED	04/21/09	BSA	DWG
	C		ADDED CON NUMBER FOR ELEMENT KIT	05/26/09	BSA	DWG
	D		DIMENSION "x" ADDED TO TABLE	06/24/10	BSA	DWG

- 1). BEFORE STARTING ANY WORK ON THE FILTER, MAKE SURE THAT THE LINE IT IS CONNECTED TO IS COMPLETELY DEPRESSURIZED. A BYPASS LINE IS RECOMMENDED IF THE SYSTEM CANNOT BE SHUT DOWN.
- 2). AFTER DEPRESSURIZATION IS COMPLETE REMOVE THE BOLTS THAT HOLD THE TOP FLANGE IN PLACE AND LIFT THE FLANGE OUT OF THE WAY. WARNING! THE ELEMENTS DIRECTLY CONNECTED TO THIS FLANGE, CARE SHOULD BE TAKEN TO ENSURE NO DAMAGE TO THE ELEMENT.
- 3). UNSCREW OR UNBOLT THE OLD ELEMENT FROM THE TOP FLANGE AND REPLACE IT WITH THE NEW ELEMENT.
- 4). REINSTALL THE TOP FLANGE AND CHECK FOR LEAKS BEFORE BRINGING THE FILTER BACK ON LINE.

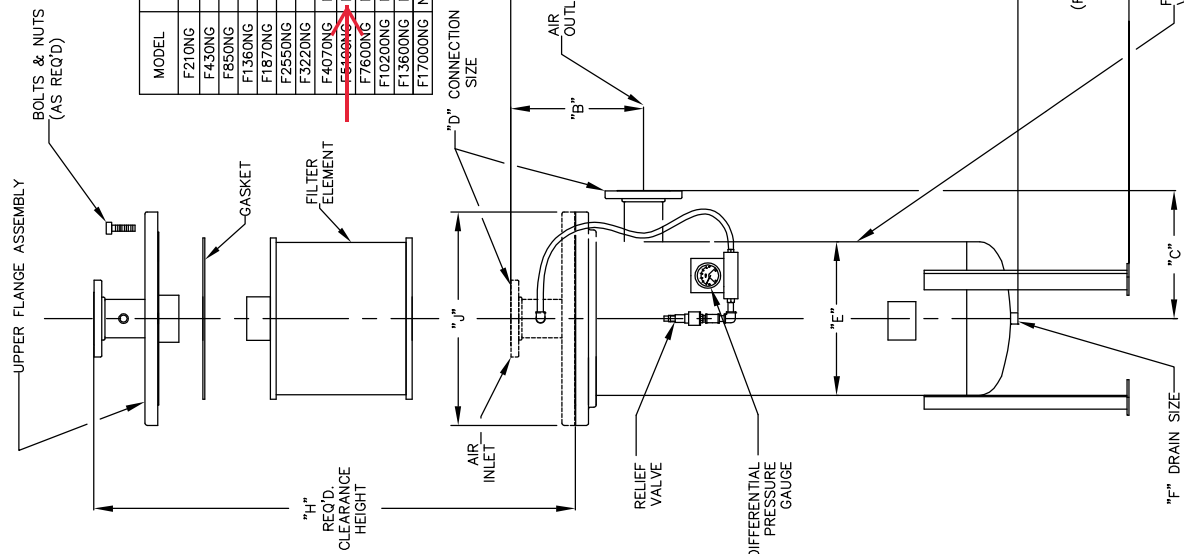
MODEL	NAME (SCFM)	A	B	C	D	E	F	G	H	J	K	SHIPPING WT. (LBS)		
												ELM. KIT	TOTAL	
F210NG	NLM125	42.25	14.50	13.00	2"MT	14	1"FPT	12.72"	21.00"	21.00"	12.87"	23442072	455	20
F430NG	NLM250	42.25	14.50	13.00	3"MT	14	1"FPT	12.72"	25.00"	21.00"	12.87"	23442080	455	25
F850NG	NLM500	68.25	14.38	13.00	3"MT	14	1"FPT	12.72"	37.00"	21.00"	12.87"	23442098	520	35
F1360NG	NLM800	68.25	14.38	13.00	3"MT	14	1"FPT	12.72"	51.00"	21.00"	12.87"	23442106	530	60
F1870NG	NLM1000	72.31	15.50	14.00	3"MT	16	1"FPT	14.68"	57.00"	23.50"	12.87"	23442114	660	70
F2550NG	NLM1500	72.43	15.50	15.00	4"FLG	18	1"FPT	16.94"	57.00"	25.00"	13.25"	23442122	775	100
F3320NG	NLM1900	75.75	17.00	18.00	4"FLG	24	1"FPT	21.19"	59.00"	32.00"	13.25"	23442130	1225	120
F470NG	NLM2400	75.75	17.00	18.00	4"FLG	24	1"FPT	21.19"	59.00"	32.00"	13.25"	23442148	1245	140
F5400NG	NLM3000	88.75	17.00	18.00	4"FLG	24	1"FPT	21.19"	69.00"	32.00"	13.75"	23442155	1395	160
F7020NG	NLM4500	153	18.00	21.00	6"FLG	24	1/2"FLG	27.69"	118.00"	32.00"	18.87"	38453676	1770	250
F1020NG	NLM6000	155	18.00	21.00	8"FLG	30	2"FLG	27.69"	118.00"	38.75"	18.87"	38453884	2460	350
F1360NG	NLM8000	181	19.00	21.00	8"FLG	30	2"FLG	27.69"	142.00"	38.75"	18.87"	38453992	2850	375
F1700NG	NLM10000	211	21.00	25.75	10"FLG	30	2"FLG	27.69"	173.00"	38.75"	18.87"	38453700	4500	475

(ALL DIMENSIONS ARE IN INCHES)

NOTES:

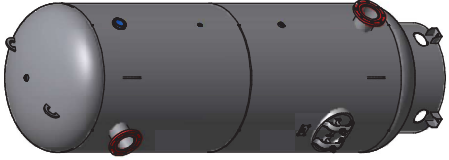
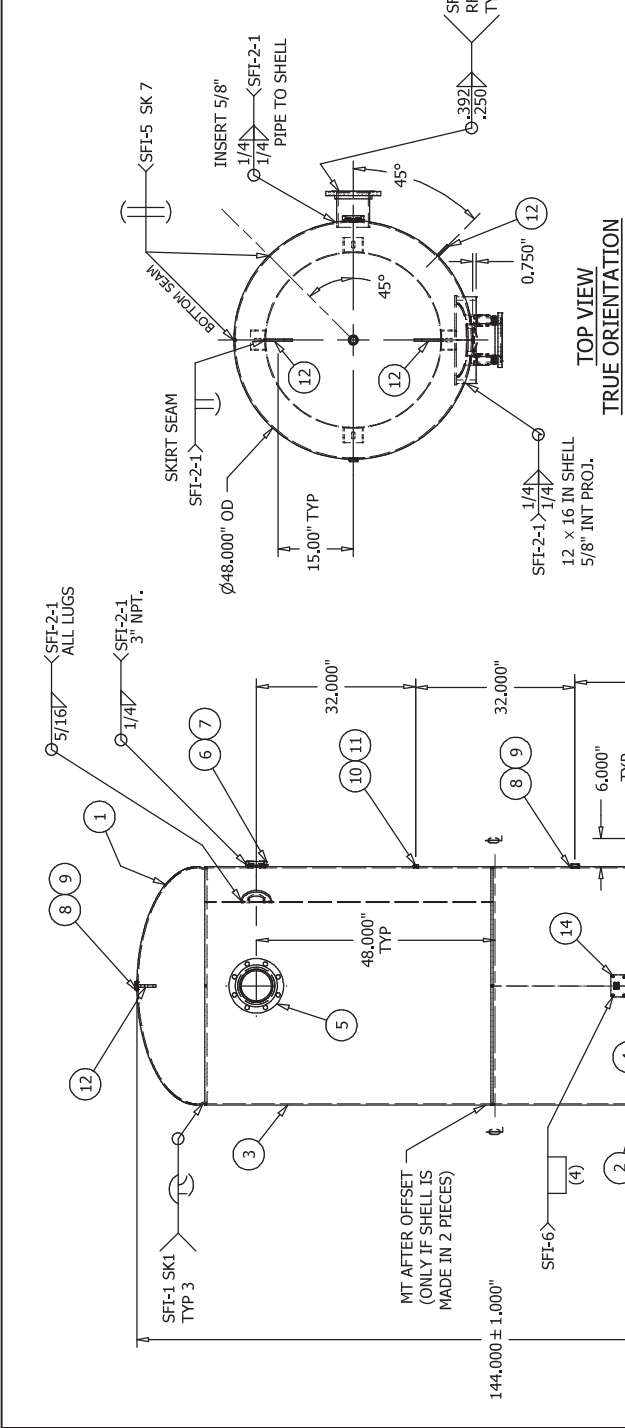


- 1). FILTER IS DESIGNED FOR AIR SERVICE ONLY. DO NOT ATTEMPT TO FILTER OTHER GASES OR AIR CONTAINING SUBSTANCES WHICH MIGHT DAMAGE THE ELEMENT, GASKETS, OR HOUSING.
- 2). DRAINS ARE OPTIONAL.
- 3). DIMENSIONS AND DESIGN CRITERIA ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 4). FILTER ELEMENTS 99.98% EFFICIENT AT 0.1 MICRON RETENTION.
- 5). FLOW PATH IS FROM INSIDE FILTER ELEMENT TO OUTSIDE
- 6). MAXIMUM WORKING TEMPERATURE OF THE FILTER ELEMENT: 220°F.
- 7). FILTER ELEMENT PRESSURE DROP 0.5 TO 1.0 PSI AT RATED PERFORMANCE.
- 8). REPLACE ELEMENT WHEN PRESSURE DROP IS 3 PSI DIFFERENTIAL.
- 9). MAX. VESSEL DESIGN PRESSURE: 150PSIG (10.2 BARS) MAX. VESSEL DESIGN TEMPERATURE: 300°F (149°C) NOTE: NORMAL WORKING TEMPERATURE IS 100°F TO 150°F. ABOVE THIS LEVEL CONSULT FACTORY FOR DETAILS ON PERFORMANCE
- 10). SAFETY RELIEF VALVE SETTING 165 PSI



UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS IN INCHES. TOLERANCES ARE: FRACTIONAL DECIMAL * 1/2 * .005	PROPRIETARY NOTICE THIS DRAWING CONTAINS CONFIDENTIAL AND TRADE SECRET INFORMATION, IS THE PROPERTY OF INGERSOLL-RAND CO., AND IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR RECEIVED BY RECEPTION AND RETENTION OF THE DRAWING, IT WILL (1) NOT BE USED IN WRITING OR BY INGERSOLL-RAND CO. (2) NOT BE THE DRAWING OR ANY COPY THEREOF, (3) NOT BE COPIED, REPRODUCED, OR ANY COPY THEREOF, (4) NOT BE USED IN WRITING OR BY INGERSOLL-RAND CO. (5) NOT BE USED IN WRITING OR BY INGERSOLL-RAND CO. (6) NOT BE USED IN WRITING OR BY INGERSOLL-RAND CO. (7) NOT BE USED IN WRITING OR BY INGERSOLL-RAND CO. (8) NOT BE USED IN WRITING OR BY INGERSOLL-RAND CO. (9) NOT BE USED IN WRITING OR BY INGERSOLL-RAND CO. (10) NOT BE USED IN WRITING OR BY INGERSOLL-RAND CO. (11) NOT BE USED IN WRITING OR BY INGERSOLL-RAND CO. (12) NOT BE USED IN WRITING OR BY INGERSOLL-RAND CO. 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	CAD GENERATED DRAWING NO MANUAL REVISIONS ALLOWED		THIS DRAWING PREPARED BY DATE 06/14/07			
	CHECKED APPROVED		SIZE B ESTIMATED WEIGHT SCALE 1" = 1"			
COPYRIGHT © 2006 INGERSOLL-RAND COMPANY		SHEET 1 OF 1				

ITEM	P/N	DESCRIPTION	MATERIAL	QTY
1	H482651	HEAD, 0.25 MI/0.265 MI x 48" OD SE 2:1 JOGGLE	SA414-G	2
2	A10132-60B	SHELL, 250 x 59.25 x 149.750	SA455	1
3	A10132-60T	SHELL, 250 x 57.938 x 149.750	SA455	1
4	S100343	MANWAY 12" x 16" x 4" x 3/4" 300#	SA106-C	1
5	S102154	RFSD ASY, 6" 150# STD (.280" WALL) 7" LG	SA105/SA106-B	2
6	F103001	WELD FLG, 3 RAD NPT	SA181-70	1
7	F503000	PLUG, 3" PLASTIC	PLASTIC	1
8	F101000	WELD FLG, 1 NPT	SA181-70	4
9	F501000	PLUG, 1 NPT PLASTIC PIPE	PLASTIC	4
10	F100250	WELD FLG, 1/4 NPT	SA181-70	1
11	F500250	PLUG, 1/4 NPT PLASTIC PIPE	PLASTIC	1
12	L10063	LIFT LUG 1/2 x 6 x 3	A-36	4
13	S102114	SKIRT ASSEMBLY, 70A X 35.50"OD	A569	1
14	A10132-MP	MANIF. PLATE 3 X 4.5 X 16GA	A569	1
15	A10132-SL	SHELL, 250 X 116.75 X 149.75 IF THIS IS MADE FROM 1 COURSE	SA455	1



SHELL CAN BE MADE FROM ONE COURSE OR 2 COURSES
SHOP ORDER MUST BE ADJUSTED ACCORDINGLY.
IF SHELL IS 2 COURSE, THEN NDE TRAVELER IS REQUIRED

- **SHELL OUT SIZE IS REFERENCE ONLY
- **ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
- **GRAY PRIMER EXTERIOR
- **FLANGE BOLT HOLES STRADDLE TANK C/L
- **SHIPPING WEIGHT: 1922#
- **IMPACT TEST EXEMPT PER UG 20(f)

TRAVELER REQUIRED	Yes	No	REQUISITION REQUIRED	Yes	No	NOTES
RELEASED TO PRODUCTION			CALCULATED MINIMUMS			DESIGN & CALCULATIONS COMPLY WITH ASME CODE SECTION VIII, DIV.1, LATEST EDITION AND ADDENDA
SALES ORDER#			HEAD THK: .203	MIN		
RELEASE DATE:			SHELL THK: .250	MIN		
NB/SERIAL#						
HEAD THK: .250	MIN		MATL SA414-G	EFF	85	%
SHELL THK: .250	NOM		MATL SA455	EFF	70	%
MATL BD: YES			MAWEP	PSI	AT	--- F
			MWVP	PSI	AT	400 F
VOLUME: 1060			MDMT	PSI	AT	155 PSI
CRN: L4208-567801234TY			TEST: HYDRO	AT	202	PSI
REF:			TEST: MEU	AT	---	PSI

48" x144" 155# VERTICAL AIR RECEIVER

CATALOG	ENGINEER / DATE	QC / DATE	DATE	1 OF 28
	JE 04/07/05	BW 04/18/05		
		A.I. VERIFICATION / DATE		
		BQ 3/29/06		
		STEEL FAB		
		DAKVILLE, ONT.		
		SBB		
		A10132		
		DATE: 12/5/1989		

REV	DATE	DESCRIPTION	ENG	QCM	A/DATE
24	9/29/09	CALC SHELL MIN WAS .247	SAB	JP	BQ 9/30/09
25	5/4/10	SHELL WAS 1 PIECE	KG	JP	BQ 5/5/10
26	2/19/11	USE PURCHASED SHELLS - SHELL MODIFIED	SAB	JP	BQ 3/3/11
27	6/30/11	ADD OPTION TO MAKE SHELL FROM 1 PIECE OR 2	KG	JP	WL 7/5/11
28	2/8/12	CHANGED NOTE ADDED LINE 15 FOR USE OF 1 COURSE SHELL	BP	JP	BQ 2/10/12

FRONT VIEW
TRUE ELEVATION



8/28/20

City of Roseville
Roseville Energy Park
Roseville, CA. 95747

To whom it may concern,

Cisco Air Systems has been in business since 1973. We strive to provide the best service & support possible to all our customers. We have been the Ingersoll Rand Distributor of the Year in 2004, 2008, 2012, 2016, & 2019. We won the awards because of our overall performance with sales, service & customer support.

Cisco Air Systems is the only authorized Ingersoll Rand Distributor in Northern California and Northern Nevada. This includes Placer County. We are the only company authorized by Ingersoll Rand to sell genuine Ingersoll Rand parts and new equipment. Furthermore, we are the only company authorized by Ingersoll Rand to perform service and warranty repairs.

If necessary, you can contact the Ingersoll Rand West Region Area Manager, Scott Smith, ph# 858-518-1753 or email, scotta_smith@irco.com, to verify our Ingersoll Rand territory authorization.

Please feel free to contact me if you have any questions.

Sincerely,

Kent Frkovich

Kent Frkovich – CEO / President

Ph: 916-444-2525 ext-119



COUNCIL COMMUNICATION

CC #: 1126

File #: 0704

Title: Holiday Lighting and Decoration - Contract Purchase Agreement Amendment

Contact: Kristi LaRoche 916-774-5962 klaroche@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.10.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to approve Amendment No. 1 to Contract Purchase Agreement 300924 with Romias Enterprises LLC dba The Christmas Light Pros of Sacramento to add additional funding for holiday lighting and decoration installation, and authorize the City Manager to execute it.

BACKGROUND

On November 4, 2020, the City entered into an agreement with Romias Enterprises LLC dba The Christmas Light Pros of Sacramento to provide holiday lighting and decoration installation. After the Council meeting, City staff decided to increase the planned holiday lighting and decorations in the Vernon Street Town Square due to reduced holiday events. (Event reductions are due to COVID-19 precautions being taken per state and county guidelines.) The additional lighting will include adding lights to the Civic Center building, trees and landscaping lights, decorations around the City's Christmas tree, and decorations at the Vernon Street Town Square archway. The current Contract Purchase Agreement 300924 with Romias Enterprises LLC dba The Christmas Light Pros of Sacramento is for \$45,000 annually and this increase of \$20,000 would bring the agreement total to \$65,000 annually.

FISCAL IMPACT

The additional \$20,000 is included in the Parks, Recreation & Libraries Department's FY 2020-21 budget.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The holiday lighting and decoration installation contract purchase agreement amendment no. 1 meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Kristi LaRoche, Parks, Recreation & Libraries Superintendent

Jill Geller, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-457

Agreement

RESOLUTION NO. 20-457

APPROVING AMENDMENT NO. 1 TO CONTRACT PURCHASE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND ROMIAS ENTERPRISES, LLC, DBA THE
CHRISTMAS LIGHT PROS OF SACRAMENTO, AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Amendment No. 1 to Contract Purchase Agreement (3000924), regarding
holiday lighting and decoration installation, between the City of Roseville and Romias
Enterprises, LLC, dba The Christmas Light Pros of Sacramento, has been reviewed by the
Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that
said Amendment No. 1 to Contract Purchase Agreement is approved and the City Manager is
authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3000924

Supplier Details:

Company Romias Enterprises LLC dba The Christmas Light Pros of Sacramento
Contact Shawn Romias
Address 5545 Hemlock Street

Sacramento, CA 95841

Submit your response to:

Company City of Roseville
Contact "Becky" Rebecca Philipp
Address Purchasing Division
2075 Hilltop Circle
Roseville, CA 95747
Phone (916) 774-5724
Fax (916) 774-5736
E-mail BPhilipp@roseville.ca.us

This Contract Purchase Amendment is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return (2) signed originals of the Amendment to the Buyer noted on the Amendment. Alterations or modifications to the amendment are not allowed. Upon receipt of all necessary documents, the City will sign the amendment and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - **By owner**
Partnership - **Any general partner**
Corporation - **Two options:**

(1) A signature from the President and the corporate seal; **OR**

(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are **not** corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:

The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.



Contract Purchase Agreement 3000924

Agreement	3000924
Agreement Date	07-OCT-2020
Change Order	1
Change Order Date	02-NOV-2020
Revision	1
Agreement Amount	65,000.00 USD

Invoice To **City of Roseville**
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678

Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier **Romias Enterprises LLC dba The Christmas**
Light Pros of Sacramento
 5545 Hemlock Street

Sacramento, CA 95841
Phone: ()
Fax: ()
Email: shawn@xmaslightpros.com

Description of Labor, equipment and/or materials **AMENDMENT #1**
 Contract Purchase Agreement 3000104, which was executed on 11/4/20, is hereby modified as follows:

The Agreement amount is modified from \$45,000.00 to \$65,000.00. The purpose of this modification is for additional work to be provided.

All other provisions of the Agreement shall remain unchanged and in full force and effect.

Please contact Dustin DiPlacito at 916-774-5923 for questions regarding this contract.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	12184	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			

"Becky" Rebecca Philipp Phone 1-916-774-5724

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address:
<http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
10. Contractor agrees to the below insurance requirements:
 - a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
 - b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
 - c. Additional Insureds. Contractor shall also provide a separate endorsement or

section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:

- (1) the minimum coverage and limits specified in this Agreement; or
- (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

- d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
 - e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
 - f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
 - g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
 - h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
 - i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original hereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. If the project referenced on this agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.
20. CONTRACTOR agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONTRACTOR and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONTRACTOR and CITY agree that: (a) CONTRACTOR is free from the control and direction of CITY in connection with the performance of the work; (b) CONTRACTOR is providing services directly to CITY; (c) CONTRACTOR has and will maintain at all relevant times a business license; (d) CONTRACTOR maintains a business location that is separate from CITY; (e) CONTRACTOR is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONTRACTOR actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONTRACTOR advertises and holds itself out to the public as available to provide the same or similar services; (h) CONTRACTOR provides its own tools, vehicles, and

equipment to perform the services; (i) CONTRACTOR has negotiated its own rates; (j) CONTRACTOR set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONTRACTOR has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. 32014-02391

Contractor License No. 980514

DIR Registration No. _____

Check mark the applicable company type below:

_____ Corporation

☒ Limited Liability Company

_____ Partnership

_____ Sole Proprietor

City Reserves the right to withhold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.

*General T&C
REV 3/25/20 JS*

**ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT UNDER FORMAL BID LIMIT**

General - Required Coverage:

- General Liability: \$1 Million per occurrence /\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction:_____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate

Design Professional:_____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate
Professional Liability:
\$2 Million/occurrence

Professional Consultant:_____

Professional Liability:
\$1 Million/occurrence

IT Services:_____

Professional Liability:
\$1 Million/occurrence
No auto required

Special Events/Caterers-Vendors:_____

No auto required
No workers' comp required

Professional Counseling/ Psychological:_____

Professional Liability:
\$1 Million/occurrence
No auto required

Insurance Verification

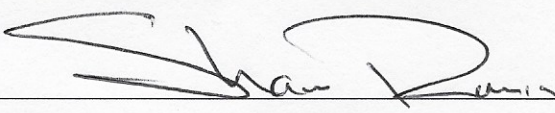
By signing the agreement included with this document, you are confirming that your company has the minimum insurance limits required above.

A copy of your insurance certificate is not required at this time. The City may request proof of insurance at any time.

Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

COR Signature-City Manager

Supplier	
Signature:	
Print Name:	
Title:	

Supplier	
Signature:	
Print Name:	Shawn Romias
Title:	Owner

City of Roseville, A Municipal Corporation	
Signature:	
Print Name:	Dominick Casey
Title:	City Manager



COUNCIL COMMUNICATION

CC #: 1128

File #: 0203-09 & 0203-21

Title: Miscellaneous Waterworks Materials (RFQ 10-3269) - Reject All Bids

Contact: Joanna Oukrop 916-774-5745 joukrop@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.11.

RECOMMENDATION TO COUNCIL

Staff recommends Council adopt a resolution rejecting all bids received for RFQ 10-3269 for Miscellaneous Waterworks Materials. The City's Municipal Code requires a legal notice inviting bids to be published in a newspaper of general circulation within the City. A legal notice inviting bids was sent to the local paper for publication but the notice did not get published. A new bid will be issued after the rejection of all bids is approved.

BACKGROUND

Various City departments have ongoing requirements for waterworks materials to maintain City facilities and infrastructure. These materials are primarily used for repairs, upgrades, maintenance, and new service additions to the City's water and sewer lines.

Purchasing staff solicited pricing on approximately 473 items as a sampling of products regularly purchased either directly by the end using departments for specific projects or by Purchasing staff to stock the Central Stores Warehouse supply of waterworks materials. Bidders were asked to quote a quantity of one each of the products that were supplied to obtain the unit price for each item with the bid being awarded by line item. Bidders were also asked to quote a percentage discount off of manufacturer's list price for broad categories of waterworks items such as polyvinyl chloride (PVC), brass fittings, copper, backflows, air release valves, and all other waterworks items that were not specifically listed in the bid. Since the products were to be awarded by line item, there was no lump sum total amount to record on the bid summary sheet. Staff instead acknowledged the receipt of the completed pricing worksheet (Attachment A) and substituted item worksheet (Attachment B) from each bidder.

A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Attachment A Acknowledge</u>	<u>Attachment B Acknowledge</u>
Pace Supply Sacramento, CA	Yes	Yes
Ferguson	Yes	Yes

Enterprises, LLC
Roseville, CA

FISCAL IMPACT

There is no fiscal impact at this time, since there is no contract award.

ENVIRONMENTAL REVIEW

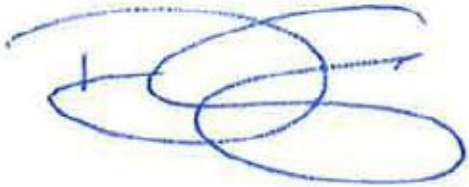
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute§21065 and CEQA State Guidelines§15060(c) (3) and §15378.

The rejection of bids for the purchase of miscellaneous waterworks materials meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Joanna Oukrop, Senior Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-459

RESOLUTION NO. 20-459

REJECTING ALL BIDS FOR THE PURCHASE OF
MISCELLANEOUS WATERWORKS MATERIALS (RFQ 10-3269)

WHEREAS, the City of Roseville requested bids for the purchase of Miscellaneous Waterworks Materials (RFQ 10-3269); and

WHEREAS, the City's Municipal Code requires a legal notice inviting bids to be published in a newspaper of general circulation within the City; and

WHEREAS, the legal notice for the purchase of Miscellaneous Waterworks Materials (RFQ 10-3269) was not published; and

WHEREAS, staff will issue a new bid for the purchase of Miscellaneous Waterworks Materials and publish a legal notice inviting new bids in a local paper after adoption of this resolution; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that all bids received for the purchase of Miscellaneous Waterworks Materials (RFQ 10-3269) are hereby rejected per staff recommendation.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 1144
File #: 0203-01

Title: Vehicle Purchases
Contact: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.12.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve a purchase order to Oroville Ford, Inc. for two Ford F550 utility body trucks to replace Fleet ID 09-324 and 09-355 approved in the FY2020-21 Fleet Replacement budget. The total cost including sales tax is \$256,989.

BACKGROUND

RFQ 10-3274

The Environmental Utilities Department's Wastewater Collection division is purchasing two Ford F550 utility body trucks as replacements for 09-324 and 09-355. These trucks are used for maintaining the collection system. The trucks play a critical role for hauling tools, materials and personnel as well as towing equipment necessary to maintain the collection system. The maintenance is critical in complying with state permits.

A formal bid was issued with the following vendor responses:

<u>Vendor</u>	<u>Unit Price (with options)</u>
---------------	----------------------------------

Ron DuPratt Ford Dixon, CA	\$261,370.00
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Future Ford Roseville, CA	\$257,492.24
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Oroville Ford Oroville, CA	\$256,989.30
---------------------------------------	---------------------

Towne Ford Redwood City, CA	\$262,346.00
--------------------------------	--------------

Vehicle replacements are based on the Fleet Scoring System which considers factors such as age, mileage, reliability, prior maintenance and repair costs, and current condition. Below are the vehicle replacement scores. A score of 23 or more indicates the vehicle is eligible for

replacement.

Vehicle ID	Replacement Score	Vehicle Condition
09-324	26	Meets City replacement criteria
09-355	25	Meets City replacement criteria

FISCAL IMPACT

RFQ 10-3274

The total cost of two Ford F550 utility body trucks including options and sales tax is \$256,989. Funding is included in the FY2020-21 Fleet Replacement budget.

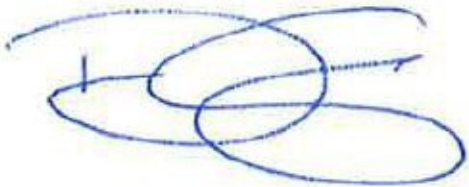
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The purchase of vehicles meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Brian Craighead, Fleet Manager

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 1131

File #: 0203-07-01

Title: Pleasant Grove Substation #2 15kV Metal-clad Switchgear (RFQ 10-3266) - Contract Purchase Agreement

Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.13.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve a contract purchase agreement with Crown Technical Systems to design, deliver, and install a 15kV metal-clad switchgear at the Pleasant Grove #2 substation, and authorize the City Manager to execute it.

BACKGROUND

The Pleasant Grove #2 substation is being expanded to serve new loads in the North Industrial Specific Plan area. The 15kV class metal-clad switchgear incorporates protection, metering and communication equipment in a weatherproof structure to provide safe and reliable power to several large industrial customers in the area, as well as increasing capacity for contingency planning in the surrounding area.

A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Total Lump Sum</u>
Crown Technical Systems	\$967,721.22
Fontana, CA	

Cal Electro, Inc	\$1,475,450.00
Redding, CA	

Myers Power Products, Inc.	\$1,013,523.00
Ontario, CA	

FISCAL IMPACT

The total cost of the metal-clad switchgear is \$967,721.22. Funding is included in the Electric Department's FY2020-21 Capital Improvement Program Budget.

ENVIRONMENTAL REVIEW

The proposed project involves operation and maintenance of an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301).

The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-460

CPA 3000929

RESOLUTION NO. 20-460

APPROVING A CONTRACT PURCHASE AGREEMENT BETWEEN THE CITY OF
ROSEVILLE AND CROWN TECHNICAL SYSTEMS, AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3000929) to design, deliver, and install a 15kV metal-clad switchgear at the Pleasant Grove #2 substation, between the City of Roseville and Crown Technical Systems, has been reviewed by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said contract purchase agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3000929

Supplier Details:

Company Crown Technical Systems
Contact Josh Carruthers
Address 13470 Philadelphia Avenue

Fontana, CA 92337

Submit your response to:

Company City of Roseville
Contact Babette Owens
Address Purchasing Division
2075 Hilltop Circle
Roseville, CA 95747
Phone (916) 774-5704
Fax (916) 774-5736
E-mail BOwens@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return signed copies of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - **By owner**
Partnership - **Any general partner**
Corporation - **Two options:**

(1) A signature from the President and the corporate seal; **OR**

(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are **not** corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:

The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.



Contract Purchase Agreement 3000929

Agreement	3000929
Agreement Date	08-OCT-2020
Revision	0
Agreement Amount	967,721.22 USD

Invoice To **City of Roseville**
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678

Phone: (916) 774-5488

Fax: (916) 784-3796

Email: accountspayable@roseville.ca.us

Supplier **Crown Technical Systems**
 13470 Philadelphia Avenue

Fontana, CA 92337

Phone: ()

Fax: ()

Email: nsiddiqui@crowntechnicalsystems.com

Description of Labor, equipment and/or materials THIS PURCHASE IN ACCORDANCE WITH ALL SPECIFICATIONS, TERMS AND CONDITIONS, AND ATTACHMENTS OF RFQ 10-3266.

START DATE: EXECUTED AGREEMENT
 END DATE: UPON FINAL PAYMENT

FOR QUESTIONS CONTACT JOSHUA CAMPBELL AT (916) 774-5698 OR EMAIL JCAMPBELL@ROSEVILLE.CA.US.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	11011	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			
		Babette Owens Phone 1-916-774-5704			

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Purchase Agreement 3000929

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address:
<http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
10. Contractor agrees to the below insurance requirements:
 - a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
 - b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
 - c. Additional Insureds. Contractor shall also provide a separate endorsement or

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section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:

- (1) the minimum coverage and limits specified in this Agreement; or
 - (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
 - e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
 - f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
 - g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
 - h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
 - i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

Contract Purchase Agreement 3000929

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original hereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. If the project referenced on this agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.
20. CONTRACTOR agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONTRACTOR and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONTRACTOR and CITY agree that: (a) CONTRACTOR is free from the control and direction of CITY in connection with the performance of the work; (b) CONTRACTOR is providing services directly to CITY; (c) CONTRACTOR has and will maintain at all relevant times a business license; (d) CONTRACTOR maintains a business location that is separate from CITY; (e) CONTRACTOR is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONTRACTOR actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONTRACTOR advertises and holds itself out to the public as available to provide the same or similar services; (h) CONTRACTOR provides its own tools, vehicles, and

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equipment to perform the services; (i) CONTRACTOR has negotiated its own rates; (j) CONTRACTOR set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONTRACTOR has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. n/a

Contractor License No. n/a

DIR Registration No. 1000039892

Check mark the applicable company type below:

☒ Corporation

☐ Limited Liability Company

☐ Partnership

☐ Sole Proprietor

City Reserves the right to withhold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.

General T&C

REV 3/25/20 JS

Contract Purchase Agreement 3000929

**ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT OVER FORMAL BID LIMIT OR INVOLVING HIGH RISK ACTIVITIES**

General - Required Coverage/Documentation

- General Liability: \$1 Million per occurrence /\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville - Insurance Compliance, PO Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction:_____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate

Design Professional:_____

General Liability:
\$2 Million/occurrence
\$4 Million aggregate
Professional Liability:
\$2 Million/occurrence

Professional Consultant:_____

Professional Liability:
\$1 Million/occurrence

IT Services:_____

Professional Liability:
\$1 Million/occurrence
No auto required

Hazardous Materials:_____

Pollution Liability:
\$1 Million/occurrence

Special Events/Caterers-Vendors:_____

No auto required
No workers' comp required

Professional Counseling/ Psychological:_____

Professional Liability:
\$1 Million/occurrence
No auto required

Pyrotechnics:_____

General Liability:
\$5 Million/occurrence
\$10 Million aggregate
Auto - \$2 Million/occurrence

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Chemical/Environmental:_____

General Liability:

\$3 Million/occurrence

\$6 Million aggregate

Pollution – \$2 Million/Occurrence

Auto - \$2 Million/Occurrence

Insurance Submission Process

The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please DO NOT send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239

Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Contract Purchase Agreement 3000929

Supplier	
Signature:	<i>Naim Siddiqui</i>
Print Name:	Naim Siddiqui
Title:	President/Owner

Supplier	
Signature:	<i>Khawar Siddiqui</i>
Print Name:	Khawar Siddiqui
Title:	Vice President/Corporate Secretary

City of Roseville, A Municipal Corporation	
Signature:	
Print Name:	Dominick Casey
Title:	City Manager



COUNCIL COMMUNICATION

CC #: 1139

File #: 0400-04-12-1

Title: Sierra Vista Village JM - 03B Phase 2 - Notice of Completion

Contact: Troy Galvin 916-223-7441 jtgalvin@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.14.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista Village JM-03B Phase 2, CWJ#190122, as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications.

FISCAL IMPACT

This action has no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a Notice of Completion meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Troy Galvin, Construction Inspector

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-466

Notice of Completion

Exhibit A

Final Map

RESOLUTION NO. 20-466

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE JM-03B – PHASE 2 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

BE IT RESOLVED by the Council of the City of Roseville as follows:

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Sierra Vista Village JM-03B - Phase 2 is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book EE of Maps, Page 95 is hereby accepted.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

CITY CLERK
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678

Exempt from recording fees
Pursuant to Gov't Code §27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work of improvement known as the _____ Project was completed and accepted by the City of Roseville on _____. The location is situated in the City of Roseville, County of Placer, State of California and is indicated on the attached map, marked as Exhibit "A" and incorporated herein by this reference. The real property herein described is owned by the City of Roseville, 311 Vernon Street, Roseville CA 95678.

The direct/general contractor on said project was _____.

The surety on said project was _____.

_____.

City of Roseville
Owner

ATTEST:

Sonia Orozco, City Clerk

State of California)
County of Placer)

I, _____, being first duly sworn, depose and say: I am the _____ of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

City of Roseville

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

State of California)
County of Placer)

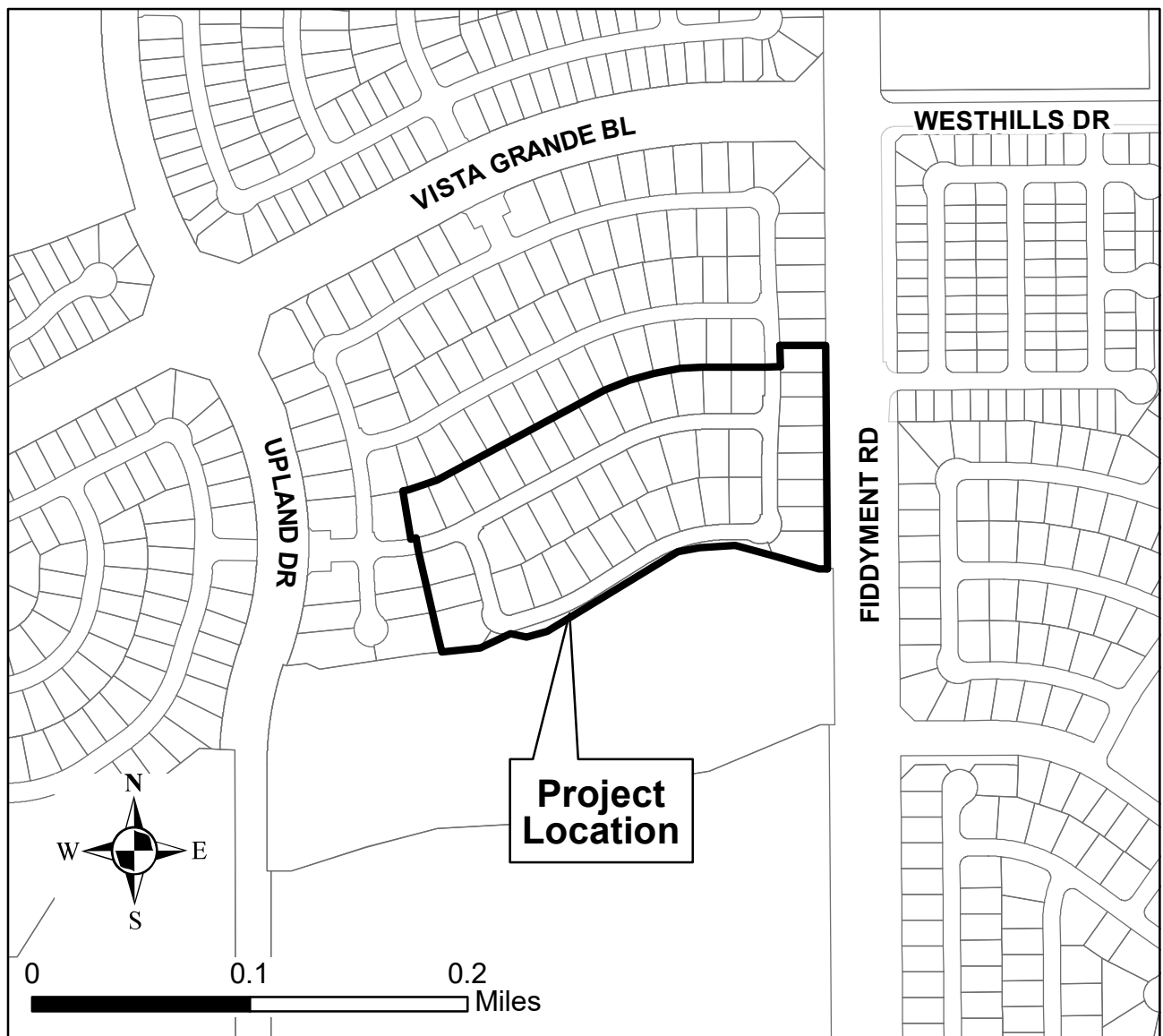
Subscribed and sworn to (or affirmed) before
me on this _____ day of _____,
20____, _____
proved to me on the basis of satisfactory
evidence to be the person(s) who appeared
before me.

Place Notary Seal and/or Stamp Above

Signature of Notary Public

EXHIBIT A

City of Roseville Sierra Vista Village JM-03B - Phase 2



OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTERESTS IN THE REAL PROPERTY INCLUDED WITHIN THIS PLAT OF "SIERRA VISTA VILLAGE JM-03B-PHASE 2" SHOWN UPON THIS MAP AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

*THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- (A) PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF BUT NOT LIMITED TO WATER, GAS AND SEWER PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT 'A' AND LOT 'B' AND THE 12.5 FEET LYING CONTIGUOUS TO LOT 'A' SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).
- (B) PUBLIC EASEMENTS FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOT 'A' SHOWN HEREON AND DESIGNATED 'E.V.A.' (EMERGENCY VEHICLE ACCESS EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION IN FEE FOR PUBLIC PURPOSES:

- (A) LOT 'B' SHOWN HEREON FOR OPEN SPACE.

JOHN MOURIER CONSTRUCTION, INC., A CALIFORNIA CORPORATION

BY: [Signature]
PRINT NAME: John L. Mourier III
TITLE: President

BY: [Signature]
PRINT NAME: Red Yamamoto
TITLE: cfo

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
COUNTY OF PLACER) SS

ON February 19, 2020, BEFORE ME Karen Headley A NOTARY PUBLIC PERSONALLY APPEARED John L. Mourier III and Red Yamamoto WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: [Signature] PRINTED NAME: Karen Headley

MY COMMISSION NO. IS 2258771

MY PRINCIPAL PLACE OF BUSINESS IS IN Placer COUNTY

MY COMMISSION EXPIRES OCT 16, 2022

PLAT OF
SIERRA VISTA VILLAGE JM-03B-PHASE 2

SUBDIVISION NO.: 2012PL-038

ALL OF LOT 20 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK DD OF MAPS, AT PAGE 26.

LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

MARCH, 2020

BAKER WILLIAMS ENGINEERING GROUP

SHEET 1 OF 4

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SIERRA VISTA VILLAGE JM-03B -PHASE 2" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED 3/18/20

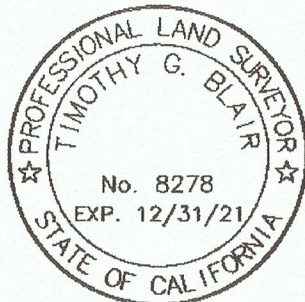
[Signature]
MARC STOUT R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
EXPIRATION DATE 09/30/2020

I HEREBY STATE THAT I AM SATISFIED THAT THIS PLAT OF "SIERRA VISTA VILLAGE JM-03B-PHASE 2" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED 4/16/20

[Signature]
TIMOTHY G. BLAIR
P.L.S. 8278 EXPIRATION DATE 12/31/2021



CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PLAT OF "SIERRA VISTA VILLAGE JM-03B-PHASE 2" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, THE EASEMENTS HEREON OFFERED FOR DEDICATION, BUT HAS REJECTED AT THIS TIME ON BEHALF OF THE PUBLIC, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE THE IRREVOCABLE OFFER OF LOT B.

DATED 4/16/2020

[Signature]
CITY CLERK, CITY OF ROSEVILLE

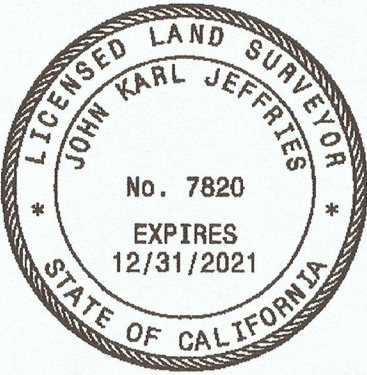
BY: _____
ASSISTANT CITY CLERK

SURVEYOR'S STATEMENT:

THIS MAP OF "SIERRA VISTA VILLAGE JM-03B-PHASE 2" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MOURIER LAND INVESTMENT CORP., IN FEBRUARY, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2021, THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE 2/25/20

[Signature]
JOHN KARL JEFFRIES
EXPIRES 12/31/2021 L.S. 7820



RECORDER'S STATEMENT:

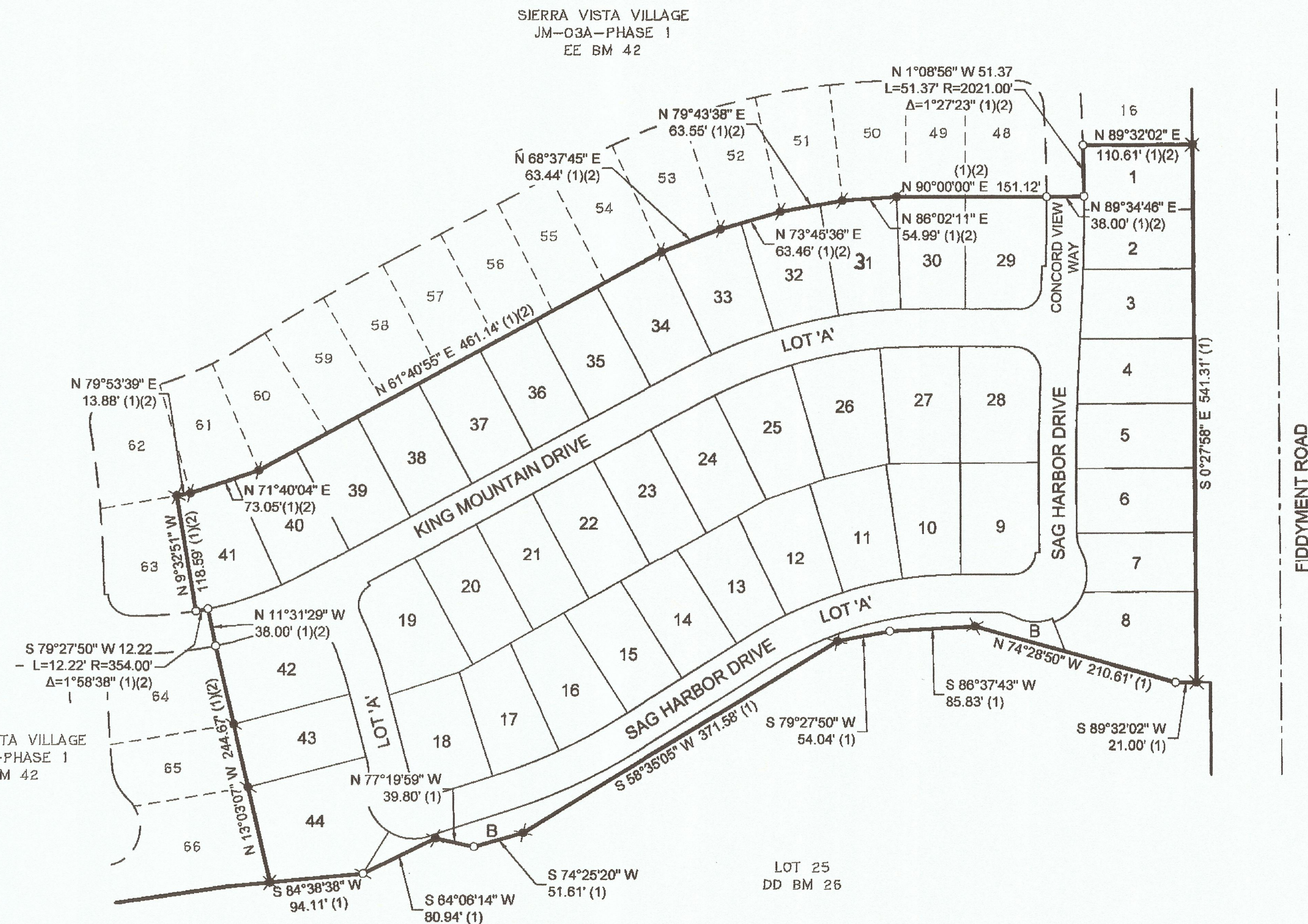
ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, AT 35 MINUTES AFTER 11 O'CLOCK A.M. ON THE 19 DAY OF May, 2020 AND RECORDED IN BOOK EE OF MAPS, AT PAGE 95.

DOCUMENT NO. 2020-0040663

FEE \$92.00

Ryan Ronco
COUNTY RECORDER OF PLACER COUNTY

BY: [Signature]
DEPUTY



- NOTES:**
- 1 THIS SUBDIVISION CONTAINS 10.632 ACRES MORE OR LESS, AND CONSISTS OF 44 SINGLE FAMILY LOTS NUMBERED 1-44, 1 PRIVATE STREET LOT LETTERED LOT 'A' AND 1 OPEN SPACE LOT LETTERED LOT 'B'.
 - 2 ALL BEARINGS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
 - 3 ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - 4 A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, PROJECT NO. E133171.000 DATED SEPTEMBER 10, 2013. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT (FILE NUMBER 308-810).
 - 5 5/8" REBAR CAPPED "LS 7820" WILL BE SET AT ALL REAR LOT CORNERS AND AT ALL ANGLE POINTS IN THE PROPERTY LINE. IN THE EVENT OF A CONFLICT WITH A RETAINING OR SOUNDWALL, A 3.00 FOOT WITNESS CORNER SHALL BE SET ON LINE. ALL FRONT LOT CORNERS SHALL BE MARKED WITH A 1" BRASS DISC STAMPED "LS 7820" AT A 1.0 FOOT PROJECTION OF THE PROPERTY LINE INTO THE SIDEWALK.
 - 6 LOT 'A' IS A PRIVATE STREET FOR THE MUTUAL BENEFIT OF THOSE LOTS SHOWN HEREON AND NUMBERED 1-44 INCLUSIVE AND THOSE LOTS SHOWN ON "SIERRA VISTA VILLAGE JM-03A-PHASE 1 FILED IN BOOK EE, AT PAGE 42
 - 7 STREET OWNERSHIP AND MAINTENANCE INCLUDING STREET LIGHTS, LOT DRAINAGE SYSTEMS AND SURFACE DRAINAGE SYSTEMS ARE PRIVATE AND THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
 - 8 "DECLARATION OF ANNEXATION AND RESERVATION OF EASEMENTS FOR THE VILLAGES AT SIERRA VISTA - LOT 19, PHASE 2" FILED AS INSTRUMENT NO. 2020-0040665 OFFICIAL RECORDS OF PLACER COUNTY, AFFECT THESE LOTS.

- LEGEND:**
- P.U.E. PUBLIC UTILITY EASEMENT
 - E.V.A. EMERGENCY VEHICLE ACCESS EASEMENT
 - (R) RADIAL LINE
 - O DIMENSION POINT, NOTHING FOUND OR SET
 - SET 3/4" REBAR WITH CAP STAMPED "LS 7820"
 - SET BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED L.S. 7820
 - FND 3/4" IRON PIPE TAGGED "LS 7820" PER DD BM 26
 - FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "LS 7820" PER EE BM 42
 - FOUND 5/8" REBAR WITH CAP STAMPED "LS 7820" PER EE BM 42
 - (1) DD BM 26
 - (2) EE BM 42

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF KING MOUNTAIN DRIVE, BEING N 89°16'45" E AND ESTABLISHED BY MONUMENTS FOUND AS SHOWN HEREON PER EE BM 42

PLAT OF
SIERRA VISTA VILLAGE JM-03B-PHASE 2
SUBDIVISION NO.: 2012PL-038
ALL OF LOT 20 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK DD OF MAPS, AT PAGE 26.
LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA
MARCH, 2020
BAKER WILLIAMS ENGINEERING GROUP
SCALE: 1" = 100'

PLAT OF
SIERRA VISTA VILLAGE JM-03B-PHASE 2

SUBDIVISION NO.: 2012PL-038

ALL OF LOT 20 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK DD OF MAPS, AT PAGE 26.

LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

MARCH, 2020

SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

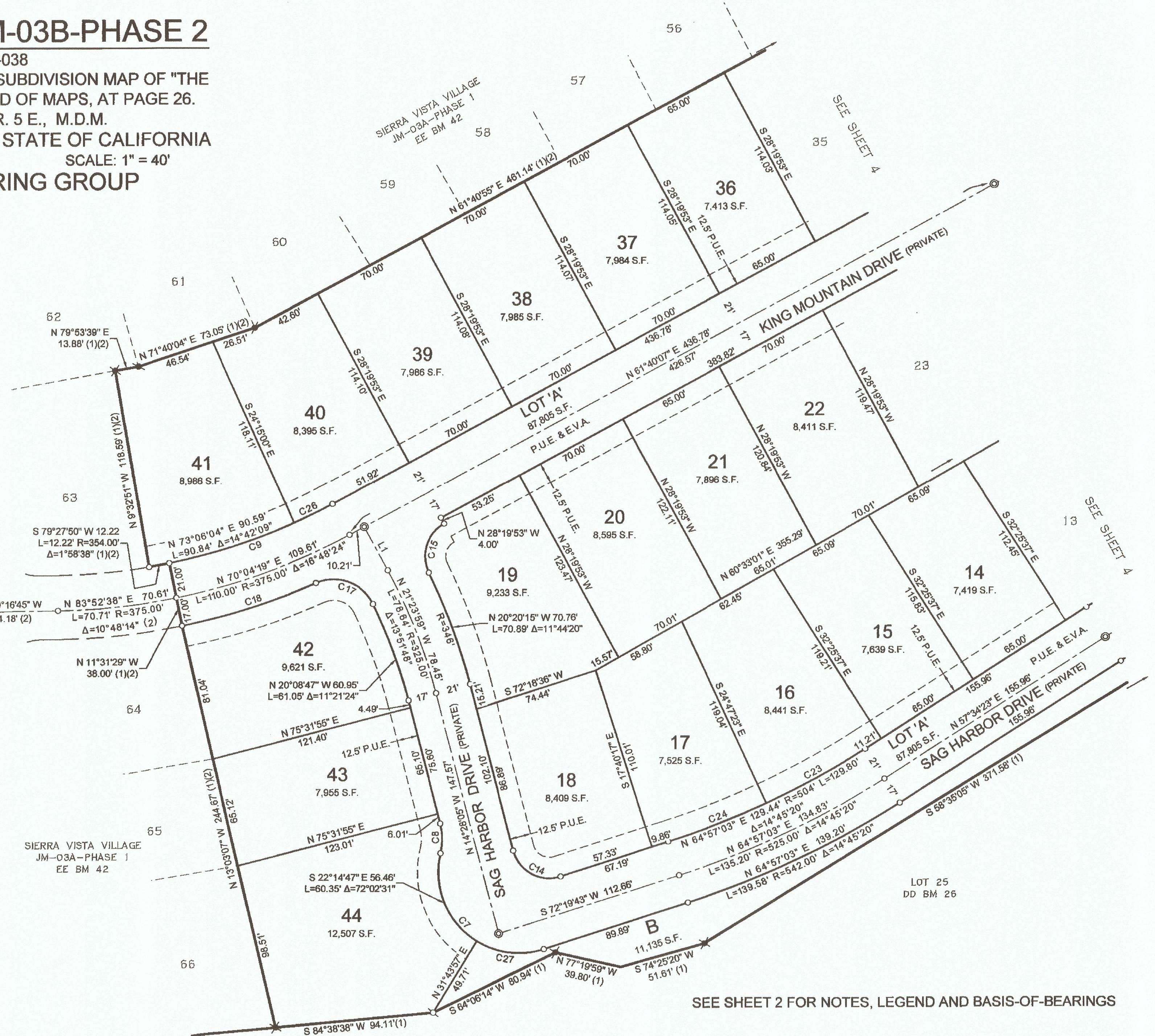
SHEET 3 OF 4



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.36'	N 28° 19' 53" W

UPLAND DRIVE
BASIS OF BEARINGS
N 89° 16' 45" E 186.81' (2)
KING MOUNTAIN DRIVE
YORKTOWN DRIVE
YORKTOWN COURT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	101.74'	48.00'	121° 26' 45"	S 46° 56' 55" E	83.74'
C8	17.75'	36.00'	28° 14' 33"	N 0° 20' 48" W	17.57'
C9	103.84'	354.00'	16° 48' 24"	N 70° 04' 19" E	103.47'
C14	35.79'	22.00'	93° 12' 12"	S 61° 04' 11" E	31.97'
C15	33.74'	22.00'	87° 52' 32"	S 17° 43' 51" W	30.53'
C17	39.92'	26.00'	87° 58' 15"	N 69° 48' 37" W	36.11'
C18	83.95'	392.00'	12° 16' 15"	N 72° 20' 23" E	83.79'
C23	67.18'	504.00'	7° 38' 14"	N 61° 23' 30" E	67.13'
C24	62.62'	504.00'	7° 07' 06"	N 68° 46' 10" E	62.58'
C25	12.21'	458.00'	1° 31' 37"	S 62° 25' 58" W	12.21'
C26	25.22'	354.00'	4° 04' 53"	N 63° 42' 33" E	25.21'
C27	41.39'	48.00'	49° 24' 15"	S 82° 58' 10" E	40.12'



PLAT OF
SIERRA VISTA VILLAGE JM-03B-PHASE 2

SUBDIVISION NO.: 2012PL-038

ALL OF LOT 20 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK DD OF MAPS, AT PAGE 26.

LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

MARCH, 2020

SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

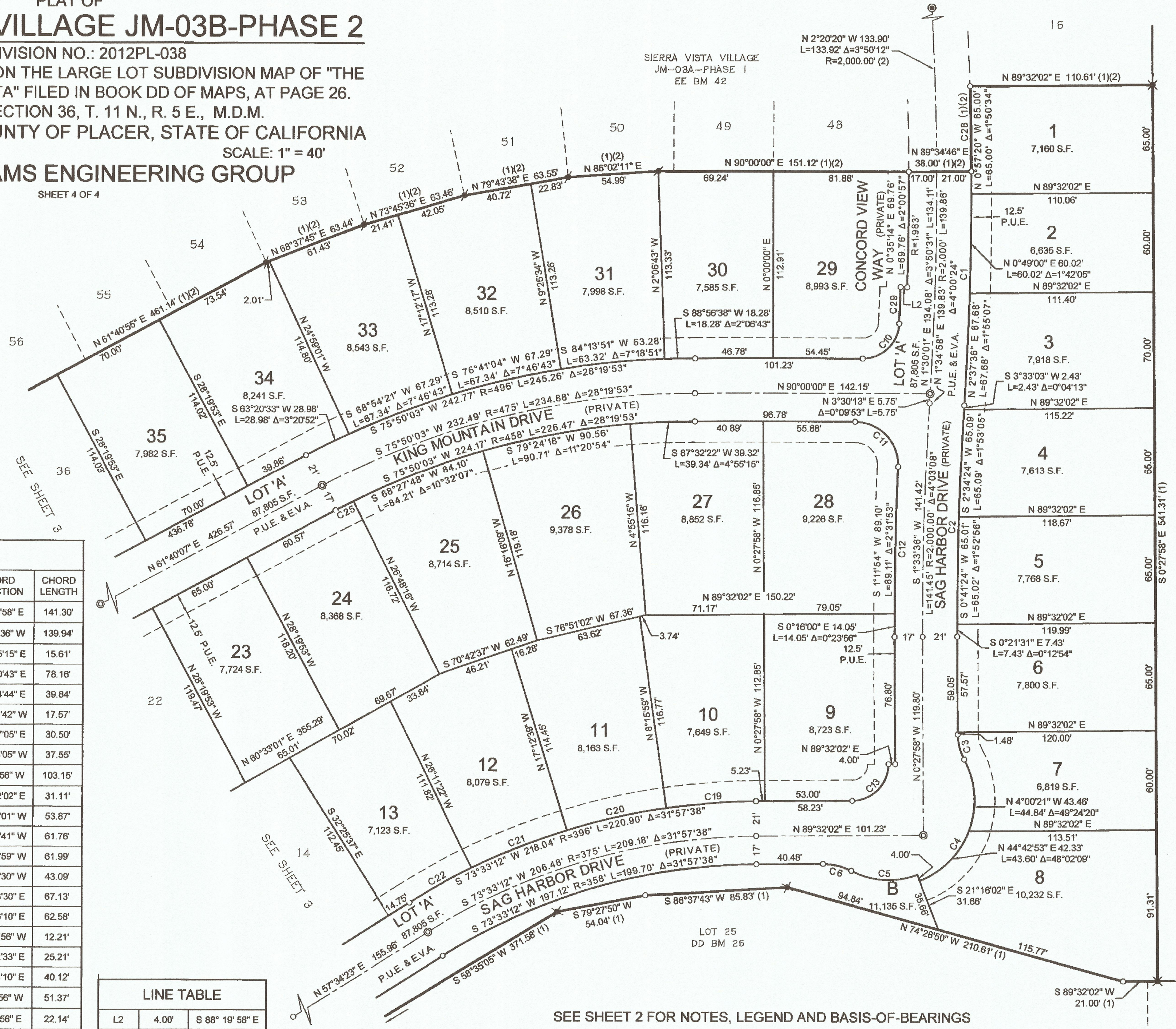
SHEET 4 OF 4

SIERRA VISTA VILLAGE
JM-03A-PHASE 1
EE BM 42



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	141.33'	2,021.00'	4°00'24"	N 1°34'58" E	141.30'
C2	139.97'	1,979.00'	4°03'08"	S 1°33'36" W	139.94'
C3	15.77'	32.00'	28°14'33"	S 14°35'15" E	15.61'
C4	88.44'	52.00'	97°26'29"	N 20°00'43" E	78.18'
C5	41.09'	48.00'	49°02'37"	S 86°44'44" E	39.84'
C6	17.75'	36.00'	28°14'33"	N 76°20'42" W	17.57'
C10	33.70'	22.00'	87°45'50"	N 46°07'05" E	30.50'
C11	41.96'	26.00'	92°27'51"	N 43°46'05" W	37.55'
C12	103.16'	2,017.00'	2°55'49"	S 0°59'56" W	103.15'
C13	34.56'	22.00'	90°00'00"	N 44°32'02" E	31.11'
C19	53.91'	396.00'	7°48'00"	S 85°38'01" W	53.87'
C20	61.82'	396.00'	8°56'40"	S 77°15'41" W	61.76'
C21	62.06'	396.00'	8°58'43"	S 68°17'59" W	61.99'
C22	43.11'	396.00'	6°14'15"	S 60°41'30" W	43.09'
C23	67.18'	504.00'	7°38'14"	N 61°23'30" E	67.13'
C24	62.62'	504.00'	7°07'06"	N 68°46'10" E	62.58'
C25	12.21'	458.00'	1°31'37"	S 62°25'56" W	12.21'
C26	25.22'	354.00'	4°04'53"	N 63°42'33" E	25.21'
C27	41.39'	48.00'	49°24'15"	S 82°58'10" E	40.12'
C28	51.37'	2,021.00'	1°27'23"	N 1°08'56" W	51.37'
C29	22.14'	1,979.00'	0°38'28"	N 1°54'56" E	22.14'

LINE TABLE		
L2	4.00'	S 88° 19' 58" E



SEE SHEET 2 FOR NOTES, LEGEND AND BASIS-OF-BEARINGS

FIDDYMENT ROAD

JOB NO. 17-05-018

SHEET 4 OF 4



COUNCIL COMMUNICATION

CC #: 1119

File #: 0600

Title: Employee Classification & Compensation Analysis - Professional Services Agreement

Contact: Stacey Peterson 916-774-5374 slpeterson@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.15.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with Bryce Consulting, Inc. for employee classification and compensation analysis citywide.

BACKGROUND

Bryce Consulting, Inc. has provided professional consultation services in the area of employee classification and compensation for the City in the past, and staff recommends the City continue with their services. Bryce Consulting, Inc. has prepared detailed and complex data-driven spreadsheets and has historical data and knowledge of our unique classifications and complex compensation plan benchmarks and internal relationships. Additionally, they have broad knowledge of public sector classification and compensation to efficiently and effectively consult on City issues. Staff recommends the City utilize the attached Scope of Work, which includes performing ongoing classification and compensation analysis upon request.

FISCAL IMPACT

The Professional Services Agreement shall not exceed \$50,000. The cost is budgeted in the approved FY2020-21 Human Resources Department budget.

ENVIRONMENTAL REVIEW

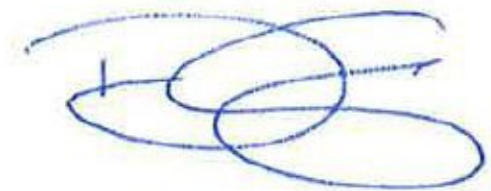
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The recommended professional services agreement for classification and compensation work meet the above criteria and is not subject to CEQA. No additional

environmental review is required.

Respectfully Submitted,

Hedy Dehghan, Assistant Human Resources Director

Stacey Peterson, Human Resources Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-450

Professional Services Agreement

RESOLUTION NO. 20-450

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BRYCE CONSULTING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement for employee classification and compensation analysis City-wide, by and between the City of Roseville and Bryce Consulting, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

PROFESSIONAL SERVICES AGREEMENT

Project: Classification and Compensation Studies

THIS AGREEMENT is made and entered into this ____ day of _____, 20__,
by and between the City of Roseville, a municipal corporation ("CITY"), and Bryce HR
Consulting, Inc., a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of providing position review,
classification and compensation study, and data collection to facilitate these services; and

WHEREAS, CONSULTANT has prepared a proposal dated October 6, 2020, which
describes the scope of work to be performed by CONSULTANT, the budget for the work, and
the schedule for performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such professional
services.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of
services as described in EXHIBIT "A," attached hereto and incorporated herein by this
reference.
2. Compensation. For its services provided hereunder, CONSULTANT shall be
compensated on a time and expense basis in accordance with the budget estimate as described in
EXHIBIT "A". Total compensation shall not exceed fifty-thousand dollars (\$50,000.00).

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

3. Indemnification. To the fullest extent allowed by law, CONSULTANT shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of CONSULTANT's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

4. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE

Workers' Compensation

LIMITS OF LIABILITY

Statutory

Commercial General Liability	\$1,000,000 each occurrence \$2,000,000 aggregate Personal Injury: \$1,000,000 each occurrence \$2,000,000 aggregate
Automobile Liability	\$1,000,000 combined single limit
Professional Liability (errors and omissions)	\$1,000,000 per claim \$2,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all work performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

5. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

6. Time is of the Essence. Time is of the essence of this Agreement.
7. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.
8. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.
9. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.
10. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.
11. Independent Contractor. CONSULTANT shall act as, and is in fact an, independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.
12. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to

terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

13. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

14. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

15. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager.

CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

16. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

17. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

18. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

19. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE

Stacey Peterson
Human Resources Director
311 Vernon Street
Roseville, CA 95678

CONSULTANT

Shellie Anderson, Principal
Bryce HR Consulting, Inc.
3436 American River Drive, Ste. 7A
Sacramento, CA 95864

Either party may amend its address for notice by giving notice to the other party in writing.

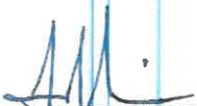
20. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

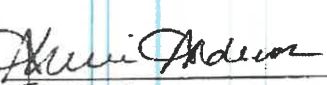
BRYCE HR CONSULTING, INC., a
California corporation

BY: _____
DOMINICK CASEY
City Manager

BY: 
its: President

and

ATTEST:

BY: 
its: Secretary

BY: _____
SONIA OROZCO
City Clerk

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
STACEY PETERSON
Human Resources Director

EXHIBIT “A”



Date: October 6, 2020
To: Linda Hampton, Human Resources Manager
From: Shellie Anderson, Principal
Subject: Scope of Work

Bryce Consulting is pleased to submit a scope of work to the City of Roseville. Bryce will be available on an as needed basis to review positions identified by the City to ensure the classification is appropriate for the duties being performed as well as to ensure the job description is accurate and current. Additionally, the consultant will assist the City as requested with the development of new job descriptions. Bryce will also assist the City with any compensation data collection or updates to the compensation study.

It is estimated that the above tasks will result in a total of 294 hours of professional services at a rate of \$170 per hour, for a not to exceed amount of \$50,000.



COUNCIL COMMUNICATION

CC #: 1124
File #: 0800-06

Title: Green Zone Nominations
Contact: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.16.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution adopting the Downtown Specific Plan, Atlantic Street Corridor, Douglas-Harding Corridor, and Douglas-Sunrise Corridor as Green Zones, for the purpose of making future projects within these areas eligible for Green Means Go funding.

BACKGROUND

City Council has acted on multiple planning grant applications within the last year, including \$310,000 in SB 2 funding for the development of Specific Plans within the Atlantic Street, Douglas-Harding, and Douglas-Sunrise areas (commercial corridor planning areas); \$500,000 in Local Early Action Planning program funding for the development and implementation of the City's Housing Element; and \$79,000 in Regional Early Action Planning program funding for the City's Housing Element. Only land use planning activities are eligible for these funding programs, and the Sacramento Area Council of Governments (SACOG) has heard concerns from local jurisdictions that more flexible funding is needed. Many jurisdictions are seeking funding to plan and build infrastructure, acquire property, buy down fees, or offer other development incentives. SACOG has developed a pilot program called Green Means Go which, if funded by the state, will offer more flexible funding.

Background

In March 2018, the California Air Resources Board established new SB 375 greenhouse gas emissions reduction targets for the Sacramento Area Council of Governments (SACOG) region. The region's target for a 19 percent reduction by 2035 is conditional on the implementation of a new pilot program in the SACOG Metropolitan Transportation Plan and Sustainable Communities Strategy (MTP/SCS) that addresses specific conditions and challenges relating to greenhouse gas emission reductions. The goal of the pilot must be to effectively coordinate growth with transportation investments within SACOG's region. The pilot should also enhance current MTP/SCS implementation efforts and include new programs.

SACOG developed a pilot program called Green Means Go, a multi-year effort to lower greenhouse gas emissions using three strategies: accelerating infill development, reducing vehicle trips, and promoting clean mobility options. SACOG is working with the state to

identify funding for this pilot program which would be allocated to jurisdictions undertaking infill projects that meet the pilot program's goals. The Green Means Go program targets specific areas, called Green Zones, which are infill locations planned for significant new growth. To designate these areas SACOG has established a nomination process for local jurisdictions. To be eligible for consideration, local jurisdictions must submit a Green Zone application to SACOG and subsequently adopt the Green Zones by action of the City Council. Projects within adopted Green Zones would then be eligible for funding from the Green Means Go program.

Green Zones

Consistent with Council priorities regarding commercial corridor revitalization and based on the Green Zone eligibility criteria, staff identified the City's Downtown Specific Plan and the three commercial corridor planning areas of Atlantic Street, Douglas-Harding, and Douglas-Sunrise as potential Green Zones (see Attachment 1, Green Zones Map). Adoption of the Green Zones would recognize that these are within infill areas planned for growth or being considered for growth through local planning work, but does not commit the City to any specific project or future action. Instead, the Green Zone process identifies future eligibility zones for Green Means Go funding opportunities. Green Means Go funding could be used for specific infrastructure improvements needed to support higher density housing and commercial development, rehabilitation of buildings, feasibility studies, and property acquisition or consolidation to support affordable housing, among other eligible activities.

Consistent with the timelines published by SACOG on September 30, staff has submitted the draft Green Zone nomination (see Attachment 2, Green Zone Narrative) and if Council concurs with the nomination, staff recommends City Council adopt the Green Zones. Local jurisdictions may request amendments to adopted Green Zones, so there will be future opportunities to request changes to the boundaries or location of the Green Zones if a need is identified.

FISCAL IMPACT

Adoption of the Green Zones has no impact on the City's General Fund and makes the City eligible for future funding opportunities.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Adoption of the Green Zones establishes the areas within Roseville that will be eligible to receive future funding through the Green Means Go grant program; it does not commit the City to a specific project or other action.

Respectfully Submitted,

Lauren Hocker, Senior Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-456

Attachment 1 Green Zones Map

Attachment 2 Green Zones Narrative

RESOLUTION NO. 20-456

ADOPTING THE DOWNTOWN SPECIFIC PLAN, ATLANTIC STREET CORRIDOR, DOUGLAS-HARDING CORRIDOR, AND DOUGLAS-SUNRISE CORRIDOR AS GREEN ZONES AND AUTHORIZING THE CITY MANAGER TO PROPOSE AMENDMENTS TO THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS EXECUTIVE DIRECTOR FOR GREEN ZONES NAMED HEREIN

WHEREAS, the City of Roseville is a member of the Sacramento Area Council of Governments (SACOG); and

WHEREAS, the region faces an ambitious state-mandated per capita greenhouse gas reduction target of 19 percent by 2035 for the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), adopted November 18, 2019; and

WHEREAS, the City of Roseville is committed to helping the Sacramento region meet its 19 percent greenhouse gas reduction target by facilitating more housing and transportation choices and advancing economic prosperity; and

WHEREAS, SACOG and its member local governments must work in partnership with the state in order to support housing and transportation projects that will help the region and the state achieve our environmental goals; and

WHEREAS, the Green Means Go pilot project will be a meaningful and measurable effort to catalyze and advance projects and programs that accelerate infill housing, travel options, and electric vehicle deployment in targeted areas, called Green Zones; and

WHEREAS, SACOG has solicited its member local governments to nominate Green Zones that are 1) within infill areas, defined by the 2020 MTP/SCS Community Type map as Center and Corridor Communities or Established Communities, 2) within areas planned for growth or being considered for increased growth through current local planning work, and; 3) supported by local policies and actions that support increased development or redevelopment in the area; and

WHEREAS, SACOG acknowledges that Green Zones are areas where new growth is planned or being planned, and encourages, where applicable, outreach in disadvantaged communities, proactive anti-displacement policies and mitigation strategies in an attempt to reduce gentrification and displacement within Green Zones as they grow and transform; and

WHEREAS, SACOG understands that funding and priorities can change over time and will allow amendments to the Green Zones on an as-needed basis following discussions with local agency staff and at the discretion of the SACOG Executive Director; and

WHEREAS, SACOG has reviewed nominated Green Zones within the City of Roseville and has accepted those nominations as having met the Green Means Go Green Zone eligibility requirements; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Roseville hereby:

- 1) Reaffirms its commitment to helping the State of California and the SACOG region reach its current 19 percent greenhouse gas reduction goal through implementation of the Green Means Go pilot project; and
- 2) Adopts the following named areas as Green Zones: Downtown Specific Plan, Atlantic Street Corridor, Douglas-Harding Corridor, and Douglas-Sunrise Corridor; and
- 3) Authorizes the City Manager to propose amendments to the SACOG Executive Director for Greens Zones named herein.

PASSED AND ADOPTED by the Council of the City of Roseville this _____ day of _____, 20____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

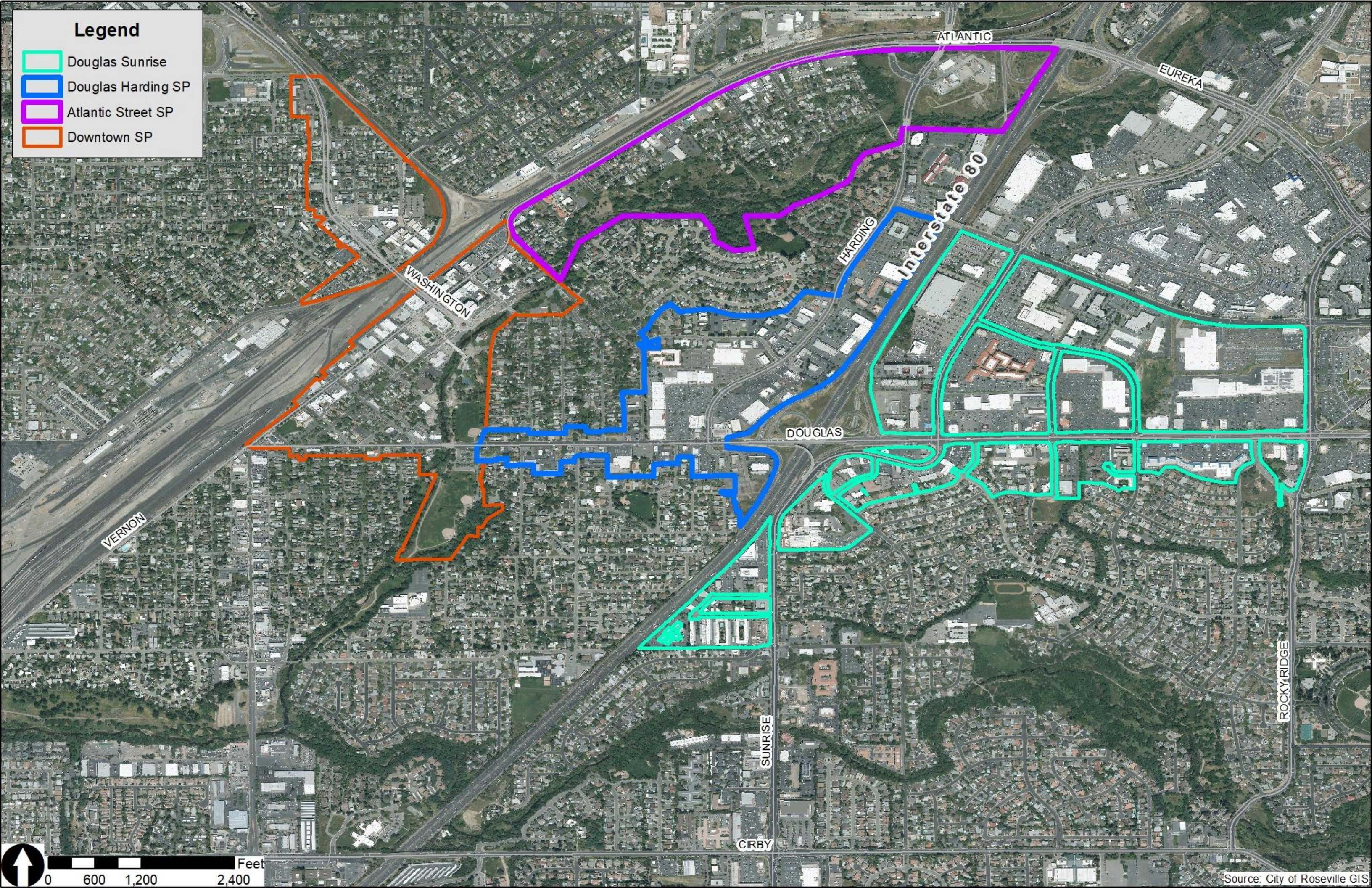
ATTEST:

MAYOR

City Clerk

Legend

- Douglas Sunrise
- Douglas Harding SP
- Atlantic Street SP
- Downtown SP



Narrative for Green Zone Nominations

Downtown Specific Plan

The City's Downtown Specific Plan includes the historic commercial and residential core of the City. Significant work has already been completed to reinvigorate this area, including the construction of two new pedestrian bridges across Dry Creek which connect Royer Park to the City's library and town square, complete streets improvements on Vernon Street, updating and refreshing the pedestrian underpass under the Union Pacific Railyard that connects Vernon Street to historic downtown, and other improvements. At this time, the main barriers exist in the areas surrounding Oak Street and the southern end of Vernon Street where significant hydrologic and sewer infrastructure constraints exist.

An EIR was certified for the Specific Plan which provides coverage for the addition of over 1,000 residential units. In addition, an Administrative Design Review Permit (Administrative DRP) is available in lieu of the Design Review Permit process (DRP). The Administrative DRP is a staff-level process with a current flat fee of \$219. A DRP requires a public hearing, is billed on a time-and-materials basis, and requires a deposit of \$8,000. The Administrative DRP process represents a significant time and cost savings. There are also additional incentives and relaxed development standards for development, including the reduction of off-street parking standards to a 1:500 ratio for the majority of uses and no park land dedication fees or in lieu fees required for new residential units.

The Downtown Specific Plan is the culmination of a three-year process including over 900 hours of community participation and 20 public outreach meetings.

Atlantic Street

The majority of this planning area is already developed and has primarily auto-related commercial uses along the frontage and single-family homes behind the commercial strip. While most of the property has a land use designation of Low Density Residential (LDR), substantial portions have a zoning designation of Attached Housing (R3) and many of the properties in this area have multiple dwelling units on each parcel of land. Portions of this area are lacking sidewalks. The City is already in the early stages of developing a Specific Plan for this area to add mixed use zoning and land use and to encourage redevelopment. It is connected to the City's Downtown Specific Plan and, because it incorporates the area between the Roseville Intermodal Station (serving Amtrak, Greyhound, City local and commuter bus services) and the Eureka/Interstate 80 interchange, it is a major connecting corridor with significant opportunities. The City's General Plan EIR determined that this area of the City generates the lowest per capita vehicle miles traveled.

The Planning Division and Building Divisions regularly handle inquiries related to redevelopment of the properties within the existing commercial areas along the Atlantic Street frontage and the adjacent residential areas. Customers are most often investigating the potential to improve a residential lot or add additional units, or to change or intensify a commercial use. These customers are individual property owners or prospective buyers of smaller properties, and are not associated with firms or development companies with the benefit of significant resources. The cost of entitlements needed to rectify land use and zoning inconsistencies and/or change the land

use or zoning designations of a small property to allow the proposed use has been a significant barrier.

Specific actions being contemplated as part of the Specific Plan include:

- Community Commercial land use and Commercial Mixed Use zoning designation for the existing commercial properties on the Atlantic Street frontage.
- High Density Residential land use and Attached Housing zoning designation for the residential property along the Atlantic Street frontage, for the land immediately behind the commercial properties, and for the land between Folsom Road and Adelante High School.
- Medium Density Residential land use and small-lot residential zoning designations for the land immediately behind the new High Density Residential land use.
- Low Density Residential land use and small-lot residential zoning designations for the land immediately behind the new Medium Density Residential land use.

The planning area is also intended to include an environmental document and the same streamlined approval process as the Downtown Specific Plan.

Anti-displacement policies or programs will be considered and discussed with the affected neighborhoods and businesses as part of public outreach and would be developed in response to community-specific feedback.

The Specific Planning process is anticipated to include significant outreach to various stakeholder groups, neighborhood and community meetings, and other forms of community engagement to help define the project so that it supports the community.

Douglas-Harding

Most of this planning area has a commercial land use designation. However, there are single-family residential properties on Douglas Boulevard and houses which have been converted to businesses. There are also multiple properties with three or more units per parcel, but the land use and zoning is for one unit. In addition, there are many older commercial properties and a hotel property with large, un-landscaped parking fields. The City is in the early stages of developing a Specific Plan envisioned to include correcting inconsistencies between land use and zoning designations to facilitate redevelopment, designating additional High Density Residential land (with a Residential Mixed Use zoning designation), and amending the commercial-use land in the Planning area to commercial mixed use to add flexibility. This area is connected on one end to the City's Downtown Specific Plan and on the other to the Douglas/Interstate 80 interchange. It is one of the primary corridors used to enter the City's downtown and presents significant opportunities. The City's General Plan EIR determined that this area of the City generates the lowest per capita vehicle miles traveled.

There are multiple vacant properties in the Douglas-Harding Corridor which have been difficult to develop because the parcels are small and would require land use amendments to consolidate and approve. In addition, there are access and infrastructure constraints to development which have also proven to be a barrier to development or redevelopment of vacant and underdeveloped properties in this area. City Planning Division and Building Division staff receive regular inquiries

about some of the long-standing vacant properties and several key commercial properties, but the entitlement processes and access/infrastructure issues have usually resulted in a withdrawal of interest.

Specific actions being contemplated as part of the Specific Plan include:

Residential land use.

- Correcting zoning and land use inconsistencies
- Adding additional high density residential land use
- Changing the commercial zoning designations to a mixed use commercial designation

The planning area is also intended to include an environmental document and the same streamlined approval process as the Downtown Specific Plan. One key purpose of the environmental document and Specific Plan will be to identify access and infrastructure constraints and propose solutions.

Anti-displacement policies or programs will be considered and discussed with the affected neighborhoods and businesses as part of public outreach and would be developed in response to community-specific feedback.

The Specific Planning process is anticipated to include significant outreach to various stakeholder groups, neighborhood and community meetings, and other forms of community engagement to help define the project so that it supports the community.

Douglas-Sunrise

This planning area includes a mix of land use designations, including Community Commercial, Business Professional, Neighborhood Commercial, High Density Residential, Medium Density Residential, and Low Density Residential. This Specific Plan is envisioned to include rezoning most of the planning area to the Commercial Mixed Use designation, and creating a transition between the commercial district and the single-family residential district on the southern boundary by applying a High Density Residential land use to the existing residential properties. The Douglas-Sunrise corridor includes the eastern end of the Douglas/I-80 interchange, which is the City's primary gateway providing access to Maidu Regional Park (which hosts regional baseball, softball, and soccer tournaments), Folsom Lake State Recreation Area, and Kaiser Hospital. Although it is a key gateway, the area within a few blocks of the interchange was developed in the 1960s and features many older commercial buildings and properties, and a somewhat disjointed mix of uses in certain areas. The area presents significant opportunities to re-envision land use planning, especially in conjunction with the connected Douglas-Harding corridor planning. The City's General Plan EIR determined that this area of the City generates the lowest per capita vehicle miles traveled.

There are fewer constraints in this area, but there are roadway design, access, and capacity issues to be considered in order to add housing, and pedestrian enhancements needed because the area is auto-oriented. The area is struggling with some lack of reinvestment; there are several large non-residential buildings that have remained vacant for several years. The main barrier is a lack of zoning and land use flexibility and a lack of incentives.

Specific actions being contemplated as part of the Specific Plan include:

Residential land use.

- Adding additional high density residential land use
- Adding mixed use commercial zoning designations

The planning area is also intended to include an environmental document which will provide environmental streamlining and is intended to include the same streamlined approval process as the Downtown Specific Plan. One key purpose of the environmental document and Specific Plan will be to identify access, circulation, and infrastructure constraints and propose solutions.

Anti-displacement policies or programs will be considered and discussed with the affected neighborhoods and businesses as part of public outreach and would be developed in response to community-specific feedback.

The Specific Planning process is anticipated to include significant outreach to various stakeholder groups, neighborhood and community meetings, and other forms of community engagement to help define the project so that it supports the community.



COUNCIL COMMUNICATION

CC #: 1117
File #: 0800-03

Title: Electric Generation - Owner's Engineer Services - On-Call Professional Design Service Agreement
Contact: Nathan Ribordy 916-746-1673 nribordy@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.17.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution approving an on-call professional design service agreement with IEC Corporation for engineering support services, and authorize the City Manager to execute it.

BACKGROUND

Roseville Energy Park (REP) and Roseville Power Plant #2 (RPP2) are critical facilities that contribute to Roseville Electric Utility's mission by supporting system reliability and decreased power costs. Both of Roseville's power plants require ongoing capital improvements and rehabilitation to maintain modern and reliable generating assets. Engineering and consulting services will support the plant engineering function by providing an array of specialized skill sets. Specialized tasks may include specification writing, equipment design, structural and civil engineering, engineering studies, and other support tasks as required to support reliable generation.

Roseville Electric Utility solicited proposals through Request for Proposal No. 07-069 Generation Owner's Engineer Services for both power plants. Four vendor proposals were received and evaluated based on qualifications of firm and team, experience, references, project understanding and plan, and required documents. The evaluation team reviewed and scored the vendor proposals, selecting IEC Corporation as the first firm to provide the requested scope of services as they scored the highest overall of the four vendors across these criteria. Two firms were selected due to the broad expertise provided across the different organizations, providing greater access to specialized support.

FISCAL IMPACT

The cost of the agreement will not exceed \$1,250,000 over a five-year period. Funding for the first year of the agreement is included in the Electric Department's FY2020-21 budget. Future year

spending is subject to approval of future year budgets.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The electric generation owner's engineer services on-call professional design service agreement meets the above criteria and is not subject to CEQA. No additional environmental review is required

Respectfully Submitted,

Nathan Ribordy, Senior Power Plant Engineer

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-449

Agreement

IEC - Exhibit A Proposal

IEC - Exhibit B Cost Sheets

RESOLUTION NO. 20-449

APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY
AND BETWEEN THE CITY OF ROSEVILLE AND IEC CORPORATION, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, an on-call professional design services agreement regarding electric
generation owner's engineer services, by and between the City of Roseville and IEC
Corporation, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that
said on-call agreement is hereby approved and the City Manager is authorized to execute it on
behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 20____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR PROPOSALS

JULY 1, 2020

GENERATION OWNER'S ENGINEER SERVICES



SUBMITTED BY:

IEC Corporation
8795 Folsom Boulevard, Suite 205
Sacramento, CA 95826
Phone: 916.383.6000
Website: iec-corporation.com

SUBMITTED TO:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678



IEC Corporation

8795 Folsom Boulevard, Suite 205
Sacramento, CA, 95826

Main: 916.383.6000
Fax: 916.383.6010

www.iec-corporation.com

July 1, 2020

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

**SUBJECT: RFP #07-069 – Roseville Electric Utility
Generation Owner's Engineer Services**

Dear Nathan Ribordy,

The City of Roseville is requesting Owner's Engineering Services on an as-needed basis. The IEC team is well positioned to provide added-value support to Roseville Electric as a technical engineering expert and consultant. Through this proposal, IEC will demonstrate that it will not only meet these requested services, but exceed them in every area, with world-class customer service and local power plant expertise—available any time at the City's request.

As requested in the RFP, IEC Corporation will perform the services and adhere to the requirements described in the subject RFP including any addenda (Addendum Number 1 and 2).

IEC has organized the remainder of this proposal to completely answer and satisfy each RFP requirement. However, should the City have any questions or require any additional information, our Team would be happy to further discuss our response and capabilities in more detail.

The IEC Team looks forward to providing responsive and experienced owners engineering and technical consulting services for Roseville Electric. If you have any questions regarding the proposal, please feel free to contact me at one of the following:

Direct: (916) 345-0301

Fax: (916) 383-6010

Email: equintero@iec-corporation.com

Mailing address of the firm is shown above.

Sincerely,



R. Eric Quintero, P.E.
President



Shaping the Future of Energy™

PROPOSAL TO CITY OF ROSEVILLE
GENERATION – OWNER’S ENGINEER SERVICES

CONTENTS OF PROPOSAL

- A. Firm's Qualifications**
- B. Experience and References**
 - B.1 Firm’s Experience
 - B.2 Technology Experience
 - B.3 References
- C. Qualifications of Team**
- D. Project Understanding**
- E. Project Plan**
- F. Cost Proposal**
- G. Required Statements/Documentation**
- H. Exceptions**
- I. Competency of Proposer**
- Appendix A – Resumes**
 - IEC Key Personnel
 - Subject Matter Experts Team



A. Firm's Qualifications

FIRM'S QUALIFICATIONS

The City of Roseville (City) requires ongoing consulting, engineering design, capital improvements, and site support services for both the Roseville Energy Park (REP) and the Roseville Power Plant No. 2 (RPP2) to ensure a high level of safety, reliability and efficiency during operations. The ideal partner for the City will have the technical skills, experience, and flexibility to respond to any technical task requested City staff. Our local team is well positioned to support Roseville Electric as a technical engineering expert and consultant as demonstrated in this proposal.

Description of Firm

IEC Corporation is a multi-discipline Engineering, Design, and Management firm headquartered in California. The company is focused on providing professional services for utilities and municipalities in support of design, expansion, modification, and upgrade of power generation facilities and power delivery systems. Our experience includes the entire range of project support services, from feasibility studies and preliminary engineering through design, construction, and operations. The projects we support range from small engineering tasks to multi-million-dollar construction projects and fast-past outages.

Our team includes numerous local California Professional Electrical, Controls, Mechanical, Civil, and Structural Engineers on staff with a combination of project management experience, functional engineering knowledge, and technical engineering expertise across all engineering disciplines. As such, we are equipped and capable of managing and supporting any kind of multi-discipline infrastructure assignment.

IEC has significant experience with the design of power generation and delivery projects, but more specifically, designing those projects for, and from the perspective of, public agency and utility clients. Public agencies require more stringent parameters and robust design because of their long-term goals and accountability as public entities. IEC provides field tested designs to the more exacting standards that

IEC CORPORATION <i>"Shaping the Future of Energy"</i>	
Headquarters Office:	Sacramento, CA
Website:	iec-corporation.com
Year established:	2000
Size:	30+ Employees and Consultants
Licenses:	• A - General Engineering #786949 • C-10 Electrical Engineering #786949 • CA Electrical Engineers • CA Mechanical Engineers • CA Structural Engineers • CA Civil Engineers
Public Agency Expertise:	Similar generation engineering contract work for SMUD, TID, MID, SDG&E, LADWP, NCPA, and AML&P, among other clients.
Master Services Contracts:	More than 50 public agency Master Services Engineering Contracts in the past decade.

utilities require for that extra measure of reliability, ease of maintenance, liability protection, and long-term return on investment.

IEC's reputation for quality and responsiveness has earned it the reputation of being the premier provider of engineering services for California public agencies. We encourage the City to contact our references for unbiased feedback and evidence of our expertise and responsiveness.

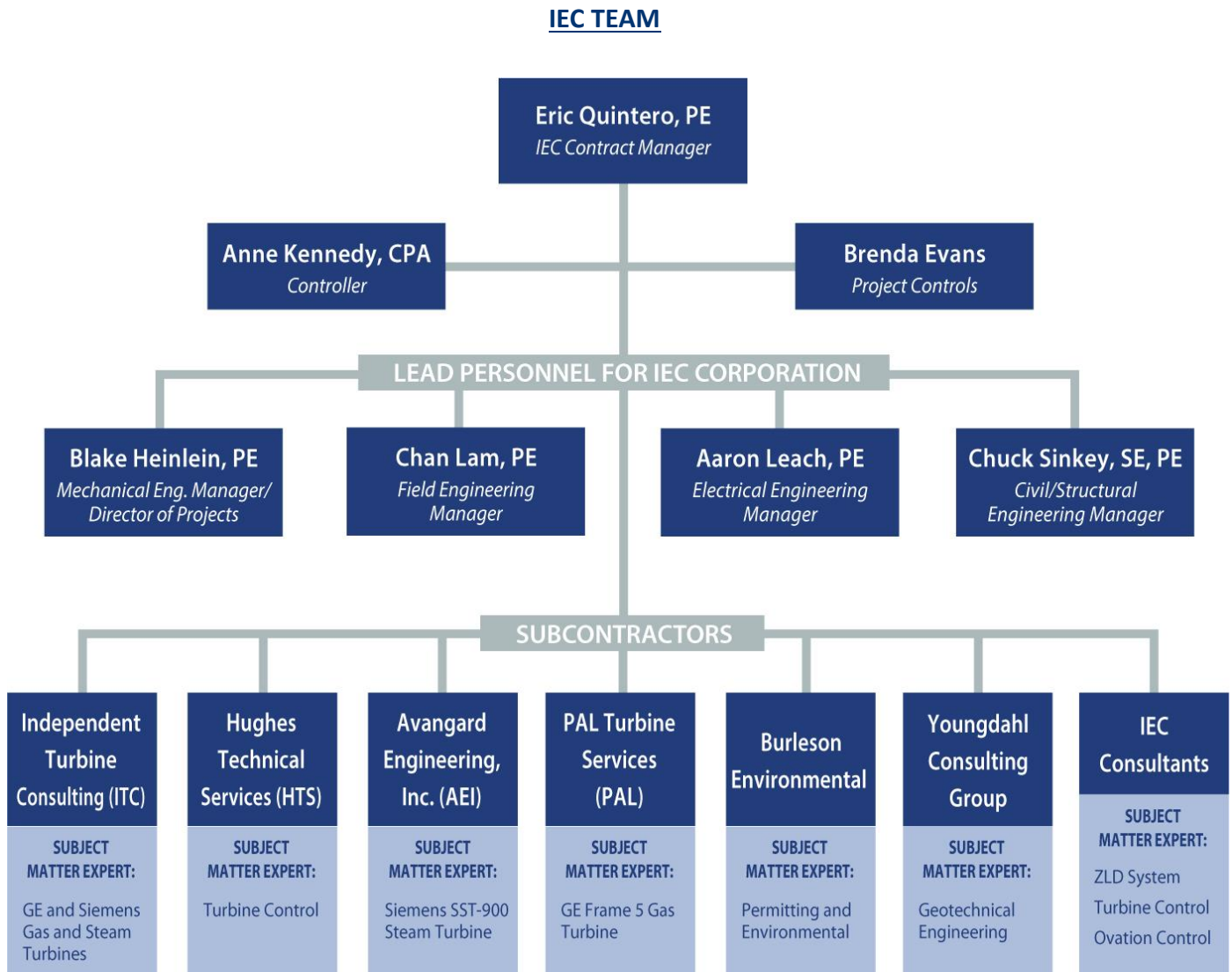
Representative Public Agency Clients

Much of IEC's project experience has involved public agencies, making IEC particularly well-suited to provide services to clients with similar needs and requirements. Following is a partial list of our public agency clients, most of whom we have supported on multiple projects and master service agreements.

Anchorage Municipal Light & Power (AML&P)	Mountain Empire School District
Bonneville Power Administration (BPA)	Nevada Irrigation District
Chugach Electric Association	Northern California Power Agency (NCPA)
City of Anaheim	Pacific Gas & Electric (PG&E)
City of Colton	Placer County
City of Corona	Portland General Electric
City of Fresno	Public Utility District No. 1 of Kliticat County
City of Lodi	Public Utility District No. 2 of Grant County
City of Palo Alto	Redding Electric Utility
City of Pasadena Department of Water & Power	Roseville Electric
City of Redding	Sacramento Municipal Utility District (SMUD)
Clatskanie People's Utility District (CPUD)	San Diego Gas & Electric (SDG&E)
County of Santa Clara	Silicon Valley Power (SVP)
El Dorado Irrigation District (EID)	Southern California Edison (SCE)
Imperial Irrigation District (IID)	Transportation Corridor Agency
Kings River Conservation District	Tulare District Hospital
Los Angeles Department of Water & Power (LADWP)	Turlock Irrigation District (TID)
Modesto Irrigation District	UC Davis

Staffing Levels & Organization Chart

Below is an **Organization Chart** which highlights the key IEC personnel that will be assigned to **interface** with Roseville Electric power plant staff. These staff members have been supporting the City for the **past 4 years under a master services agreement** and will continue to be assigned to Roseville Electric to **ensure continuity and seamless support**. This staff is supported by a full-time supporting staff of over 30 power engineers in our Sacramento office. In addition, IEC Corporation is complemented by a resource of subcontractors and industry experts with significant field experience with **GE Frame 5, Siemens SGT-800, Siemens SST-900, and zero liquid discharge (ZLD) systems**. These subcontractors are shown below and introduced at the end of this Section A.



IEC Added Value

As an "Owner's Engineer," IEC becomes much more than just a contractor, but rather an important partner in the successful completion of the projects. This perspective means we see the project from the viewpoint of the City and can integrate our resources into the City's policies and procedures to form a seamless team. The following unique qualifications provide added value to our team.

Safety

Safety is the first and foremost value in our philosophy and statement of general practices. The safety of our personnel, clients, subcontractors and the surrounding public is the most critical component to all of our projects. For this reason, IEC provides highly trained personnel with the appropriate safety certifications on all of our jobsites to ensure each and every aspect of the job is carefully monitored and complies with all federal, state and local safety requirements and guidelines including specific jobsite safety requirements from our customers. We believe there is no excuse for poor safety management, nor should our clients accept any company that does not make safety an intentional priority.

Corporate Stability & Strength

IEC Corporation has operated as a successful, profitable business supporting electric utilities for the past 20+ years. As noted above, our client base consists of multiple large utilities on the West Coast. Our reputation within the utility industry along with our long-term contracts has established IEC Corporation as a financially sound and stable company. The company's current bonding capacity is \$30 million for construction projects.

Local Presence

IEC's headquarters is located in Sacramento, just a short drive from REP and RPP2. This lends itself to efficient communication by allowing IEC quick access to project sites. This close proximity ensures exceptional responsiveness by allowing us to schedule face-to-face meetings and site visits on short notice. Our close proximity ensures our project management team is in-step with Roseville Electric's direction at all times.

IEC Flexibility

IEC flexibility is the hallmark of our company. We understand that any need can arise in a power plant and any moment. The services needed one day will not be the same services needed the next day. And, the need can arise at a moment's notice with no forewarning. **Our ability to respond to these needs is what sets IEC apart.**

The IEC Team has the depth and breadth of local resources to respond to virtually any technical situation that arises in a power plant. Our multidiscipline team of professionals extends through all engineering disciplines, management, and administrative support. **As a locally based Sacramento firm, IEC can quickly respond to any need with highly qualified industry professionals to quickly assess issues and provide “one-stop-shop” support no matter what area of expertise is required.** IEC will also remain very flexible to quickly find the unique expertise if needed to supplement our team. This flexibility has been demonstrated time and again under our current engineering MSA with the City of Roseville.

Professional Utility Engineers

A contract of this caliber requires professional engineers with utility-scale engineering experience who can provide accurate and reliable recommendations and designs. IEC's engineering team includes California Registered Professional Engineers in all disciplines (electrical, mechanical, civil, structural, I&C). IEC's extensive public agency experience also means our team is well versed in utility procedures and protocol and always works at this high level of engineering, safety, documentation, and quality control.

Travel Policy Benefit

Due to our close proximity to the City of Roseville, it is IEC's policy NOT to charge local clients for travel costs. **This means the City will NOT be charged for time and expenses traveling to and from the City's power plant locations for meetings and/or onsite support.** This valuable benefit reduces the cost for the City to ensure effective use of limited budgets for the City of Roseville.

Responsive Service

Unlike many of the large, international engineering firms that focus on multiple client markets, IEC instead focuses exclusively on the needs of electric public utilities. This focus allows IEC to structure our professional services to the specific expert needs of public agencies and municipalities. **This level of responsiveness and insight allows IEC to regularly outperform mega-firms and has resulted in a large volume of repeat business from 100% of our public and municipal clients.**

After Hours Support

IEC is committed to providing responsive first-class service. We will be available to respond to questions and concerns within hours of any request. When necessary or requested, the management or staff of IEC will work beyond business hours to satisfy the City's needs and to meet the project schedule. As such, IEC is confident that the proposed IEC Team will provide the City with unequalled professional services and support.

Staff Continuity

Continuity of staff is essential to project success. The combination of providing leading experts in each field with specific knowledge in how to seamlessly integrate with City makes our team a perfect fit to effectively get jobs done. We have appointed lead engineers for each engineering disciplines to ensure staff continuity and familiarity with City staff. We will not send new engineers out to the site each time a task comes up. **This means we will be able to hit the ground running, already knowing City expectations and requirements. Power plant staff will not need to spend valuable time training a new engineering consultant.**

Managing Multiple Projects

IEC has the breadth and depth to manage multiple projects from our Sacramento office using in-house personnel. In any scenario, IEC can successfully complete multiple projects in parallel with our local resources. Whether the task requires multidiscipline engineering staff and/or various levels of expertise, IEC is able to put together the right team to efficiently and effectively complete tasks and projects.

Scalability

The City's requests are very diverse in nature and can range from small desktop engineering tasks to fast-past onsite field support during outages. For this reason, IEC remains flexible to scale its support to serve the City as needed and when needed. This is in contrast to larger companies who can have difficulties scaling their resources due to a large overhead staff and support staff located outside the state.

Familiarity

IEC and/or its staff have been working with Roseville Electric for the past 4 years under the City's master services agreement. We have had the opportunity to work with plant engineers, managers, supervisors, operators, and construction and maintenance crews. **Our understanding of Roseville Electric's standards, policies and procedures and working side-by-side with plant staff to get projects done, is simply unmatched by any other company.** This means power plant staff will not be required to spend valuable time teaching or managing IEC on how to do business with Roseville Electric. Instead, the City will be able to hit the ground running and use our full complement of resources including subconsultants to execute projects efficiently and effectively.

Subcontractors

IEC Corporation is complemented by a resource of subcontractors and industry experts (IEC Team). To maximize the quality of our technical support services, IEC has chosen subcontractors who are experts with a vast amount of experience in **GE Frame 5, Siemens SGT-800, Siemens SST-900, and zero liquid discharge (ZLD) systems**. These subcontractors have a proven track-record of providing outstanding field support services on past projects.

When project task requests are issued, we will review our entire team's qualifications (IEC in-house staff and subcontractors) to determine who has the best expertise in the area being considered. IEC will then propose a highly qualified individual or team of experts to ensure our deliverables (including quality and responsiveness) exceed City expectations. In the event there is a need for expertise outside of the scope of work, IEC will **remain flexible in finding specialty firms or consultants** that the City desires, even those not identified on our team. A brief introduction to each IEC Team member is provided below.

ITC

Independent Turbine Consulting (ITC) is a group of 35 turbine generator engineers that have on average over 25 years of industry experience. ITC engineers have OEM experience and training on all major makes and models of gas and steam turbines including GE, Westinghouse, Mitsubishi, Siemens. These engineers can provide on-site technical direction, owner's representation, and shop surveillance services. ITC can also provide remote support such as trouble shooting, providing a second opinion, engineer evaluations, and outage planning/scheduling. Other ITC services include vibration data acquisition/analysis, training and borescope engineering evaluation.

INDEPENDENT TURBINE CONSULTING (ITC)

Headquarters Office: Gastonia, NC

Website: turbinefieldservice.com

Year established: 2010

Certifications: OEM trained and certified

HTS

Hughes Technical Services (HTS) is a global customer-focused provider specialized in electrical and controls consulting, engineering, commissioning and maintenance services for power generation. Founded in January 2014 and with more than 30 years of experience, HTS collaborates with power & energy companies and operators to address consistent problems and improve operational processes. HTS has performed hundreds of successful maintenance, upgrades, and troubleshooting assignments including:

- | | |
|--|--|
| • Blow Off Valves Monitoring System | • Hydraulic System upgrade |
| • Turbine Control System Upgrade | • Vibration System upgrade |
| • Automatic Voltage Regulator (AVR) service and retrofit | • Voith – Servo rebuilds and replacements |
| • Gas Monitoring and Pulsation Systems | • Cold and Hot Commissioning |
| • Flame Monitoring System upgrade | • Gas turbine performance and tuning (NOx emissions, pulsations, HR) |
| • Ventilation System upgrade | • Steam turbine and boiler tuning |
| • Generator Protection upgrade | • Long Term Service Contracts |
| • Pulsation Monitoring System upgrade | • Generator Service (air, hydrogen cooled) |
| • Speed Measurement System upgrade | • Complete plant overhaul services |
| • SFC Switchover Device upgrade | |

HUGHES TECHNICAL SERVICES (HTS)
Headquarters Office: Lancaster, PA
Website: hts-llc.com
Year established: 1995
Certifications: OEM trained and certified

Avangard Engineering, Inc.

Avangard Engineering, Inc. (AEI) is a steam turbine specialty firm that provides consulting, engineering, diagnostic, repair, operation and preventive maintenance solutions for steam turbines from major manufacturers such as Siemens, GE, Westinghouse, ABB, Alstom, etc. AEI's experts are former OEM trained field service engineers from Siemens, GE, Westinghouse, ABB, Alstom and are capable of covering all mechanical and electrical controls aspects of steam turbines. AEI also provides turnkey overhaul package including labor, engineering, supervision, controls, blasting, NDE, and generator work, retaining rings removal and rewind of generators.

AVANGARD ENGINEERING, INC.
Headquarters Office: Sunny Isles Beach, FL
Website: avangardeng.com
Year established: 1998
Certifications: OEM trained and certified

PAL Turbine Services (PAL)

PAL Turbine Services (PAL) offers a cadre of GE-trained field service and factory engineers, who collectively have over 500 Years of Experience in the power industry. They offer the power generation industry unparalleled depth and breadth of gas turbine, steam turbine, and generator technical expertise. Most of their knowledge and field experience came during their ex-GE years, as well as elsewhere in the industry during the twentieth century, to the benefits of clients in the twenty-first. Mechanical and electrical field engineering services on GE turbines and generators are PAL specialties. Since forming PAL in 1999, they have been providing field engineering services and expert technical support on overhauls and installations. Their reaction time is designed to be immediate, particularly when an unforeseen outage takes the client's plant down. PAL also offers other services: fuel and control system upgrades, consultations on bid specifications, insurance investigations, root cause failure analysis, borescope inspections and interpretation of OEM conversions, modifications, and upgrades.

PAL TURBINES SERVICES (PAL)

Headquarters Office: Amsterdam, NY

Website: pondlucier.com

Year established: 1999

Certifications: OEM trained and certified

Burleson Consulting

Burleson is an **environmental firm** headquartered in Folsom, California with a staff of 32 professionals. Established in 2001, they are a full-service environmental engineering firm that provides environmental compliance, habitat restoration, water resources, CEQA and NEPA permitting, and environmental remediation services to their clients. Burleson's suite of expertise includes environmental planning, air quality and water resources compliance, natural resources management, pollution prevention, environmental compliance, hazardous materials surveys, CERCLA/ RCRA investigations, and Geographic Information System (GIS) management.

BURLESON CONSULTING

Headquarters Office: Folsom, CA

Website: burlesonconsulting.com

Year established: 2001

Certifications: Woman Owned Small Business, CPUC DBE certified

Youngdahl Consulting

Youngdahl Consulting Group, Inc., is a full-service civil engineering, **geotechnical engineering**, environmental compliance, and construction observation and materials testing firm working throughout northern and central California. The firm offers a complete range of consulting services, from conceptual planning through project completion on a large portfolio of projects. Founded in 1984, Youngdahl provides innovative engineering solutions to complex project problems. Whether collaborating with other design consultants or working independently, our experienced team of trusted advisors works closely with each client to provide a broad range of integrated services which are cost effective and adeptly combine client interests, peer scrutiny, and regulatory requirements.

YOUNGDAHL CONSULTING

Headquarters Office: Rocklin, CA

Website: youngdahl.net

Year established: 1984

**Certifications: Small Business, CPUC
DBE certified**

B. Experience and References

B.1 Firm's Experience



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B.1 FIRM'S EXPERIENCE

Scope-Specific Expertise

IEC has an extensive history and working relationships with a wide variety of public agency clients on electric utility generation projects. These clients include some of the largest electric utilities in the U.S. and includes ongoing support and as-needed engineering services for gas-fired generation facilities.

What sets the IEC Team apart is our uniquely qualified experience with each of the scope items presented in the RFP and our 'hands-on' 'real-world' field experience with utility-grade generation projects and Master Services Agreements. Our expertise covers a variety of areas related utility gas-fired power plants as shown in **Table B-1A**.

Table B.1A - Expertise	
• Engineering Review	• Outage Support
• Feasibility Studies	• Onsite Construction Management
• Project Planning	• Control Upgrades
• Design and Engineering	• Capital Upgrades
• Site Installation Oversight	• Onsite Major Overall Support
• Performance Modeling	• Bid Document Preparation
• Technical Evaluations	• Engineering Cost Estimates
• Equipment Evaluations	• Start-up/Commissioning
• Onsite Inspections	• Environmental Support
• Onsite Troubleshooting	• Special Projects, as assigned

Demonstrated Experience

To demonstrate our technical breadth and depth, IEC has included specific project profiles for several public agencies which require similar levels of engineering support. **The project profiles are located at the end of the section** and are divided into the following categories for convenience: **Master Service Agreement Experience, Roseville Electric Experience, Engineering for Utility Scale Power Plants, and Battery Storage Experience.**

The completed projects and contracts required a broad level of engineering services, and numerous disciplines and specialties. Each project profile includes reference information and provides a **sidebar summary of "Engineering Tasks" to highlight the project's relevance** to the current Roseville Electric Scope of Work.

In each of the assigned tasks, IEC was able to meet all budget and schedule requirements as set forth by the client contract. IEC constantly looks for ways to expedite schedules and reduce cost to each client by suggesting efficient project structures and schedules, creating divisions of scope, and improving design techniques.

Project Experience Examples	
Master Services Agreements (MSAs) for Utility Power Plants	16 Examples
Specific Experience for REP and RPP2	7 Examples
Engineering Experience for Utility Scale Power Plants	28 Examples
Battery Storage Experience	4 Examples

IEC Flexibility

In each project examples, you will notice the diversity of technical support covering all phases of power plant operations. **The IEC Team has the depth and breadth of resources to respond to virtually any technical situation that arises in a power plant.** This has resulted in providing support for hundreds and hundreds of on-call technical engineering and management services for many utilities in California. Our unique flexibility to support any situation is attributed to our commitment in understanding the needs of power plant operations and capital improvements and responding to those needs with the highest level of responsiveness.

Following is a Summary of Project Experience (Table B-1) followed by individual Project Profiles.

Table B-1 IEC Project Experience Summary

IEC Team Projects		Project Planning/ Feasibility Studies/ Modeling	Design/ Engineering Review/ Analysis	Construction and Installation	Inspection	Start-Up/ Commissioning	O&M Support
Master Service Agreement Experience							
1.	Master Services Agreement Generation Engineering Support Roseville Electric Utility	✓	✓	✓	✓	✓	✓
2.	Master Services Agreement - Generation Facility Technical Engineering Sacramento Municipal Utility District	✓	✓		✓		✓
3.	Master Services Agreement - Engineering Services for Generation Facilities , Modesto Irrigation District	✓	✓		✓		✓
4.	Master Services Agreement - Owner's Engineering & Consulting Services Turlock Irrigation District	✓					✓
5.	Master Services Agreement - Cosumnes Power Plant Project Sacramento Municipal Utility District				✓		
6.	George M. Sullivan Power Plant 2 Expansion Project Engineering & Construction Management , Anchorage Municipal Light & Power	✓	✓	✓	✓	✓	
7.	Almond 2 Power Plant Expansion Project Engineering & Construction Management , Turlock Irrigation District	✓	✓	✓	✓	✓	
8.	Woodland Generation Station Unit 2 Owner's Engineering & Construction Management , Modesto Irrigation District	✓	✓	✓	✓	✓	✓
9.	Woodland Generation Station Unit 3 Engineering, Project Management & Construction Management , Modesto Irrigation District	✓	✓	✓	✓	✓	✓
10.	Sanger Cogeneration Repower – Owner's Engineering & Construction Management , Algonquin Sanger Power	✓	✓	✓	✓	✓	
11.	LM6000 Fleet Upgrade Sacramento Municipal Utility District	✓					
12.	McClellan Peaker Project Sacramento Municipal Utility District		✓		✓		
13.	CVFA Cogen, SCA Cogen, and SPA Cogen Plants Sacramento Municipal Utility District	✓	✓				✓
14.	Ripon Generation Station Owner's Engineering & Construction Management , Modesto Irrigation District	✓	✓	✓	✓	✓	✓
15.	Technical Support Services Contracts Sacramento Municipal Utility District AR&DGT Department	✓	✓				
16.	Full Scope Design Engineering Services for Generation Assets and Supporting Infrastructure , Sacramento Municipal Utility District	✓	✓	✓	✓	✓	✓

Table B-1 IEC Project Experience Summary

IEC Team Projects		Project Planning/ Feasibility Studies/ Modeling	Design/ Engineering Review/ Analysis	Construction and Installation	Inspection	Start-Up/ Commissioning	O&M Support
Roseville Electric Experience							
1.	Master Services Agreement Generation Engineering Support Roseville Electric Utility	✓	✓	✓	✓	✓	✓
2.	Roseville Energy Park Maintenance Program Engineering Services Roseville Electric Utility	✓					✓
3.	Roseville Energy Park AGC improvement Project Roseville Electric Utility		✓				✓
4.	Roseville Energy Park Electric Boiler Study Roseville Electric Utility	✓					
5.	RPP2 Generator Protection Upgrade Roseville Electric Utility		✓			✓	
6.	Roseville Turbine Inlet Chiller Study Roseville Electric Utility	✓					
7.	Owner's Engineering Support for RPP2 Roseville Electric Utility			✓			✓
Engineering for Utility-Scale Power Plants							
1.	Algonquin Power Sanger Automatic Grid Control (AGC) Project Algonquin Power Sanger	✓	✓		✓	✓	
2.	Algonquin Power Sanger CAISO Conversion Project Algonquin Power Sanger	✓					
3.	Algonquin Power Sanger Expansion Joint Replacement Algonquin Power Sanger	✓		✓	✓		
4.	Algonquin Power Sanger Simple Cycle Conversion Study Algonquin Power Sanger	✓					
5.	Algonquin Repowering Feasibility Study Algonquin Power Sanger	✓					
6.	Algonquin Sanger Fogging System Addition and CAISO QF Conversion Algonquin Power Sanger	✓		✓	✓	✓	
7.	George M. Sullivan Power Plant 2 Expansion - Project Engineering & Construction Management , Anchorage Municipal Light & Power	✓	✓	✓	✓	✓	
8.	City of Fresno Power Generation Facility Sermatech Power Solutions	✓	✓		✓	✓	
9.	Kimberlina Power Plant Clean Energy Systems	✓	✓	✓	✓	✓	

Table B-1 IEC Project Experience Summary

IEC Team Projects		Project Planning/ Feasibility Studies/ Modeling	Design/ Engineering Review/ Analysis	Construction and Installation	Inspection	Start-Up/ Commissioning	O&M Support
10.	Fresno Peaker Facility Fresno Cogeneration Partners	✓	✓		✓		
11.	Patterson Pass Preliminary Engineering Services GE Energy	✓					
12.	IP Mansfield Repower Project International Paper	✓	✓	✓	✓	✓	
13.	Power Plant Operational Cost Model Modesto Irrigation District	✓					✓
14.	Ripon Gas Turbines Evaluation Modesto Irrigation District	✓					✓
15.	Woodland Generation Station Alternate Water Feasibility Study Modesto Irrigation District	✓					
16.	Broadway & Glenarm Plant Electrical Engineering Pasadena Water and Power			✓	✓		
17.	La Luz Energy Center Public Service Company of New Mexico	✓	✓	✓	✓		
18.	Plant Engineering & Design Redding Electric	✓					
19.	Folsom Prison Technical and Economic Feasibility Study Sacramento Municipal Utility District	✓					
20.	Sutter Health Elk Grove Cogeneration Feasibility Study Sacramento Municipal Utility District	✓					
21.	Sacramento International Airport Due Diligence Study Sacramento Municipal Utility District, Sacramento International Airport	✓					
22.	Sacramento Railyards Central Utility Plant Feasibility and Cost Analysis Sacramento Municipal Utility District	✓					
23.	SMUD CVFA Boiler Design Sacramento Municipal Utility District	✓	✓				
24.	McClellan Upgrade Project Due Diligence Report Sacramento Municipal Utility District	✓					
25.	SMUD Performance Engineering Support for SCA and CVFA Sacramento Municipal Utility District	✓					✓
26.	Procter & Gamble Cogeneration Plant Sacramento Municipal Utility District	✓	✓				

Table B-1 IEC Project Experience Summary

IEC Team Projects		Project Planning/ Feasibility Studies/ Modeling	Design/ Engineering Review/ Analysis	Construction and Installation	Inspection	Start-Up/ Commissioning	O&M Support
27.	Sutter NDC Performance Test Support Confidential Purchaser						✓
28.	Cogeneration Facility Feasibility Study Silicon Valley Power	✓					
Battery Storage Experience							
1.	Center Peaker Battery Energy Storage (BES) Project, Southern California Edison		✓	✓	✓		
2.	Grapeland Peaker Battery Energy Storage (BES) Project, Southern California Edison		✓	✓	✓		
3.	Fort Hunter Liggett and Camp Parks Battery Energy Storage PG&E and U.S. Army Corps, CA		✓	✓	✓		
4.	OCI Solar Battery Energy Storage (BES) System OCI Solar Power LLC	✓					

Project Profiles

Master Services Agreements (MSAs) for Utility Power Plants

Master Services Agreement Generation Engineering Support

Client: Roseville Electric Utility

This ongoing Master Services contract with the Roseville Electric Utility consists of multidisciplinary (electrical, civil, structural, mechanical, instrumentation and control, telecommunication, fire protection, etc.) engineering services for the Roseville Energy Park and Roseville Power Plant 2 generation facilities on an as-needed basis. To ensure responsive and effective engineering services both for scheduled projects and those that were on emergency unplanned schedule, **IEC has remained flexible by being able to provide qualified and experienced project managers, engineers and other technical support staff upon request to meet the City's schedule and operation requirements.** Our cooperative approach, dedications, knowledge and understanding of power plant operations are what clearly set IEC apart from other prime contractors and competitors.



Work Authorizations: Work Authorizations included 20-plus tasks:

- Civil and Structural Improvements
- Professional Drafting Services
- Steam Turbine Enclosure Structural Engineering
- Boiler Feedwater Pipeline Engineering
- RPP2 General Electrical Engineering Support
- REP Protection Engineering Support
- General Electrical Engineering Support
- Trunnion Design and Structural Engineering Support
- RPP2 Generator Protection Upgrade
- Detailed Engineering Cost Estimates
- Construction Administration and Support
- RPP2 Generator Protection Upgrade Field Engineering and Construction Support
- REP AGC Control Improvement Project
- REP Electric Boiler Preliminary Engineering Feasibility Study
- REP Emerson Remote I/O Control Relay Failure Investigation
- RPP2 Fire Protection Specification Development
- RPP2 Fire Protection Construction, Startup and Commissioning Support
- REP and RPP2 Security Evaluation
- Asset Retirement Cost Estimate
- Inlet Chiller Evaluation
- REP and RPP2 Sill Prevention Control and Countermeasure (SPCC) Plant Development
- REP AGC Control Phase 2 Improvement Project
- RPP2 Exhaust Liner Retrofit Design Engineering and Construction Support
- REP AVR/PSS Upgrade Engineering Support
- REP Steam Turbine Blanket Electrical Design and Support



Master Services Agreement Generation Facility Technical Engineering Support

Client: Sacramento Municipal Utility District

This ongoing Master Services contract with the SMUD Generation Operations Department consists of multidisciplinary (electrical, civil, structural, mechanical, control systems, telecommunication) engineering services for all of SMUD's generation projects and supporting infrastructure on an as-needed basis.

To ensure responsive engineering services both for scheduled projects and those that were not originally anticipated, **IEC has remained flexible by being able to provide qualified engineers and other technical support staff beyond the original scope and proposed team.** IEC managed more than 80 different people to support this contract, and has had no disputes with the clients, staff, or subcontractors throughout the years of support. Our cooperative approach is what clearly set IEC apart from other prime contractors and competitors. This ongoing contract was originally in 2003 and has been renewed multiple. Since 2003, we have provided more than \$10 million in engineering and staff augmentation services.



Work Authorizations: Work Authorizations included 60-plus tasks:

- FERC/NERC Critical Infrastructure Protection Assessment & Compliance
- Develop RFP for Meteorological Services for SMUD's Weather Modification Program
- Civil/Structural CBO Support for the Cosumnes Power Plant
- Solano Wind Project Engineering Support
- Solano Wind O&M Engineering Support
- Solano Wind RTU DCN Engineering Support
- Technical Support for Camino Hydro Powerhouse Unit #2 Outage
- Review and Calibration of CHEOPs Model for Hydro Relicensing of Upper American River Project (UARP)
- Design Services for Procter & Gamble Gas Pipeline Station Improvement
- Technical Proposal Writing Support for CHP Solicitation
- McClellan SCR Replacement Project Engineering Services
- Russell Substation Final Design and Project Engineering
- Engineering and Drafting Services for Hydro RTU Replacement Project

- Camp Far West Hydro Controller Upgrade Engineering
- Solano Wind Project Engineering Support and RFP Development
- Economic Impact Analysis of UARP Iowa Hill Pumped Storage Development
- Solano Wind Project Land Bank Engineering Support
- Iowa Hill Pumped Storage Property Value Study
- UARP Noise Assessment
- Renewable Power Resources Preparation of Request for Information and Request for Proposals
- Engineering and Specifications for UARP Governor/TSV Controls Upgrade Project
- Gas Pipeline High Consequence Area Determination
- Solano Wind Project Cal ISO Participating Intermittent Resource Program (PIRP) Engineering Support
- Jaybird Hydro Adit Repair and Gerle Canal Liner Construction Management Inspection
- UARP Relicensing Economic Studies Review
- Jaybird Hydro Adit Repair Geological Consulting
- Green Waste to Energy Economic Feasibility Study
- Combined Heat and Power Opportunities Assessment
- Solano Wind Project Engineering Support
- White Rock Hydro Unit #2 Inspection
- Solano Wind Project Construction Management Support
- Jaybird Canyon Hydro Powerhouse Rock Fall Inspection and Recommendations
- Review of Solar Thermal Power Purchase Agreement Proposals
- Gas Pipeline Integrity Management Review and Engineering Procedures Development
- PV Pioneer 1 Construction Management and Permitting Support
- FERC UARP Flood Study Scope Development
- Natural Gas Pipeline Vendor List Development and Pre-qualification
- Gas Pipeline Internal Line Inspection RFP Development
- Winters Inter-tie Station Improvement, Project Controls, and Coordination
- Jaybird Hydro Penstock Rock Fall Inspection and Recommendations
- Camp Far West Diversion Dam Level Sensing PLC Program Support
- UARP and Valley RTU Retrofits
- Civil/Structural Support for SMUD/EI Dorado Irrigation District Bridge Proposal
- Controls Support for McClellan Turbine Controls Upgrade RFP
- Solano Wind Project Sale/Tax Benefit Monetization Technical Support
- Co-Gen Plant RTU Upgrade Project
- Gas Pipeline DOT Compliance Audit Support
- McClellan CT Repair
- UARP Governor/TSV Controls Upgrade and McClellan Controls Upgrade Projects DCN Packages
- Gas Pipeline Flow Study
- Business Continuity and Continuity of Operations Plans
- Environmental and Preliminary Engineering Services for LM6000 Fleet Upgrades
- Air Quality Compliance Audits
- Due Diligence on Sacramento County Airport's CHP and CUP system
- RTU Upgrade for Power Generation Facilities

- Solano Wind Project Meteorological Services
- Landfill Gas for Combustion Turbines Feasibility & Cost Estimating
- CVFA Digester Gas Processing
- CVFA/CPP Digester Gas Air Quality Support
- As-Built Pipeline Documentation for Campbell Soup Project
- Iowa Hill Pumping Facility RFP Development
- PV Repowering/Decommissioning

Project Reference:	Kevin Hudson, Kevin.Hudson@smud.org, 916-732-7101
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Professional Fees:	\$10 Million+
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Dates:	2003-Present (ongoing contracts)
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Master Services Agreement Engineering Services for MID Generation Facilities

Client: Modesto Irrigation District

MID has full ownership of several power plants, including gas-fired and hydro facilities, to serve its customers and requires on-going engineering services to support each of these plants. **IEC's contracts are used to provide capital improvement design work, operation and maintenance engineering services for efficiency improvements, safety improvements, inspections, regulatory support, and engineering evaluations.** This requires engineering services from each of the major engineering disciplines, and has included more than 50 task orders.



Work Authorizations: Work Authorizations have thus far have included a wide variety of support:

- Development of Preventative Maintenance Program for the Woodland Power Plant
- Evaluation of Options for Emergency Power Source for Woodland 2 Plant DC Pump
- Development of Engineering Specification for Woodland Perimeter Alarm System
- Evaluation of Use of "Cow Water" to offset raw water use at Woodland Power Plant
- Project Management Services for Perimeter Security System
- Development of Hot Section bid Package for McClure Gas Turbines
- Development of Fire Protection Bid Package for Woodland Steam Turbine Generator
- Provide As-Needed AutoCAD Support
- Evaluation of Document Control Procedures & Standards and Implement New System
- Prepare 2005 Annual Compliance Report for the California Energy Commission (CEC)
- Amend and Update the Spill Control and Countermeasures Program for Power Plants
- Create an Operation Capabilities Document and Spreadsheet for each of the MID owned Gas Turbine Generating Plants
- Prepare Risk Management Plan for the Ripon Plant to the EPA
- Prepare Facility Specific Response Plan for McClure Generation Station
- Duplicate Construction Documentation and Transfer Project Records
- Evaluate Options for Woodland Blower Retrofit
- Update McClure Generation Station As-Builts
- Fire Protection Design and Project Management for Woodland Plant STG
- Evaluation of Natural Gas Supply Pressure Regulation
- Conduct Utility Organizational Assessment
- Modification of Woodland Natural Gas Emergency Shutoff Valve
- Replacement of Woodland Relay

- Engineering Services for Natural Gas Pressure Regulator and Heater
- Evaluation and Engineering for Woodland Natural Gas Compressor Oil Mist Eliminator
- Complete CEC Questionnaire for MID Projects on behalf of MID
- Prepare 2006 Annual Compliance Report for the CEC
- Prepare Work Scope and Bid Specifications for Painting of Woodland Plant
- Recommend Options for Ripon LM6000 Fast Start Modifications
- Evaluate Requirements for Woodland Plant Conversion
- Develop Technical Specification for Spare Transformer Specification
- Evaluate and Compare Options for Reciprocating Engines for Peaker Plant
- Conduct Water Assessment of Woodland Plant
- Conduct Water Quality Investigation of Ripon Plant
- Engineering Design for Reservoir Substation Foundation
- Develop Electrical Generator Standards
- Design and Drafting for Reciprocating Plant Site Layouts
- Conduct Nooter/Eriksen HRSG Feasibility Study for Woodland Plant

Project Reference:	Greg Salyer, GregS@MID.org, (209) 526-7617
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Dates:	2004 - Present
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Master Services Agreement Owner's Engineering & Consulting Services

Client: Turlock Irrigation District

The Turlock Irrigation District (TID) has contracted with IEC to provide professional and technical consulting services and multidisciplinary engineering support for all of TID's generation and electrical facilities on an as-needed basis. The initial contract dates were signed on February 21, 2008 and is ongoing.



Work Authorizations: Work Authorizations have included a wide variety of services for multiple facilities:

- Review of Contracts
- Site Review
- Review of Permit Status and Compliance with Regulations
- Due Diligence
- Design Review
- Walnut Energy Center Natural Gas Inlet Turboexpander Engineering Estimate
- Walnut Energy Center Water Treatment Tank Ladders Evaluation
- Walnut Energy Center Steel Materials Specs
- Almond Power Plant Expansion Power Plant Layout Options & Cost Estimates
- Almond Power Plant Expansion Owner's Engineering Services
- Almond Power Plant Expansion Design Review Services
- Almond Power Plant Expansion Construction Management Services
- Almond Power Plant Expansion Startup and Commissioning Services

Project Reference: George Davies, GADavies@TID.org, 209-883-3451

Dates: 2008 - Ongoing

Master Services Agreement Cosumnes Power Plant Project

Client: Sacramento Municipal Utility District



The Cosumnes Power Plant is located on a 30-acre site a half-mile south of the now closed Rancho Seco Plant in southeastern Sacramento County. The Project was slated to be completed in two phases of 500 megawatts each. SMUD brought Phase 1 online in 2006.

IEC provided a wide range of engineering services and project management tasks for the power plant and natural gas pipeline project. The work began as a small contract and quickly expanded into a multiple-year commitment for project management, owner's engineering, Chief Building Official services, and construction management services. IEC provided the licensing project manager, environmental specialist, structural, mechanical and electrical engineers, and a variety of subcontractor specialties, such as geotechnical services and pipeline inspection services. IEC also coordinated licensing, environmental documentation, mitigation planning, and the preliminary engineering layout for the plant, switchyard, and linear facilities.

IEC provided an electrical/controls field engineer to support construction and start-up activities for the plant. IEC's field engineer reviewed designs, supervised electrical installation, managed electrical subcontractors, provided technical guidance, and coordinated work with other disciplines. Services also included working with the plant quality control team to ensure compliance with the latest electrical codes, specifications, permit conditions, and accepted practices. IEC's field engineer supervised the installation of plant telecommunications equipment, including the interface with SBC and managed the installation and commissioning of SMUD's Remote Terminal Unit, including loop

ENGINEERING TASKS

- Day-to-day operations
- Safety & regulatory compliance
- Outside services contracts
- Permitting
- Design Packages
- Project communications and reporting
- Management briefings
- Cash flow projections
- Change orders
- Project performance evaluations
- SMUD contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Quality control engineering
- Closeout and turnover
- Document control
- SMUD interface
- SMUD representation
- Project controls

check out and diagnostic review of communication links. IEC's field engineer also assisted startup lead contractor with commissioning activities throughout the facility as electrical systems were brought on line.

Project Reference:	Kevin Hudson, Kevin.Hudson@smud.org (916) 732-7101
Project Value:	\$500 Million+
Professional Fees:	\$5 Million
Dates:	2004 - 2008

IEC managed subcontractors, provided technical guidance and leadership to craft labor, managed project priorities and schedule, and coordinated work with other disciplines. Our personnel worked with the CPP quality control team to ensure compliance with the latest codes, specifications, permit conditions, and accepted practices. IEC personnel also assisted the startup lead contractor with commissioning activities throughout the facility as systems were brought online. IEC provided more than 50 people to support this contract, including in-house staff, contract employees, and subcontractors. Contract dates were from June 2004 to June 2008 and included \$5 million in engineering, project management and staff augmentation services. **The numerous assigned tasks were a direct result of IEC's commitment to providing the best people for the job, both IEC employees and specialty subcontractors alike.**

CPP Work Authorizations: Work Authorizations, in order of assignment, included 30-plus tasks:

- Cosumnes Licensing and Engineering
- SCA Peaker Project I&C Work
- Engineering Design to Modify Morrison Creek Cross-Tie Station
- Construction Services RFQ Development
- Cultural Resource Remote Sensing Geophysical Survey
- CBO Review Support
- Document Control
- Assistance with Permit Drawings
- Fire Protection Engineering
- Design and Drafting for Pipeline Extension
- CEC Compliance and CBO Document Control Support
- Gas Pipeline Inspection
- Quality Assurance Support
- Construction Engineering Services
- Licensing and Compliance Project Management
- Team Development & Right-of-Way Verification
- Team Development & Safety Program
- Worker Environmental Awareness Training Video Production
- Special Inspection, Testing, and Laboratory Services
- Development of Gas Pipeline Pigging RFP
- Surveying Services and Development of Base Map
- Development of Environmental Drawings
- Gas Pipeline Resident Engineer
- Inspector Training
- Construction Superintendent (Chief Inspector)
- Pre-Construction Surveying Support
- Gas Pipeline Inspection
- Contract Administration Support Services
- Field Electrical Engineer
- CBO Review Support Services
- Gas Pipeline Submittal Verification Coordinator
- Water Supply Integrity Evaluation
- Piping & Support Design Analysis

George M. Sullivan Power Plant 2 Expansion Project Engineering & Construction Management

Client: Anchorage Municipal Light & Power



IEC provided Owner's Engineering and Project Management services to Anchorage Municipal Light & Power to support the development of a 120 MW, 2x1 combined cycle power project that is designed to

be the new primary base load facility for the utility. The Project was selected by Engineering News and Review as the ENR Northwest Owner of the Year for 2015.

IEC's initial work included developing design documents for a separate site preparation contract and analyzing the potential for teaming with the local water district to make use of waste heat. After the initial contract, AML&P awarded IEC with a \$6.9 million, two-and-a-half year contract extension to continue its on-site support and provide construction management, design review, field engineering, and special inspection services. Our team has been embedded with AML&P from Day one, collaborating on development of project scope, specifications and project execution.

The project includes an innovative cooling system design coupled with the water district to capture more than 50% of the plant's annual waste energy to heat the community potable water supply for the City of Anchorage. Additional waste heat will be used for a mass snow melt system on site. The cold, upstream City water will be used to cool the turbine combustion air during warm summer days. The new power plant is approximately 25 percent to 30 percent more efficient with a combined-cycle design that combines gas-fired turbines with sufficient waste heat recovery to drive an additional steam turbine.

The site makes use of a plume-abated cooling tower and a full Gas Insulated Switchgear (GIS) substation and switchyard. The administration building will also serve as the utility's new power generation engineering offices and will house a backup dispatch center for emergency situations.

ENGINEERING TASKS

- Project plan
- Feasibility Analysis
- Safety & regulatory compliance
- Outside services contracts
- Project communications and reporting
- Management briefings
- Change orders
- Project performance evaluations
- AML&P contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- AML&P interface
- AML&P representation
- Project controls

Project Reference:	Eugene Ori, oriea@ci.anchorage.ak.us , (907) 279-7671
Project Value:	\$200 Million+
Professional Fees:	\$11.4 Million
Dates:	2010 - 2016

Almond 2 Power Plant Expansion Project Engineering & Construction Management

Client: Turlock Irrigation District

As Project Manager and Construction Manager for the Almond Power Plant Expansion, IEC provided a wide range of project engineering, technical expert support, and project oversight throughout all phases of the Project as described below.

Preliminary Engineering & Cost Estimate: IEC developed six (6) preliminary site plan options for 50 MW, 100 MW, 150 MW and 200 MW power plant scenarios. IEC used various combinations of gas turbines including GE



LMS100 and GE LM6000 units and presented the TID with six cases and layouts for varying capacities and configurations. The layouts were based on the actual size of the equipment needed including all the balance of plant equipment. IEC performed preliminary engineering and worked with reputable vendors to size and

select the equipment. IEC also prepared water balances for all six options. In addition, IEC prepared detailed total capital cost estimates for all six cases covering development, licensing, permitting, emission offsets, engineering, procurement, construction, start-up, and testing. **The estimate was accurate down to the skid level.** The cost estimate was adjusted for union considerations and escalated for the cost of raw materials.

Equipment Recommendations: Based on IEC's preliminary engineering and recommendations, TID selected three 58-MW General Electric LM6000PG turbines equipped with a water injection system to the turbine in order to reduce nitrogen oxide (NOx) formation, and a selective catalytic reduction system to further control NOx emissions.

ENGINEERING TASKS

- Day-to-day operations
- Project plan
- Design packages
- Consulting services
- Safety & regulatory compliance
- Outside services contracts
- Project communications and reporting
- Management briefings
- Cash flow projections
- Change orders
- Project performance evaluations
- TID contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- TID interface
- TID representation
- Project controls

Construction Management & Field Engineering: Due to IEC's design experience, operational knowledge, and ability to maintain project quality, *TID requested that IEC provide construction management and engineering oversight for all engineering disciplines including mechanical, electrical, civil/structural, and controls engineering.* IEC provided support throughout the construction phase to monitor site work and contractors and maintain compliance throughout facility development and operation. Our experts also provided specialized documentation, inspection, and training to ensure successful commissioning, start-up, and long-term reliability. IEC's field team was responsible for achieving Mechanical Completion on schedule and with no claims. TID has since tasked IEC with ongoing site engineering support for plant operations. IEC will be available on an as-needed basis to coordinate, track, and resolve electrical engineering issues at the facility. IEC recently wrapped up its successful on-site support of the Turlock Irrigation District's (TID) Almond Power Plant Expansion Project.

Project Reference:	Mr. George Davies, GADavies@TID.org, (209) 883-3451
Project Value:	\$200 Million+
Professional Fees:	\$1,056,150
Dates:	2008 - 2012

Woodland Generation Station Unit 2 Owner's Engineering & Construction Management

Client: Modesto Irrigation District

The Modesto Irrigation District (MID) retained IEC to provide owner's engineering, project management, and construction management services for the development and construction of a new 80 MW gas turbine generating facility owned and operated by MID. The plant consists of a 47 MW GE LM6000 Sprint combustion turbine generator in combined cycle with a single 37 MW steam turbine generator. A state-of-the-art, customized duct-fired heat recovery steam generator allows the plant to use the steam turbine for load following and produce 80 MW net power at full-load condition. The plant also includes the Mark VI Control System, 2000-Ton Chiller, SCR and CO Emissions Systems and Cooling Tower.

Due to IEC's responsiveness and quality of work, the contract expanded from \$150,000 to \$900,000 to perform design reviews, provide construction management, prepare a complete engineering and construction schedule, develop a detailed budget schedule, provide full-service construction management and oversee additional management services for the Owner. IEC provided on-site support throughout the construction phase to monitor site work and contractors and maintain compliance throughout facility development and operation. Our experts also provided specialized documentation, inspection, and training to ensure successful commissioning, start-up, and long-term reliability. IEC's field team was responsible for achieving Mechanical Completion on schedule and with no claims. The project was successfully installed, completed, and providing power in 2003. **The client was extremely pleased with our responsiveness and quality of performance and contracted with IEC to completely manage their next power project.**

Project Reference:	Greg Salyer, GregS@MID.org (209) 526-7617
Project Value:	\$60 Million+
Professional Fees:	\$900,000
Dates:	2000 - 2002

ENGINEERING TASKS

- Day-to-day operations
- Consulting services
- Project plan
- Safety & regulatory compliance
- Outside services contracts
- Project communications and reporting
- Management briefings
- Cash flow projections
- Change orders
- Project performance evaluations
- MID contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Quality control engineering
- Closeout and turnover
- Document control
- MID interface
- MID representation
- Project controls



Woodland Generation Station Unit 3 Engineering, Project Management & Construction Management

Client: Modesto Irrigation District

IEC Corporation provided completed Owner's Engineering and Construction Management Contract Support of the Modesto Irrigation District's Woodland Generation Station Unit 3 (WGS3) Project. The facility is powered by reciprocating engines with a net output of 49.6 MW. The WGS 3 Project was constructed adjacent to the District's Woodland Generation Stations 1 and 2 (IEC also served as Construction Manager for the Woodland 2 project).



IEC's management team coordinated and managed the activities of all of the onsite construction contractors and directed all safety, scheduling, quality control, and regulatory items during the build out of the new facility. IEC carefully coordinated all plant tie-in (interface) construction activities in order to minimize the amount of down time at the existing Woodland Generation

Station. Our construction manager and field engineers performed all management, administration, monitoring, inspections, controls, quality assurance, and oversight for the Project. IEC also acted as the liaison for MID and for MID's design engineer for the Project. **The successful project was completed on-time and within budget and is now online and providing power.**

Project Reference:	Greg Salyer, GregS@MID.org, (209) 526-7617
Project Value:	\$70 Million
Professional Fees:	\$1,199,964
Dates:	2010 - 2011

ENGINEERING TASKS

- Day-to-day operations
- Consulting services
- Project plan
- Safety & regulatory compliance
- Outside services contracts
- Project communications and reporting
- Management briefings
- Cash flow projections
- Change orders
- Project performance evaluations
- MID contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- MID interface
- MID representation
- Project controls

Sanger Cogeneration Repower – Owner’s Engineering & Construction Management

Client: Algonquin Sanger Power

IEC earned a contract with Algonquin Sanger Power to provide preliminary design, detailed design, project management and construction management services to support the Sanger Cogeneration Repower Project. The project was a repower of an existing Westinghouse 251 with a GE LM6000 PC Sprint at the Algonquin Sanger Cogeneration Facility for a total net plant generating capacity of 57 MW.



Preliminary Engineering Study: IEC initially performed an engineering feasibility study, with value engineering, which included developing a power plant simulation model using GE Gatecycle software to predict performance characteristics and adequacy of the existing equipment with the LM6000 PC or PC SPRINT combustion turbine. Major equipment includes two pressure level HRSG with SCR, 13 MW Westinghouse steam turbine, condenser, cooling tower, and water treatment facility. The study included project cost estimate, site plan layout, repower project scope of work, site plan review proposal for City of Sanger, and photo simulation of the plant with the new LM6000 turbine.

LM6000 Turbine Inspection: IEC inspected the condition of a new LM6000 S&S package that had been in storage for 4 years. IEC reviewed documentation for completeness, itemized and prioritized turbine upgrades product bulletins and service bulletins package options, and prepared a final recommendation to the client.

Repower Project Design: IEC performed the complete detailed design of the repower project. Responsibilities included equipment specifications development, bid evaluation, equipment procurement, vendor coordination, P&ID and drawing development, building permit application process, construction bid package development, mechanical design, structural design, natural gas system modification with new compressors system, natural gas emergency shutoff system design, anti-icing system design, turbine inlet coil design, DI water system modification, cooling water system modification, boiler blowdown system modification, turbine exhaust duct elbow modification, and steam turbine bypass system design.

Construction and Start-up Management: IEC engineers provided construction management services, including scheduling, field engineering support, project management support, contractor coordination, design review, document control, interfacing with City Building Department, and field inspection services. The repower project was constructed in parallel with existing plant operation until the LM6000 PC SPRINT turbine and its ancillary equipment were installed. The W251 Westinghouse gas turbine was then decommissioned and removed. A new turbine exhaust elbow was installed and tied-in with the existing HRSG. Other equipment such as natural gas compressor system and anti-icing system were also installed and connected. **The repower construction was completed in six months, with a plant outage period of only 45 days.**

LM6000 Fleet Upgrade

Client: Sacramento Municipal Utility District

SMUD owns and operates five GE LM6000 combustion turbines at two cogeneration sites in Sacramento. The Carson Ice Cogen (CVFA) has one LM6000 PA unit in combined cycle and one LM6000 PA unit in simple cycle. The Procter & Gamble Cogen (SCA) has two LM6000 PA turbines in combined cycle with one steam turbine, and one LM6000 PC turbine in simple cycle. All units were being upgraded to LM6000 PC SPRINT/EPS models (water injected for NOx control). These upgrades were expected to increase output by about 7 MW per turbine while reducing the carbon footprint on a per-megawatt basis.

In support of the upgrade, IEC provided preliminary engineering services, including balance of plant engineering and CEQA support. IEC worked with GE to develop the technical data needed for the proposed amendment to the air permit. Our experts performed site visits, reviewed plans, and prepared the preliminary engineering analysis that was the basis for the EPC contract.

Preliminary engineering included scoping control upgrades, pumping and piping requirements, and water balance for SPRINT/EPS upgrades. **IEC was also responsible for preparing the technical RFP and supporting scope documents that SMUD issued for EPC services and upgrades. IEC then provided Owner's Engineering and Field Engineering for all mechanical, electrical, and instrumentation upgrades during the plant outages.**

ENGINEERING TASKS

- Project plan
- Safety & regulatory compliance
- Permitting
- Management briefings
- SMUD contracts and standards evaluation
- Agency approvals
- Cost estimates
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Quality control engineering
- Closeout and turnover
- Document control
- SMUD interface
- Project controls



Project Reference:	Kevin Hudson Kevin.Hudson@smud.org, 916-732-7101
Project Value:	\$1 Million+
Professional Fees:	\$100,000+
Dates:	2010

McClellan Peaker Project

Client: Sacramento Municipal Utility District

IEC Corporation provided owner's engineering services from conceptual engineering through construction for the McClellan Retrofit Project. This included project engineering, project management support, field engineering, and construction management services. The 80 MW GE 7EA Peaker Plant, owned and operated by SMUD, is located on the former McClellan Air Force Base. The retrofit was performed to ensure the plant complied with California emissions requirements. To assist SMUD in moving the project to completion, **IEC provided project and field engineering, construction management, contracts management, RFP development, quality control, cost control, contractor negotiations, and other project management duties.**

Part of our responsibilities also included developing project design criteria and detailed civil, mechanical and electrical specifications associated with the switchgear, power system stabilizer, fin fan coolers, exhaust duct system, inlet cooling system, SCR system, and continuous emissions monitoring equipment. Due to the tight specifications written by IEC, the Contractor was unable to avoid liability when an error was made on their part and the Contractor was forced to pay liquated damages to SMUD.

Project Reference:	Dick Wallace, Retired SMUD Manager
Project Value:	\$2 Million+
Professional Fees:	\$250,000
Dates:	2005

ENGINEERING TASKS

- Day-to-day operations
- Project plan
- Safety & regulatory compliance
- Site support
- Design packages
- Outside services contracts
- Project communications and reporting
- Management briefings
- Cash flow projections
- Change orders
- Project performance evaluations
- SMUD contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- SMUD interface
- SMUD representation
- Project controls



CVFA Cogen, SCA Cogen, and SPA Cogen

Client: Sacramento Municipal Utility District

IEC Corporation has completed a number of successful projects for the CVFA Cogen, SCA Cogen, and SPA Cogen Plants. Most recently, IEC engineers prepared a detailed cost estimate and provided preliminary engineering for the complete installation of a standalone boiler system at the SCA and CVFA plants. **The boiler systems were sized to support the contractual steam loads to each of the thermal hosts without the gas turbines in operation.** As part of this task, IEC provide the following deliverables for each site: Engineer's Cost Estimate Breakdown, Preliminary Equipment List, and Preliminary Layout (to calculate construction costs).

IEC also provided engineering services to facilitate an AVR/PSS retrofit on two LM6000 units at CVFA and the addition of a PSS to the ABB unit. Work included engineering review, development and finalization of an AVR/PSS specification, and development of a bid document. IEC then worked with the contractor and Carson Energy to ensure proper information exchange, acting as the liaison between the selected contractor and operations, reviewing the designs, monitoring the delivery schedule in order to meet target dates, and managing the overall installation.

IEC has also provided steam effluent water piping designs at SCA and provided performance engineering services for both SCA Cogen II and SPA Cogen III power plant facilities. Work included NDC and heat rate testing for both facilities along with GateCycle modeling for the SPA Cogen III facility.

ENGINEERING TASKS

- Day-to-day operations
- Project plan
- Safety & regulatory compliance
- Outside services contracts
- Project communications and reporting
- Management briefings
- Cash flow projections
- Change orders
- Project performance evaluations
- SMUD contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- SMUD interface
- SMUD representation
- Project controls

Project Reference:	Raul Anaya ranaya@carsonenergygroup.com (916) 379-2043
Project Value:	\$2 Million+
Professional Fees:	\$120,610
Dates:	2010 - 2011



Ripon Generation Station Owner's Engineering & Construction Management

Client: Modesto Irrigation District

As a result our responsiveness and quality of performance for the Woodland Unit 2 Project, MID contracted with IEC to completely manage their next project which was a 100 MW power plant project located in Ripon, California. MID gave IEC a sole source contract to serve as Owner's Engineer, Project Manager and Construction Manager for the Ripon Generation Station. The peaking facility consists of two (2) GE LM6000 natural-gas-fired combustion turbine generators in simple cycle configuration. Additional components include new 69kV subtransmission line and fiber optic cable, new 8-inch diameter natural gas pipeline, and tie-in lines into the City of Ripon water supply and wastewater lines.

IEC initially performed an evaluation for a variety of gas turbines. The evaluation compared performance, reliability, operational flexibility, maintenance, emissions and installed cost. The data was used to determine the "best fit" for MID based on their power needs and operational requirements. From the evaluation, MID was able to select the power generation configuration and resulted in the purchase of two LM6000's from GE at under market price with several options included at no charge to MID.

IEC provided design review, scheduling, engineering, construction management, field inspection services, and project management support for the project. The project was successfully installed, completed, and providing power in April of 2006.

The client was pleased with IEC's support and our ability to pull the schedule back onto track even though the project had incurred some delays due to equipment delivery and design issues.

Project Reference:	Greg Salyer, GregS@MID.org, (209) 526-7617
Project Value:	\$65 Million+
Professional Fees:	\$700,000
Dates:	2002 - 2006

ENGINEERING TASKS

- Day-to-day operations
- Feasibility analysis
- Consulting services
- Project plan
- Safety & regulatory compliance
- Outside services contracts
- Project communications and reporting
- Management briefings
- Cash flow projections
- Change orders
- Project performance evaluations
- MID contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- MID interface
- MID representation
- Project controls



Technical Support Services Contracts

Client: Sacramento Municipal Utility District AR&DGT Department

These various contracts with the SMUD AR&DGT Department consisted of multidisciplinary technical support services for all of SMUD's renewable and distributed generation projects on an as-needed basis. Contract dates were from October 20, 2005 to April 10, 2011.

Work Authorizations: Work Authorizations have thus far included 35-plus tasks, including:

Advanced Renewables, Distributed Generation and Greenhouse Gas

- Identify Eligible Renewables from LFG
- GHG Emissions Accounting & Reporting Process Documentation
- Implement GHG Tracking & Reporting Software
- Develop CCAR Certifiable GHG Accounting for SMUD Business & Maintenance Facilities
- Climate Change Issue Risk Assessment
- Minor Support for CalEPA
- CHP Program Technical Assistance
- Prepare RFO for Renewable Energy Projects
- Railyards Integrated Energy Plan Feasibility Study
- Climate Change Issue Risk Assessment
- CHP Economic Feasibility Studies
- Landfill Gas to Electricity Ownership Options Study
- 2006 Renewables RFO Results Analyses
- Fredonyer Wind Data Reports
- Railyards Addition of County Loads Option

Distributed Generation and Combined Cooling, Heating, and Power

- Railyards Addition of County Loads Option (con't.)
- Railyards Cooling Only Option
- Kaiser Folsom CCHP Feasibility Study
- Railyards Value Engineering Study
- Holiday Inn Characterization Study
- CCHP Programmatic Support
- Folsom Prison Fuel Cell CHP Feasibility Study
- Railyards Feasibility Study Support
- Airport Due Diligence Additional Scope
- Sutter Elk Grove Cogeneration Study
- Railyards Feasibility Study Support and Update
- Railyards Ice Thermal Energy Storage
- Kaister Permanente Sacramento Medical Center CHP Feasibility Study
- Folsom Prison Cogeneration Study Tariff Update & Sensitivity Study

Renewable Portfolio Standard & Electrical Transmission

- Analysis of RFO Proposals
- Susanville Met Towers
- Fredonyer Wind 3&4 Q07
- Evaluate RFO Proposals
- Repair of Fredonyer Met Towers
- Local Renewable Generation Assessment
- Evaluation of 2008 Renewables RFO
- Thermal & Hydro Benchmarking Services
- Food Waste & Liquid Food Processing Waste Survey
- Feasibility Study of the Use of Additives to Enhance Biogas Production
- CCHP Market Assessment for Biogas Plants
- Food Waste Pre-Processing for Co-Digestion Demonstration
- CSI Proposal Development Support
- Commissioning PV/Battery Telecom System
- Lassen & Abert Rim Wind Data Monitoring and Quarterly Reports

Biomass

- POTW Grease Waste Feasibility Study
- Assist with Due Diligence on Conversion Technologies
- Preliminary Assessment of Co-Digestion WDRs and Impact on Digesters

Photovoltaic

- General PV Consulting
- Solarsmart Training
- ZEH Distribution
- Advanced PV Training Course
- Conduct PV System Workshop
- PV Inverter Circuit Board Repairs and Training
- CEC ReGen Report
- AstroPower Report
- CEC ReGen Final Report
- Editing Subcontractors Drafts
- Finalizing Evaluation of PV Proposals in 2008
- Commissioning PV/Battery Powered Telecom System
- Highway 50 Photovoltaic Study, Rendering, and Report

Full Scope Design Engineering Services for Generation Assets and Supporting Infrastructure

Client: Sacramento Municipal Utility District

This contract with the SMUD Generation Operations Department was again awarded to IEC to provide multidisciplinary engineering support all of SMUD's generation projects on an as-needed basis. SMUD's generation plants include gas-fired plants powered by a variety of turbines, wind plant facilities, hydroelectric facilities, and solar arrays. Contract dates are from October 16, 2006 to December 31, 2013.



Work Authorizations: Work Authorizations have included 30-plus tasks thus far, including:

- Solano Wind Project Tax Benefit Technical Support
- Co-Gen Plant RTU Upgrade Project
- Gas Pipeline DOT Compliance Audit Support
- McClellan CT Repair
- UARP Governor/TSV Controls Upgrade and McClellan Controls Upgrade Projects DCN Packages
- Gas Pipeline Flow Study
- Business Continuity and Continuity of Operations Plans
- Environmental and Preliminary Engineering Services for LM6000 Fleet Upgrades
- Air Quality Compliance Audits
- Due Diligence on Sacramento County Airport's CHP and CUP system
- RTU Upgrade for Power Generation Facilities
- Solano Wind Project Meteorological Services
- Landfill Gas for Combustion Turbines Feasibility & Cost Estimating
- CVFA Digester Gas Processing
- CVFA/PPP Digester Gas Air Quality Support
- As-Built Pipeline Documentation for Campbell Soup Project
- Iowa Hill Pumping Facility RFP Development
- PV Repowering/Decommissioning

Project Profiles

Specific Experience for REP and RPP2

Master Services Agreement Generation Engineering Support

Client: Roseville Electric Utility

This ongoing Master Services contract with the Roseville Electric Utility consists of multidisciplinary (electrical, civil, structural, mechanical, instrumentation and control, telecommunication, fire protection, etc.) engineering services for the Roseville Energy Park and Roseville Power Plant 2 generation facilities on an as-needed basis. To ensure responsive and effective engineering services both for scheduled projects and those that were on emergency unplanned schedule, **IEC has remained flexible by being able to provide qualified and experienced project managers, engineers and other technical support staff upon request to meet the City's schedule and operation requirements.** Our cooperative approach, dedications, knowledge and understanding of power plant operations are what clearly set IEC apart from other prime contractors and competitors.



Work Authorizations: Work Authorizations included 20-plus tasks:

- Civil and Structural Improvements
- Professional Drafting Services
- Steam Turbine Enclosure Structural Engineering
- Boiler Feedwater Pipeline Engineering
- RPP2 General Electrical Engineering Support
- REP Protection Engineering Support
- General Electrical Engineering Support
- Trunnion Design and Structural Engineering Support
- RPP2 Generator Protection Upgrade
- Detailed Engineering Cost Estimates
- Construction Administration and Support
- RPP2 Generator Protection Upgrade Field Engineering and Construction Support
- REP AGC Control Improvement Project
- REP Electric Boiler Preliminary Engineering Feasibility Study
- REP Emerson Remote I/O Control Relay Failure Investigation
- RPP2 Fire Protection Specification Development
- RPP2 Fire Protection Construction, Startup and Commissioning Support
- REP and RPP2 Security Evaluation
- Asset Retirement Cost Estimate
- Inlet Chiller Evaluation
- REP and RPP2 Sill Prevention Control and Countermeasure (SPCC) Plant Development
- REP AGC Control Phase 2 Improvement Project
- RPP2 Exhaust Liner Retrofit Design Engineering and Construction Support
- REP AVR/PSS Upgrade Engineering Support
- REP Steam Turbine Blanket Electrical Design and Support



Roseville Energy Park Maintenance Program Engineering Services

Client: Roseville Electric

The City of Roseville selected IEC Corporation to prepare a Maintenance Program Summary for the Roseville Energy Park (REP). Roseville Electric was interested in formally documenting the existing maintenance processes and computerized maintenance scheduling system at the Roseville Energy Park. IEC was selected to prepare the Maintenance Program Summary to provide an overview and philosophy of current maintenance practices at REP to communicate to Roseville Electric Executive Management.

The Summary documented which party is responsible for performing the maintenance on the equipment (REP staff, equipment manufacturer, or third party maintenance companies) and outlined the organization structure by developing an organization chart and a responsibility matrix for the Maintenance Program Summary.

The Summary also documented the following information: Major Equipment and Systems; Reporting Requirements; Computerized Maintenance System (Work Orders, Scheduling, etc.); Standardized Forms and Lists; Reference Safety Procedures (Job Safety, Analysis, Lock-Out-Tag-Out, Work Permits, PPE); and Other Operational Manuals or Programs Impacting Maintenance (e.g. SPCCC, HAZMAT, CAL-OSHA, CAL-EPA, CAISO, REP Health and Safety Manual). IEC also provided a list of additional maintenance activities to meet industry best maintenance practices above and beyond those that Roseville Electric was already performing.

ENGINEERING TASKS

- Consulting services
- Project plan
- Project communications and reporting
- Management briefings
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- Roseville interface
- Project controls



Project Reference:	Matt Garner, mgarner@roseville.ca.us , 916-746-1691
Professional Fees:	\$13,798
Dates:	2017

Roseville Energy Park AGC improvement Project

Client: Roseville Electric Utility

Roseville Electric Utility owns and operates the Roseville Energy Park consisting of a 2X1 combined cycle gas turbine facility. Under the Master Service Agreement (MSA) for engineering and design support for the Roseville Energy Park, IEC was hired by Roseville Electric to improve and complete the Automatic Generation Control (AGC) logic in the plant control system (DCS) that was unfinished by the original EPC Contractor.

In addition to the AGC logic work, IEC also integrated automatic functionality to start the duct burners through new control logic to meet megawatt output demand. This included testing runs with dispatchers to prove system reliability.



Throughout the process, the client was impressed by IEC's extensive knowledge and understanding of power plant operations. The client also appreciated IEC's flexibility and willingness to fix issues and work on changes that were beyond the scope of work.

Roseville Energy Park Electric Boiler Study

Client: Roseville Electric Utility

Roseville Electric Utility owns and operates the Roseville Energy Park consisting of a 2X1 combined cycle gas turbine facility. Under the Master Service Agreement (MSA) for engineering and design support for the Roseville Energy Park (REP), IEC performed a study to evaluate the feasibility and benefits of adding an auxiliary electric boiler system. **The new electric boiler system will provide an increase in plant reliability, quick and flexible operations, and better thermal cycling.**

The study identified monetary benefits, startup time reduction, operational performance, cost estimate and schedule. The client was able to make an informative decision on the benefits and payback of installing an auxiliary electric boiler system.



RPP2 Generator Protection Upgrade

Client: Roseville Electric Utility

For the Roseville Power Plant 2 (RPP2) facility, Roseville Electric decided to restart a unit generator after five years of non-operation. Prior to startup, the generator protection relays were tested and failed. Roseville Electric called upon IEC to evaluate the issue and propose a solution as soon as possible to support the summer generation schedule. The unit generator package was unusual for this location as it was designed and assembled by an Italian packager and utilized generator protection relays made by a European manufacturer. IEC contacted the relay manufacturer and confirmed the failed relays were no longer supported requiring a complete upgrade. IEC evaluated available U.S. manufacturer generator protection relays and provided options and recommendations for the relay replacement. IEC performed the detailed interconnection design, panel layout drawings, specified equipment for procurement, performed relay protection element calculations and developed a relay logic and control scheme **which seamlessly integrated into the Italian designed package**. IEC was there to help troubleshoot the issue and recommend a fix to **keep the start-up team on schedule**. The fast track design, construction, startup & commissioning was **completed in only a few months to meet the summer generation schedule**.



Roseville Turbine Inlet Chiller Study

Client: Roseville Electric Utility

IEC conducted an evaluation of installing a mechanical chiller system for two (2) Siemens SGT-800 CTGS units at Roseville Energy Park. As part of the evaluation, IEC created preliminary general arrangement with a proposed chiller system that best fit the Siemens units. IEC also provided a summary of overall plant performance gain with chiller operations during the summer season based on the expected increased output. In addition, IEC prepared a project schedule and budget to fully install the mechanical chiller system.



Owner's Engineering Support for RPP2

Client: Roseville Electric Utility

Roseville Electric Utility owns and operates the Roseville Power Plant 2 (RPP2) and the Roseville Energy Park (REP). Under the Owner's Engineering Support for the RPP2, IEC completed the following tasks:



Generation Protection Relay Design Package

IEC engineered a generation protection relay design package to replace the aging and failing OEM relay for RPP2. IEC performed the detailed interconnection design, panel layout drawings, specified equipment for procurement, performed relay protection element calculations and developed a relay logic and control scheme which seamlessly integrated into the Italian designed package. IEC also provided onsite support to troubleshoot and commission the new generation protection relay. The fast track design, construction, startup & commissioning was completed in only a few months to meet the summer generation schedule.

Generator Switchgear Specification

IEC created a detailed specification package for new generator switchgear and breaker to replace the aging and failing OEM generator breaker in the GE Frame 5 package. In addition to the specification, IEC developed a bidders list, addressed technical questions, and provided general technical review and support during the bid process.

Generator DC Rectifier Technical Support

The turbine packages utilize a Borri DC power supply (rectifier) which provides power for pumps, motors, electronics, and also charges station service batteries. The original equipment is custom for this GE Frame 5 package and beginning to fail. IEC provided technical support to evaluate the existing DC power supply, provided options for alternative methods to charge the 125VDC batteries, and also identified a factory authorized field representative who could offer manufacturer support.

Generator HVAC Repower Design

The turbine package compartments which house the hardware for controls, protection, communication, and DC batteries are climate controlled. The HVAC systems which support these compartments are powered from the turbine package motor control center, which is de-energized for long periods of time when the turbine is not running. IEC provided a detailed engineering design to re-power the HVAC systems

from the balance of plant motor control center to allow the HVAC systems to operate when the turbine package is offline.

CO2 Fire Protection Specification

Another equipment specification that IEC engineered was a detailed CO2 fire protection specification to replace the halon fire suppression systems in the GE Frame 5 package at RPP2. The detailed CO2 fire protection specification was written to tailor the design and conditions for the Turbotecnica package, and included specific system requirements such as protection/detectors, controls, , operation, emergency power supply, CO2 storage and distribution, installation and testing, performance, and deliverable requirements.

Exhaust Stack Acoustical Liner Plates Replacement Design

IEC provided an engineered retrofit package to replace the aging acoustical liner plates that were liberating after years of operations at the GE Frame 5 package exhaust stack. In addition to the retrofit package, IEC provided onsite construction management and support to oversee the liner plates demolition and installation process. The new design of acoustical liner plates was revised quickly during construction based on the newly discovered conditions after demolition of the aging liner plates. At the end, the new acoustical liner plates were installed successfully and were tested without any issues.

Project Profiles

Engineering Experience for Utility Power Plants



Shaping the Future of Energy™

Algonquin Power Sanger AGC Project

Client: Algonquin Power Sanger LLC

Based on the success of the CAISO Conversion project for the Sanger combined cycle power plant, IEC was contracted to perform the next phase of the project to implement Automatic Grid Control (AGC) in the plant DCS. IEC incorporated curve-based modeling results from previous GateCycle modeling tasks into the AGC logic. A new AGC screen was developed to display the critical plant parameters. **Upon completion of the project, the plant DCS was able to control the net power output to meet the CAISO Dispatch Operating Targets (DOT) requirement automatically.** The AGC Control had the ability to decide the gas turbine MW setpoint and turn on/off number of stages in the fogging system to meet the DOT MW requirement.



Algonquin Power Sanger CAISO Conversion Project

Client: Algonquin Power Sanger LLC

IEC was contracted as the Engineering and Construction Contractor on an emergency basis to support the fast pace resource adequacy (RA) conversion schedule. In order to meet the Client's contract commitment and schedule with PG&E, IEC was able to streamline and **condense the project tasks and schedule from 6 months to 1.5 months.**



The scope of work included detailed engineering, installation of approved CAISO metering and remote intelligent gateway telemetry, installation of new fogging system to enhance power output, modification of HRSG and operating training.

Upon completion of the RA conversion project, the client was able to proceed with the new contract with PG&E for RA (capacity only), and the plant energy was sold in day ahead market in accordance with CAISO market rules. **The client recognized the success of this project was based on IEC's perseverance, extensive power plant experience, exceptional project management skills, and team commitment.**

Algonquin Power Sanger Expansion Joint Replacement

Client: Algonquin Power Sanger LLC

IEC was contracted to replace an aging turbine exhaust expansion joint as an Engineering Procurement and Construction (EPC) Contractor. IEC specified and selected a proper expansion joint to fit between the turbine exhaust and HRSG inlet based on the turbine exhaust profile. In order to fit the new expansion joint properly, **IEC engineered new exhaust liner plates to ensure the new expansion joint would fit adequately.** The new expansion joint was installed, and the power plant was able to return to normal operations.



Algonquin Power Sanger Simple Cycle Conversion Study

Client: Algonquin Power Sanger LLC

IEC was contracted to conduct a simple cycle conversion study to evaluate the feasibility to convert the HRSG into simple cycle operation without removing the existing heat transfer components. As part of the study, IEC also provided a cost estimate to complete the simple cycle conversion project, including costs for new equipment or existing equipment modifications necessary to allow continuous and safe operation. In addition, a project schedule, preliminary site layout, and preliminary heat balances were included in the final report. The final report was presented to upper management for asset improvement consideration.



Algonquin Repowering Feasibility Study

Client: Algonquin Power Sanger

IEC performed an engineering feasibility study to repower a Westinghouse combustion turbine with a GE LM6000 PC SPRINT combustion turbine at a combined cycle cogeneration facility.

The study included developing plant performance and characteristics, evaluating equipment adequacy and capability, designing site layout and scope of work, etc. Based on the results of this study, Algonquin Power then hired IEC to provide preliminary design to begin the project.

Project Reference:	Mr. Bernard Reed Bernie.Reed@algonquinpower.com (559) 875-0800
Dates:	2006

ENGINEERING TASKS

- Feasibility Analysis
- Project performance evaluations
- Risk management
- Information management
- Quality control engineering
- Client Interface
- Consulting



Fogging System Addition and CAISO QF Conversion

Algonquin Sanger Power

IEC Corporation and TTS Construction teamed up to complete a fogging system addition and CAISO QF Conversion project for the Algonquin Sanger Power Plant. IEC served as the project manager and lead design engineer for the fogging system and provided all mechanical, electrical, and civil engineering design for interconnections and ancillary upgrades. TTS Construction provided onsite construction of all systems.

For the CAISO Qualifying Facility (QF) conversion process, IEC oversaw the project to install a certified revenue meter, Remote Intelligent Gateway (RIG), as well as other communication and DCS upgrades at the Algonquin Power Sanger facility. The task included electrical and DCS integration design to include all CAISO points in the DCS and RIG. IEC also provided the project manager and on-site field engineer to design, construct, and commission the new fogging system along with other DI water system upgrades and nitrogen blanketing system at the Algonquin Power Sanger Facility.

The fogging system was designed with 8 stages with 30-degree F cooling capacity of turbine inlet temperature when ambient temperature exceeds 100 degree F. The fogging system enhanced the power and efficiency of the plant during hot summer weather in order to fulfill the CAISO forecast demand. In addition, IEC conducted a performance test to provide a baseline plant performance with the new fogging system. IEC also designed DCS screen of the new fogging system and automatic grid control logics in the DCS such that the plant can be operated automatically at the optimum efficiency to meet the CAISO MW demand.



George M. Sullivan Power Plant 2 Expansion Project Engineering & Construction Management

Client: Anchorage Municipal Light & Power



IEC provided Owner's Engineering and Project Management services to Anchorage Municipal Light & Power to support the development of a 120 MW, 2x1 combined cycle power project that is designed to

be the new primary base load facility for the utility. The Project was selected by Engineering News and Review as the ENR Northwest Owner of the Year for 2015.

IEC's initial work included developing design documents for a separate site preparation contract and analyzing the potential for teaming with the local water district to make use of waste heat. After the initial contract, AML&P awarded IEC with a \$6.9 million, two-and-a-half year contract extension to continue its on-site support and provide construction management, design review, field engineering, and special inspection services. Our team has been embedded with AML&P from Day one, collaborating on development of project scope, specifications and project execution.

The project includes an innovative cooling system design coupled with the water district to capture more than 50% of the plant's annual waste energy to heat the community potable water supply for the City of Anchorage. Additional waste heat will be used for a mass snow melt system on site. The cold, upstream City water will be used to cool the turbine combustion air during warm summer days. The new power plant is approximately 25 percent to 30 percent more efficient with a combined-cycle design that combines gas-fired turbines with sufficient waste heat recovery to drive an additional steam turbine.

The site makes use of a plume-abated cooling tower and a full Gas Insulated Switchgear (GIS) substation and switchyard. The administration building will also serve as the utility's new power generation engineering offices and will house a backup dispatch center for emergency situations.

ENGINEERING TASKS

- Project plan
- Feasibility Analysis
- Safety & regulatory compliance
- Outside services contracts
- Project communications and reporting
- Management briefings
- Change orders
- Project performance evaluations
- AML&P contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- AML&P interface
- AML&P representation
- Project controls

Project Reference:	Eugene Ori, oriea@ci.anchorage.ak.us , (907) 279-7671
Project Value:	\$200 Million+
Professional Fees:	\$11.4 Million
Dates:	2010 - 2016

City of Fresno Power Generation Facility, Sermatech Power Solutions

Client: City of Fresno

IEC provided design engineering services for a small combined cycle power plant utilizing two Rolls Royce gas turbines and one Terry steam turbine. The plant supplies steam and electricity to the wastewater treatment facility; it uses a combination and receives digester gas in return.



IEC was responsible for all electrical, mechanical, and instrumentation & controls (I&C) work. IEC also worked directly with the City of Fresno Plan Check Department to permit all drawings and provided document control management for all submittals.

Mechanical and I&C work included creating new piping and instrumentation diagrams and mechanical layout and detail drawings. Electrical work included electrical raceway layout and detail drawings, raceway cable schedule, conduit fill reports, termination schedule, loop diagrams, and MCC schematics. IEC integrated the new equipment into the existing substation ground grid. IEC coordinated the relay protection with the interconnecting utility (PG&E) and provided all of the relay settings for its approval.

ENGINEERING TASKS

- Design packages
- Project communications and reporting
- Agency approvals
- Cost estimates
- Scheduling and progress reporting
- Submittal management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- Project controls

Project Reference: Nathen Howard, nhoward@ttsconstruction.com, 916-804-3860

Dates: 2005



Kimberlina Power Plant

Client: Clean Energy Systems

IEC provided project management and project engineering for the Clean Energy Systems (CES) 80 MW Kimberlina Zero Emission Power Plant. CES is testing a new zero-emission energy generation concept that utilizes high temperature engine technology to produce high pressure and high temperature steam for use in a steam turbine generator. IEC initially developed a user-friendly computer program that simulates the Kimberlina gas generator operation and a mathematical heat and mass balance computer model for various CES power plant configurations. IEC also developed a multi-stage, one-dimensional gas turbine computer model for design and off-design conditions that evaluates performance using various fuels.

Our engineers then supported the preparation of the PG&E Interconnect Application for the project. This involved review of existing plant documentation, preparation of an interconnection application package, and technical coordination with PG&E personnel. Additional electrical engineering support included selecting relays according to PG&E requirements; revising original drawings; completing electrical engineering design for new relays; completing the protective relay settings for new relays; supporting the CAISO metering; and updating the design drawings to reflect as-built installation of the equipment.

IEC engineers managed the new design modifications, which included adding structural steel piperacks, process piping, foundations, exhaust ducting, modifications to existing equipment, and modifications and upgrades to the existing 480 V and 12 kV electrical systems, instrumentation, and controls. IEC managed detailed electrical, controls, mechanical, and structural drawings, calculations, and specifications for all of the above work. All documentation was stamped by California Professional Engineers for submittal to the local building department.

ENGINEERING TASKS

- Consulting services
- Feasibility analysis
- Design packages
- Safety & regulatory compliance
- Project communications and reporting
- Management briefings
- Cash flow projections
- Change orders
- CES contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- CES interface
- CES representation
- Project controls

Project Reference:	Ron Simms, resimms@cleanenergysystems.com 916-638-7967
Project Value:	\$5 Million+
Professional Fees:	\$1,395,569
Dates:	2009 - 2014



Fresno Peaker Facility

Client: Fresno Cogeneration Partners

IEC provided project and design engineering for the Fresno Peaker Facility exhaust duct upgrade involving an FT-4 Power Pac Combustion Turbine Generator. The original vertical exhaust discharge was changed into a side discharge configuration to allow for the new CO and SCR equipped exhaust duct. The project included the design and installation of a complete ammonia storage and forwarding system to support the new SCR equipment.

IEC also designed the transition ducting to mitigate thermal expansion loads on the turbine exhaust elbow as well as to provide an airtight seal for fire protection equipment operation. The PLC-based control system was modified to include the control of the SCR equipment and the Data Acquisition System (DAS).

ENGINEERING TASKS

- Design
- Site Support
- Project communications and reporting
- Constructability review
- Quality control engineering
- Closeout and turnover
- Document control
- Project controls



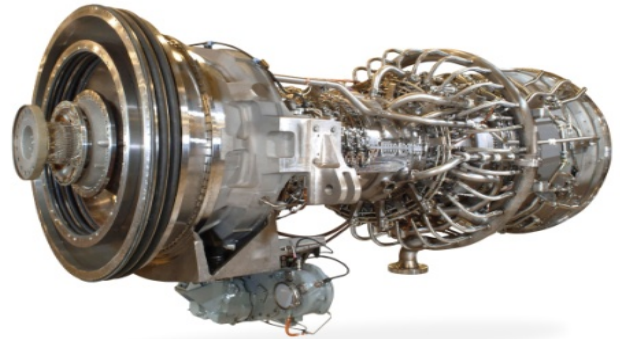
Project	Nathen Howard
Reference:	nhoward@ttsconstruction.com , 916-804-3860
Dates:	2004

Patterson Pass Project – Preliminary Engineering Services

Client: GE Energy

IEC provided preliminary engineering services for a nominal 400 MW power plant consisting of four GE LMS100 units in simple cycle configuration.

Responsibilities included developing cost estimates, providing modeling and operations projections, determining emissions, and providing complete preliminary engineering.



Preliminary engineering: IEC developed a preliminary plant layout to support four (4) LMS100 units. IEC also sized and selected BOP plant equipment based on the site specifics and resources. Major equipment includes GE LMS100 turbine package, exhaust CO/SCR catalysts system, Continuous Emissions Monitoring System (CEMS), ammonia tank and transferring system, natural gas compressor system, water treatment and zero liquid discharge system, 11-mile large bore reclaimed water pipeline, water storage tanks, 230kV switchyard, cooling towers, air compressors, administrative building, warehouse, and electrical equipment.

Cost Estimating: IEC prepared a detailed engineer's estimate for LMS100 peaker plant. The estimate included development, licensing, permitting, emission offsets, engineering, procurement, construction, start-up, and testing. The estimate was accurate down to the skid level. The cost estimate was adjusted for union considerations and escalated for the high cost of materials in today's marketplace. IEC also prepared a cash flow schedule that corresponds with the overall project schedule to support the project on a cash basis.

Modeling and Operations: IEC developed a plant performance model to determine the base load net heat rate and net capacity at monthly average weather conditions as well as minimum and maximum weather conditions at the site elevation. Our experts also provided a plant heat rate curve to project plant performance from 100% to 12.5% plant capacity. In addition, our experts provided plant degradation profile, annual operating characteristics of the plant as well as monthly maintenance projections.

Emissions: IEC provided emission calculations to project emissions such as NO_x, SO₂, CO, CO₂ and PM₁₀ for various operating state. Emission calculations included pollutants for combustion turbine emissions, post-SCR and CO catalyst emissions, stack emissions, stack temperature, stack velocity, ammonia slip and PM₁₀.

Project Descriptions: IEC provided facility descriptions to detail plant operations, major equipment and systems on site, mechanical and electrical tie-in at site boundary. Our engineers also prepared a list of qualified

manufacturers for each major piece of equipment. In addition, IEC provided a brief description of the potential for additional generation development or expansion (i.e. simple cycle to combined cycle conversion, LMS100 upgrade to Sprint when available by GE, and installation of additional units based on space availability).

Detailed Implementation Schedule: IEC prepared an overall project schedule which included dates and durations for the following activities and milestones: site procurement; design development; permitting and licensing; construction plan; EPC contractor selection and contract negotiation; major equipment procurement, fabrication and shipping; detailed engineering; site development and civil works; major equipment erection; bulk material installation; BOP plant construction and installation; utility interconnects; start-up and commissioning; and performance testing and acceptance.

Engineering Drawings: IEC engineers provided the following preliminary design drawings to be used as the basis for the LMS100 facility design and associated performance guarantees: Site Plan for power plant and switchyard; General Arrangement; Plot Plan; Single-Line Diagram; Piping & Instrument Diagrams; and Water Balances.

IP Mansfield Repower Project

Client: International Paper

For the International Paper Mansfield Repower Project, IEC was awarded the Engineering Design and Construction contract to repower an aging GE Frame 5 turbine package with a GE/WattStock TUREPackage with LM6000 PF SPRINT turbine.

During the Engineering Design phase, IEC developed a detailed 3D model and engineered the necessary Issued for Construction (IFC) documents (including demolition, mechanical, electrical, civil, structural, and instrumentation and control drawings).



During the Outage Conversion phase, IEC's scope of work included 1) removing the GE Frame 5 turbine package and placing it in storage area in resellable condition and 2) installing the new repower equipment. IEC was contracted to complete the construction within four (4) weeks based on client's outage schedule. IEC provided 24-hour around the clock construction along with on-site field engineering and management (same staff during design phase) to support the construction progress seamlessly. IEC was able to complete the construction scope on time and on budget for startup and commissioning.

Throughout the project, IEC took every measure and went above and beyond the scope of work to demonstrate IEC's commitment and team spirit to the overall project success. IEC expedited the engineering without change orders to maintain the construction start date and worked around the clock (24/7) for 3 weeks to achieve substantial completion.

Power Plant Operational Cost Model

Client: Modesto Irrigation District

IEC prepared a complete Operational Cost Model for four (4) power plants for Modesto Irrigation District (MID). These plants included Woodland Power Generation Stations 1 & 2, McClure Power Generation Station, and Ripon Generation Station. The purpose of the study was to provide the cost for MID Operators to determine the best way to dispatch the plants.

The cost model included inputs for fuel prices and power desired and calculated non-fuel variable operating costs and total operating cost. The model used custom heat rate curves prepared by IEC for each plant.

MID was able to utilize the information provide by IEC to program their dispatch model and use it to dispatch their thermal plants.

ENGINEERING TASKS

- Consulting
- Feasibility analysis
- Project communications and reporting
- Management briefings
- Project performance evaluations
- Cost estimates
- MID interface
- Project controls

Project Reference: Greg Salyer, GregS@MID.org, (209) 526-7617

Dates: 2005-2006



Ripon Gas Turbines Evaluation

Client: Modesto Irrigation District

For the Modesto Irrigation District, IEC performed an evaluation for a variety of gas turbines. The evaluation compared performance, reliability, operational flexibility, maintenance, emissions and installed cost. The data was used to determine the "best fit" for MID based on their power needs and operational requirements. From the evaluation, MID was able to select their next power generation configuration.

Project Reference:

Greg Salyer, GregS@MID.org
(209) 526-7617

Dates:

2002

ENGINEERING TASKS

- Feasibility Analysis
- Project performance evaluations
- Risk management
- Information management
- Quality control engineering
- MID Interface
- Consulting



Woodland Generation Station Alternate Water Feasibility Study

Client: Modesto Irrigation District

The Modesto Irrigation District identified a source of good-quality wastewater generated by the Foster Farms Dairy, a milk-processing facility located less than a mile from MID's Power Plant. This water would potentially be suitable to replace raw water use at the Woodland Generation Station (WGS). IEC prepared a preliminary analysis of the feasibility of using this water to replace some of the WGS water demands. The report included a complete water quality analysis, potential uses within the power plant and its impact on the existing water quality. The report included a final recommendation and a cost benefit analysis.

ENGINEERING TASKS

- Feasibility analysis
- Project communications and reporting
- Management briefings
- Cost estimates
- Information management
- MID interface



Broadway & Glenarm Plant Electrical Engineering

Client: Pasadena Water and Power

The City of Pasadena Power and Water Division was planning to remove Boiler #1 and Boiler #2 from the Broadway Steam Plant. The City plans to continue operation of Boiler #3 as a stand-alone unit for approximately 5 more years. Before the removal of Boiler #1 & #2 began, certain electrical equipment needed to be relocated and re-energized to allow for safe demolition of Boiler #1 & #2 and continuous operation of Boiler #3.



IEC evaluated the electrical system and provided a design to reroute the 2400V power that serves Boiler #3. In addition, other balance of plant equipment common to all three boilers was repowered for Boiler #3 to operate independently. IEC provided detailed design engineering for the Stand-Alone Boiler #3 Electrical Modifications and the Grounding Grid Extension. Deliverables included electrical drawings, construction specifications, major equipment specifications, and an engineer's cost estimate for the construction scope.

IEC also provided an arc flash study of the existing electrical systems at the Broadway Steam Plant and Glenarm Power Plant. IEC evaluated the electrical system at each plant from point of interconnection with the grid to the 480V motor control centers. A report was provided for each plant which identified areas that do not comply with the arc flash regulations NFPA 70E (Standard for Electrical Safety in the Workplace) and IEEE 1584 (Guide for Performing Arc-Flash Hazard Calculations). The report also provided arc flash labeling requirements required by NFPA 70E.

ENGINEERING TASKS

- Design
- Project plan
- Safety
- Project communications and reporting
- Management briefings
- Cost estimates
- Scheduling and progress reporting
- Quality control engineering
- Document control
- Client interface
- Project controls

Project Reference: Wes Stengel, 626-744-6273

Professional Fees: \$150,000

Dates: 2008-2009

La Luz Energy Center

Client: Public Service Company of New Mexico



ENGINEERING TASKS

- Design packages
- Project communications and reporting
- Management briefings
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- Contractor interface
- Project controls

IEC Corporation provided professional engineering services in support of the La Luz Energy Center Project (LLEC). This project consists of the installation of an LM6000 PC SPRINT in simple cycle configuration on behalf of Public Service Company of New Mexico (PNM). The site of the proposed project is located in a rural area adjacent to the PNM Belen Reactor Station/Belen Substation in Belen, New Mexico. Generation will step up from 13.8KV to 115 KV and pass-thru to PNM's Belen substation, via approximately 500 ft of overhead transmission line. IEC Corporation provided design engineering services and project document control as part of the contractors on the PEPC team (Permit, Engineer, Procure, and Construct).

Project Reference: Turner Scholl, tscholl@wellhead.com, 916-505-5676

Professional Fees: \$709,778

Dates: 2015

Plant Engineering & Design

Client: Redding Electric

IEC provided the City of Redding with engineering and design services to support upgrade projects for its Unit 5 and Unit 6 gas turbine generators. IEC engineers provided on-call services and technical engineering support for mechanical, electrical, civil/structural, instrumentation & controls needs.



ENGINEERING TASKS

- Design packages
- Project communications and reporting
- Consulting services
- Site support
- Quality control engineering
- Contractor interface
- Project controls

Project Reference: Tom Cline, tccline@redding.ca.us, 530-245-7034

Dates: 2009-2011

Folsom Prison Technical and Economic Feasibility Study

Client: Sacramento Municipal Utility District

IEC conducted a technical and economic feasibility study of combined heat and power (CHP) for the Folsom Prison using fuel cells, reciprocating engines, and turbines as the prime movers. The study evaluated the cost and equipment selection to build, own, and operate a cogeneration plant to serve the Prison buildings. Many options and iterations were performed as part of this study based on SMUD increases to the scope of work.



Sutter Health Elk Grove Cogeneration Feasibility Study

Client: Sacramento Municipal Utility District

IEC conducted a study on the technical and economic feasibility of combined heat and power and thermal energy storage for the Sutter Health Elk Grove Medical Campus for SMUD as part of an ongoing evaluation of several potential central plant projects. The feasibility study evaluated the cost to build, own, and operate a reciprocating engine cogeneration plant to serve the medical campus. The scope of the study included evaluating a single reciprocating engine configuration under two ownership cases to determine various ownership benefits. IEC prepared a detailed executive-level report that provided the capital costs, operations and maintenance costs, emissions information, and a summary of benefits.



Sacramento International Airport Due Diligence Study

Clients: Sacramento Municipal Utility District, Sacramento International Airport

IEC conducted this analysis relating to the Central Utility Plant (CUP) and combined heat and power (CHP) at the Sacramento International Airport to evaluate the cost and equipment selection for an advanced energy facility to serve the planned new terminal, hotel, and concourse at the Airport. In addition to the due diligence study, IEC performed financial analysis of SMUD ownership of a CHP and CUP plant, modeled TES, and evaluated the use of a larger engine for the SMUD ownership case. The financial analysis determined the net present cost (NPC) of each ownership scenario. This allowed the District to compare real value of different system scenarios. In addition, net present value (NPV) and internal rate of return (IRR) were determined for each proposed cogeneration unit under various ownership options. To calculate the NPV and IRR values, IEC estimated the capital costs and operation and maintenance costs, taxes, and incentives for each financial evaluation. Those results enable us to estimate potential tariffs that could be realized for hot water and chilled water sales from the central utility plant.



Sacramento Railyards Central Utility Plant Feasibility and Cost Analysis

Client: Sacramento Municipal Utility District

IEC produced a thorough report to determine the equipment and associated cost of installing a Central Utility Plant and distribution piping network at the Railyard development. This included recommending the major equipment that would best serve the heating and cooling needs of the Railyard development, defining the space requirements for the plant, determination of O&M costs, and determination of capital costs for cogeneration equipment. All calculations were performed using EconExpert software.



The overall focus of this project was to evaluate and develop a business plan for SMUD ownership of a Heating and Cooling plant for the new Sacramento Railyards development. The Railyards redevelopment will transform a 240-acre greenfield site (formerly the site of the Union Pacific Railyards) into a commercial and residential development. This includes entertainment venues, retail establishments, mixed-use high-density housing, office space, theatres, open space, riverfront amenities, parks, hotels and museums. SMUD approached IEC to conduct an in-depth engineering analysis and develop a complete report to estimate the scope and cost of installing a central energy supply plant and distribution system to serve the development.

To complete the engineering analysis, IEC evaluated various Central Utility Plant configurations, selected the best overall configuration that would meet the needs of the Railyards heating and cooling demand, and compared it to the base case which involves no Central Utility Plant. To select the best configuration, the analysis evaluated various parameters including: equipment types, plant efficiency, NOx emissions, greenhouse gas emissions, capital cost, operation and maintenance cost, electrical peak demand and usage requirements, natural gas fuel consumption, and space requirements. The best configuration was then compared to the standard heating and cooling equipment traditionally installed at each building and structure to determine the benefits of installing a Central Utility Plant.

SMUD found the report to be very thorough and well prepared, and as a result, additional work was assigned to IEC to perform an analysis of three additional options for the system.

SMUD CVFA Boiler Design

Client: Sacramento Municipal Utility District

For the SMUD CVFA Boiler Design project, the client contracted IEC to perform detail mechanical and electrical engineering design. IEC was hired by SMUD after the equipment was procured and the site layout, civil, and structural designs were completed by another engineering firm.

When IEC picked up the project, IEC quickly discovered that some of the equipment procured were not adequately selected. As a result, IEC evaluated the plant design thermodynamically utilizing power plant simulation software and presented various design options that would allow the project to use the already purchased equipment.

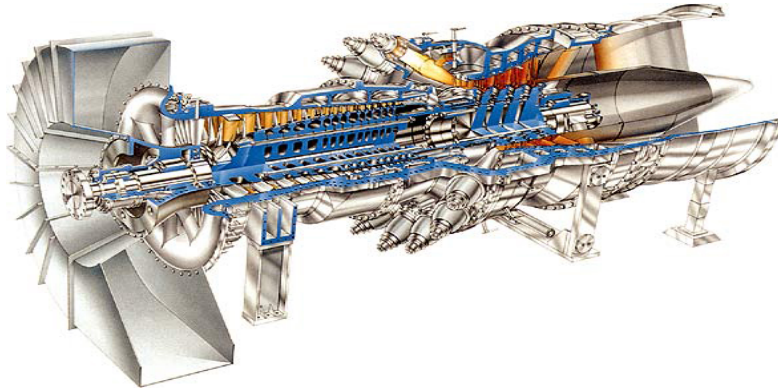
With the proposed design changes, IEC was able to save the project and keep the project moving forward. During the construction phase, IEC continued to provide field engineering services to support the project. The design team transitioned to field engineers to provide seamless supports.



IEC's deliverables included mechanical and electrical calculations, piping stress analysis, thermodynamic analysis, a process flow diagram, water balance, P&IDs, single-line diagram, three-line diagram, wiring diagram, grounding and lightning protection drawings, mechanical piping layout, electrical raceway layout, structural supports, and instrumentation.

McClellan Upgrade Project Due Diligence Report

Client: Sacramento Municipal Utility District



ENGINEERING TASKS

- Feasibility Analysis
- Regulatory compliance
- Cost Estimating
- Project Scheduling
- Risk management
- Document control
- SMUD interface
- Project controls

The McClellan Combustion Turbine Plant was encountering significant problems related to its ultra-high temperature catalyst (1,005F). The Sacramento Municipal Utility District hired IEC to develop an economically viable alternative to bring the power plant into air emissions compliance. The report recommended installing a quench air system to reduce the exhaust duct to 850 degrees F and replacing the catalyst from an ultra-high temperature catalyst to a high temperature catalyst. The report also included a capital cost estimate and schedule.

Project Reference: Kevin Hudson, Kevin.Hudson@smud.org, (916) 732-7101

Dates: 2003

SMUD Performance Engineering Support for SCA and CVFA

Client: Sacramento Municipal Utility District

IEC was contracted to conduct a Net Dependable Capacity (NDC) test for two (2) gas fired power plant facilities (SCA and CVFA) owned and operated by the Sacramento Municipal Utility District. Prior to conducting each test, IEC prepared a detailed pre-test checklist and a step by step testing procedure. Each test was conducted under IEC's supervision using the written checklist and detail procedures. Upon completion, IEC prepared correction calculations to contractual guaranteed ambient conditions using our GateCycle thermal model. The results were presented in a final report to SMUD for operational dispatching purposes.



Procter & Gamble Cogeneration Plant

Client: Sacramento Municipal Utility District

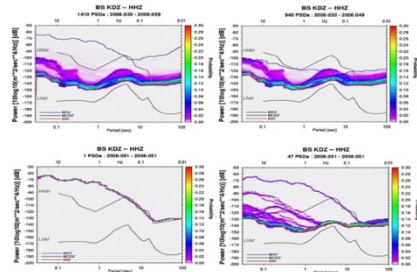
The Procter & Gamble Cogeneration Plant, also referred to as the SCA Cogen II, was designed to be part of the Sacramento Municipal Utility District's response to the closing of the nuclear generating station at Rancho Seco. The 120 MW power plant, located adjacent to the Procter & Gamble Manufacturing Facility in Sacramento, California, is powered by GE LM6000 CTGs in a combined cycle configuration. IEC was contracted to provide performance testing and to perform field engineering and inspections throughout the construction process for the new plant.



Sutter NDC Performance Test Support

Client: Confidential Purchaser

IEC supported the client on a last-minute request to witness a power plant performance test (Net Dependable Capacity Test) as a third-party independent reviewer. Based on IEC's expertise in performance engineering, IEC was able to review and provide recommendations to the performance test procedure, confirm the on-site testing setup and witness the performance test in a short notice. Upon completion of the test and receipt of final report, IEC reviewed and commented on the report for accuracy and approval as an independent reviewer. The client was very pleased and impressed with IEC's expertise, responsiveness and willingness to work with the client under short notice.



Cogeneration Facility Feasibility Study

Client: Silicon Valley Power

IEC performed an engineering feasibility study to replace Silicon Valley Power's aging Allison 501-KB5 gas turbines with comparable but more efficient gas turbines. The study also involved developing plant performance profiles, evaluating equipment adequacy and capability, designing the site layout, and providing a scope of work document for the project.

ENGINEERING TASKS

- Feasibility analysis
- Performance engineering
- Equipment evaluations
- Information management
- Quality control engineering
- SVP interface



Project Profiles

Battery Storage Experience



Shaping the Future of Energy™

Center Peaker Battery Energy Storage (BES) / LM6000 Hybrid EGT

Client: Southern California Edison

IEC's team was contracted to provide design and construction services for a Battery Energy Storage project owned by Southern California Edison (SCE). For the Center Peaker Battery Energy Storage Project, IEC was the Engineer of Record (EOR) and provided detailed engineering services for civil/structural, electrical, and mechanical.

IEC's scope of work included providing detailed design and preparing the construction package for the battery storage system. Our team provided construction services and completed the construction phase on a fast-track schedule to meet SCE's tight deadline.

The LM6000 Hybrid EGT offers ancillary and grid support at a lower cost and smaller GHG footprint than traditional resources, plus it can provide 50 MW of GHG-free spinning reserve, flexible capacity, and peaking energy; 25 MW of high-quality regulation; and 10 MVA of reactive voltage support and primary frequency response when not online.

The project was approved by both SCE and the local building department and became operational early 2017. The battery project includes a 10MW/4.3MWh (AC) General Electric Co. ("GE") Battery Energy Storage System that will be fully integrated with an existing power plant.



ENGINEERING TASKS

- Design Packages
- Project communications and reporting
- Agency approvals
- Quality control engineering
- Closeout and turnover
- Document control
- Project controls

Project Reference: Nathen Howard, nhoward@ttsconstruction.com, 916-804-3860
Professional Fees: \$109,500
Dates: 2016

Grapeland Peaker Battery Energy Storage (BES) / LM6000 Hybrid EGT

Client: Southern California Edison

IEC's team provide design and construction services for a second Battery Energy Storage project owned by Southern California Edison (SCE). For the Grapeland Peaker Battery Energy Storage Project, IEC was the Engineer of Record (EOR) and provided detailed engineering services for civil/structural, electrical, and mechanical systems.

IEC's scope of work included providing detailed design and preparing the construction package for the battery storage system. Our team provided construction services and completed the construction phase on a fast-track schedule to meet SCE's tight deadline.

The system will allow the turbine to operate in standby mode without using fuel and enable immediate response to changing energy dispatch needs. By eliminating the need to constantly run the turbines at minimum loads to maintain spinning reserves, the LM6000 Hybrid EGT will save fuel, reduce maintenance costs and cut down on greenhouse gas (GHG) emissions.

The project was approved by both SCE and the local building department and became operational early 2017. The battery technology utilizes lithium ion battery modules in a prefabricated enclosure, connected to industrial grade power inverters, and is connected to the existing peaker plant 13.8 kV electrical system. This project is also a 10MW/4.3MWh (AC) General Electric Co. ("GE") Battery Energy Storage System that will be fully integrated with an existing power plant.



Fort Hunter Liggett and Camp Parks Battery Energy Storage

Client: PG&E and U.S. Army Corps, CA

IEC prepared several feasibility studies to install battery energy storage (BES) systems for the U.S. Army Corps at their Fort Hunter Liggett and Camp Parks facilities in California.

As the Army Corps' facilitator, Pacific Gas & Electric (PG&E) was responsible to hire a battery storage expert to complete the study. Through a solicitation process, PG&E called upon the expertise of IEC to provide engineering services. The study involved selecting BES equipment, preparing preliminary design drawings, and providing an engineer's cost estimate for four (4) sites which included various system configurations at each site. **The BES system sizes evaluated were 3MW/6MWh; 2MW/4MWh; 500kW/1MWh; 250kW/500kWh.**



Two sites had existing solar PV systems that the Army Corps wanted to integrate with the BES. IEC engineered **AC-coupled and DC-coupled configuration options** for connecting the existing PV systems to new BES systems. For each configuration involving solar, **a life cycle cost savings evaluation was prepared using facility electric rates, PV system generation, and BES storage capacity.**

OCI Solar Battery Energy Storage (BES) System

Client: OCI Solar Power LLC

The OCI Solar Battery Energy Storage Project is a new 1 MW battery storage system and PV System at the Alamo 1 Substation. The new battery storage ties into the existing substation and provides an additional source to the grid.

IEC provided engineering design services for modifying the existing substation protection scheme to incorporate the new energy storage system. Services included designing a new control scheme between the solar plant, battery energy storage project, existing substation and utility interconnection. The new substation protection design ensures automatic electrical coordination for both solar and energy storage systems.



B.2 Technology Experience

- GE Frame 5
- Siemens SGT-800
- Siemens SST-900
- Zero Liquid Discharge



Shaping the Future of Energy™

EXPERIENCE WITH

- SIEMENS SGT-800 • SIEMENS SST-900 • GE FRAME 5
- ZERO LIQUID DISCHARGE SYSTEMS

Specific Equipment Experience

As requested in the RFP, IEC has included descriptions of specific equipment experience for Siemens SGT-800 gas turbines, Siemens SST-900 steam turbines, GE Frame 5 gas turbines, and zero liquid discharge (ZLD) systems.

1. Siemens SGT-800 Gas Turbine Experience

The IEC Team includes gas turbine industry experts from **Independent Turbine Consultants (ITC)** and **Hughes Technical Services (HTS)** to support a wide range of services for the Siemens SGT-800 units including outage management, outage planning, troubleshooting, diagnostic, and inspection services. This team can provide both owner's engineering and field support services in the following areas:

- Detailed Outage Planning
- Combustor and Hot Gas Path Inspections
- Upgrades and Retrofits Design Review
- T3000 Controls Commissioning and Tuning
- Gas Turbine Monitoring and Diagnostic System Development
- Instrumentation Support
- Customized Work Instruction and Quality Plan
- Field Inspection and Assessments
- Detailed Lessons Learned and Improvement Plans
- Health and Lifetime Assessments
- Operational Troubleshooting
- Spare Parts Recommendations
- Engineering Risk Assessment
- Installation, Startup, and Commissioning
- Excitation and Generation Protection Systems
- O&M procedure and Training Material Development

To demonstrate our Team's specific experience to Siemens SGT-800 Gas Turbines, below are 'Areas of Expertise' for our industry experts. Our experts have a long history with Siemens units and are OEM trained.

Outage Management and Planning Experience

Our ITC team has many years of experience with Siemens Power as their construction and outage manager. They have completed numerous outage projects for Siemens gas turbines and provided services such as outage coordination, spare parts recommendations, parts upgrade, retrofit work and acted as owner's engineer to oversee outage work. As such, the ITC team can **provide valuable support based on years of lessons-learned outage work for the SGT-800 gas turbine unit.**

Our experts have a long history with Siemens units and are OEM trained.

Controls Experience

IEC's gas turbine consultant (Wayne Roznowski) has many years of T3000 control engineering experience at Siemens Power. Mr. Roznowski is specialized in control engineering, tuning, logic engineering, and control commissioning management for Siemens turbines. He has **provided tuning and commissioning support for numerous T3000 control systems at various power plants including SGT-800 gas turbines, SGT6-5000F gas turbines, SST-800 steam turbines, SST-900 steam turbines, Vogt HRSGs, etc.** He has also worked on the development of monitoring and diagnostic systems for Siemens equipment. Thus, Mr. Wayne Roznowski is very familiar with all control and tuning aspects for the SGT-800 gas turbine in combined cycle configuration and can support REP with any control or tuning related task.

Mr. Roznowski has provided tuning and commissioning support for numerous T3000 control systems at various power plants including SGT-800 gas turbine plants.

In addition, our **HTS team** specializes in gas turbine control and electrical systems including excitation and generation protection systems, modifications, and upgrades. This team has worked on numerous projects related to AVR upgrades and testing, frequency response tuning for grid compliance, emission tuning, control systems upgrade, commissioning, and tuning after major outages. The HTS team can support REP projects related to controls, tuning, AVR upgrade, and protection for the SGT-800 gas turbine.

Troubleshooting, Diagnostic, and Inspection Experience

IEC's gas turbine consultant (Kevin Lambert) previously served as senior mechanical service engineer for Siemens Power. Mr. Lambert has performed numerous failure investigations, inspections, testing, and root cause analyses on several types of Siemens gas turbine units including SGT6-3000E, SGT-5000F, SGT-6000G, and **SGT-800**. Based on his years of experience with Siemens Power, Mr. Lambert will be able to support projects related to SGT-800 diagnostic, inspection, and testing to provide cost effective solutions for REP.

Mr. Lambert has performed numerous failure investigations, inspections, testing, and root cause analyses for SGT-800 units.

In addition, our **ITC team** has many years of experience supporting inspection services for Siemens Power. They have completed numerous outage projects for Siemens gas turbine units including NDT inspections, combustor and hot gas path inspections, and failure analyses, to name a few. ITC's years of experience will provide valuable support for all inspection work for the SGT-800 gas turbine.

2. Siemens SST-900 Steam Turbine Experience

IEC has also teamed with highly experienced VAX steam turbine industry experts **from ITC, HTS, and Avangard Engineering, Inc (AEI)** to support a wide range of services for the Siemens SST-900 VAX steam turbine unit at REP. These services including outage management, outage planning, troubleshooting, diagnostic, and inspection services. This team can provide both owner's engineering and field support services in the following areas:

- Detailed Outage Planning
- Major Overhaul Inspections
- Upgrades and Retrofits Design Review
- Servo, Control, Tuning, and Instrumentation Support
- Field Inspection and Assessments
- Detailed Lessons Learned and Improvement Plans
- Health and Lifetime Assessments
- Operational Troubleshooting
- Spare Parts Recommendations
- Engineering Risk Assessment
- Installation, Startup, and Commissioning
- Excitation and Generation Protection Systems
- O&M procedure and Training Material Development

To demonstrate our Team's specific experience to Siemens SST-900 Steam Turbine, below are 'Areas of Expertise' for our industry experts. Our experts have a long history with Siemens units and are OEM trained.

Outage Management and Planning Experience

Our **ITC team** has **30 years of experience** serving as technical field advisors for various steam turbine overhaul and outages. They provided technical directions, outage management, outage scope development, quality control, troubleshooting, startup support, and major inspections for a variety of Siemens steam turbines. This long history of work experience will provide valuable lessons learned for any outage and inspection related work for the SST-900 steam turbine at REP.

Controls Experience

IEC's VAX steam turbine consultant (Fritz Berendonk) specializes in control and safety systems, upgrades, performance evaluations, and commissioning for VAX industrial steam turbines with over **40 years of experience**. Mr. Berendonk's experience with VAX steam turbines include hydraulics, analog and digital electronic turbine controllers, AVR, generation protections, turbine modifications, and performance testing for ABB, Alstom, and Siemens units.

*Fritz Berendonk
specializes in control and
safety systems, upgrades,
performance evaluations,
and commissioning for
VAX industrial steam
turbines with over 40
years of experience.*

In addition, **our HTS team** also specializes in steam turbine control and electrical system services including excitation and generation protection systems modification and upgrades. HTS has worked on numerous projects with AVR upgrades and testing, frequency response tuning modifications for grid compliance, governing systems, control systems upgrade, commissioning, and tuning after major outages.

The means our team can support any work for the Siemens SST-900 related to controls, governing systems, AVR upgrades, and protection.

Troubleshooting, Diagnostic and Inspection Experience

Our **ITC team** has many years of experience supporting inspection services for Siemens steam turbine units. They have completed numerous outages for various steam turbines including GE, Siemens, and Westinghouse units. The team also has provided troubleshooting and inspection services such as NDT inspection, combustor and hot gas path inspections, and failure analysis.

In addition, the **AEI team** has many years of experience focusing on steam turbine consulting, engineering, diagnostic, inspections, minor and major outage work, and preventive maintenance services. In fact, one of AEI's senior engineers was a steam turbine training instructor for technical field advisors for Siemens Power. **Recently, AEI completed work at four (4) different power plants each involving SST-900 steam turbines.** Their work on those SST-900 steam turbines included minor and major overhaul, troubleshooting the gland steam system, valve inspection, bearing inspection, preventive maintenance work for vibration type program, and repairing generator oil seal leaks.

The combined experience from ITC and AEI will provide unmatched support and expertise for any troubleshooting, diagnostic, and inspection work for the SST-900 steam turbine at REP.

The combined experience from ITC and AEI will provide unmatched support and expertise for any troubleshooting, diagnostic, and inspection work for the SST-900 steam turbine at REP.

3. GE Frame 5 Gas Turbine

The GE Frame 5 gas turbine was one of the most widely utilized gas turbines in the fleet. Our team of **IEC engineers** and industry experts from **PAL Turbine Services (PAL)**, **ITC** and **HTS** all have decades of GE MS5001 gas turbine experience specializing in a wide range of services including:

- Installation
- Startup and Commissioning
- Troubleshooting
- Overhaul Outage Management and Planning
- Repower and Re-location
- Hot Gas Path and Borescope Inspection
- Vibration Analysis
- Failure Investigation
- Control, Excitation and Generation Protection Systems

Our team of experts is OEM trained and has demonstrated exceptional troubleshooting skills for complex gas turbine O&M problems related to the Frame 5 unit.

This team of experts is OEM trained and has demonstrated exceptional troubleshooting skills for complex gas turbine O&M problems related to the Frame 5 unit. This means the IEC team will be able to support any technical issue related to RPP2 maintenance and operations.

To demonstrate our Team's specific experience for GE Frame 5 Units, below are 'Areas of Expertise' related to Frame 5 gas turbine and Frame 5 balance of plant equipment.

Overhaul, Repair, and Troubleshooting Experience

Our **PAL team** is one of the leading experts for GE Frame 5 gas turbine units. Many members of the PAL team were previously employed by GE for many years and served as field engineers, technical advisors, site service managers, startup engineers and test engineers. As such, they have extensive experience related to Frame 5 gas turbine units. They have all worked on installations, startups, commissioning, repairs, and mechanical overhauls (both domestically and internationally) involving GE Frame gas turbines. They are also experts in inspection services and have performed numerous hot gas path, combustion, and major borescope inspections for GE Frame 5 units. **In addition, PAL has extensive experience in providing field engineering support related to root cause analysis, troubleshooting, and failure investigations for GE Frame 5 units.** For technical advisory services, PAL has also provided technical recommendations for maintenance, overhauls, conversions, modifications, and control upgrades for GE Frame 5 units.

Many members of the PAL team were previously employed by GE for many years and served as field engineers, technical advisors, site service managers, startup engineers and test engineers.

Controls and Electrical Commissioning and Troubleshooting Experience

The PAL team also has many years of electrical commissioning and troubleshooting experience related to excitation and system protection. **They have upgraded and commissioned various excitation system for different gas turbine models including the Frame 5 unit.**

In addition, the **HTS team** specializes in Frame 5 control and electrical systems including excitation and generation protection system modification and upgrades. This team has worked on numerous projects with AVR upgrades and testing, frequency response tuning modifications for grid compliance, emission tuning, control systems upgrade, commissioning and tuning after major outages. The HTS team has also worked on various control and HMI systems including **iFix and Cimplicity**.

The HTS team has also worked on various control and HMI systems including iFix and Cimplicity.

Outage Management and Planning Experience

Our **ITC team** also specializes in the installation and overhaul outage work for gas turbines. They have installed and relocated numerous GE Frame 5 gas turbines domestically and internationally. They have worked on **numerous Frame 5 gas turbine overhaul projects acting as owner's engineer for the client to provide project management, outage planning, budget preparation, due diligence review of OEM proposals and recommendations (including spare parts recommendations), as well as field installation oversight.** The team of ITC experts are also **OEM trained** and have provided various gas turbine inspection services for many clients. Some examples of inspection services include hot gas path inspections, major overhaul inspections, borescope inspections, vibration analysis, etc.

The ITC team has worked on numerous Frame 5 gas turbine overhauls as Owner's Engineer.

Auxiliary System Retrofit/ Upgrade Experience for RPP2

Due to the aging conditions of the **GE Frame 5 package at RPP2**, various equipment has failed or has required replacement or retrofit. IEC has been providing engineering support to replace the GE Frame 5 package equipment such as generation protection relay, generator breaker and switchgear, 125VDC battery charger, CO₂ fire protection system, and acoustical liners at the turbine exhaust stack.

The following paragraphs demonstrate IEC's experience working on RPP2.

RPP2 - Frame 5 Balance of Plant Experience

Generation Protection Relay Design Package for RPP2

IEC engineered a generation protection relay design package to replace the aging and failing OEM relay for **RPP2**. IEC performed the detailed interconnection design, panel layout drawings, specified equipment for procurement, performed relay protection element calculations and developed a relay logic and control scheme which seamlessly integrated into the Italian designed package. IEC also provided onsite support to troubleshoot and commission the new generation protection relay. **The fast track design, construction, startup & commissioning was completed in only a few months to meet the summer generation schedule.**

Generator Switchgear Specification for RPP2

IEC created a detailed specification package for new generator switchgear and breaker to replace the aging and failing OEM generator breaker in the **GE Frame 5 package**. In addition to the specification, IEC developed a bidders list, addressed technical questions, and provided general technical review and support during the bid process.

Generator DC Rectifier Technical Support for RPP2

The turbine packages utilizes a Borri DC power supply (rectifier) which provides power for pumps, motors, electronics, and also charges station service batteries. The original equipment is custom for this **GE Frame 5 package** and beginning to fail. IEC provided technical support to evaluate the existing DC power supply, provided options for alternative methods to charge the 125VDC batteries, and also identified a factory authorized field representative who could offer manufacturer support.

Generator HVAC Repower Design for RPP2

The turbine package compartments which house the hardware for controls, protection, communication, and DC batteries are climate controlled. The HVAC systems which support these compartments are powered from the turbine package motor control center, which is de-energized for long periods of time when the turbine is not running. IEC provided a detailed engineering design to re-power the HVAC systems from the balance of plant motor control center to allow the HVAC systems to operate when the turbine package is offline.

CO₂ Fire Protection Specification for RPP2

Another equipment specification that IEC engineered was a detailed CO₂ fire protection specification to replace the halon fire suppression systems in the **GE Frame 5 package at RPP2**. The detailed CO₂ fire protection specification was written to tailor the design and conditions for the Turbotecnica package, and included specific system requirements such as protection/detectors, controls, operation, emergency power supply, CO₂ storage and distribution, installation and testing, performance, and deliverable requirements.

Exhaust Stack Acoustical Liner Plates Replacement Design for RPP2

IEC provided an engineered retrofit package to replace the aging acoustical liner plates that were liberating after years of operations at the **GE Frame 5 package** exhaust stack. In addition to the retrofit package, IEC provided onsite construction management and support to oversee the liner plates demolition and installation process. The new design of acoustical liner plates was revised quickly during construction based on the newly discovered conditions after demolition of the aging liner plates. At the end, the new acoustical liner plates were installed successfully and were tested without any issues.

4. Zero Liquid Discharge (ZLD) System

Our team of IEC engineers, consultants, and industry experts have extensive ZLD system experience for a variety of water discharge sources, including blowdown from boilers, cooling towers, reverse osmosis concentrate, softener brine, and demineralizer regeneration solutions, to name a few. In fact, one of the expert consultants on IEC's team (Dan Sampson) **has many years of experience with the ZLD system at REP and has worked on virtually all of REP's water systems with a particular emphasis on the brine recovery ZLD system.** With the IEC team of engineers, consultants, and experts, the combined ZLD system experience includes the following:

Dan Sampson has many years of experience with the ZLD system at REP and has worked on virtually all of REP's water systems with an emphasis on the brine recovery ZLD system.

- Process Design
- Process Improvement and Evaluation
- Condition Assessments
- Studies (Conceptual, Feasibility, etc.)
- Optimization
- Root-cause Analysis
- Water/Mass/Chemistry/Cost Balance Modeling
- Operations, Maintenance, and Troubleshooting
- Installation, Startup and Commissioning
- Equipment Specification Development
- Sizing calculation
- Cost and Risk Reduction
- Training

Our team's experience includes supporting power plants with ZLD systems to **conduct numerous ZLD system condition assessments and equipment evaluations to identify actual system performance and bottlenecks. Results are used to troubleshoot system deficiency and pinpoint system improvements and optimization opportunities.**

Our team's experience also includes updating the plant's water/mass/cost/chemistry balance for various operating scenarios and evaluating alternative equipment to support multiple projects focusing on maximizing brine recovery system capacity and reliability.

In addition to the team of experts identified, IEC also has access to a network of specialized water treatment consultants with extensive water treatment and ZLD experience. This will enable IEC to utilize specialized consultants to investigate and resolve specific issues as needed.

Through this combined experience coupled with our unique understanding of the specific ZLD design and operations and maintenance at REP, IEC will be able to provide comprehensive engineering consulting services to support all aspects of water treatment and ZLD systems at REP.

B.3 References

PROJECT REFERENCES

IEC's reputation for quality and responsiveness has earned it the reputation of being the premier provider of engineering services for California public agencies. Below are references for projects and services **similar to the nature and scope** in the last five (5) years. This includes brief descriptions of the projects, dates, client names and contact persons' names, addresses and telephone numbers. **We encourage the City to contact our references for unbiased feedback and evidence of our expertise and responsiveness.**

Roseville Electric Utility

Master Services Agreement Generation Engineering Support

This ongoing Master Services contract with the Roseville Electric Utility consists of multidisciplinary (electrical, civil, structural, mechanical, instrumentation and control, telecommunication, fire protection, etc.) engineering services for the Roseville Energy Park and Roseville Power Plant 2 generation facilities on an as-needed basis. To ensure responsive and effective engineering services both for scheduled projects and those that were on emergency unplanned schedule, IEC has remained flexible by being able to provide qualified and experienced project managers, engineers and other technical support staff upon request to meet the City's schedule and operation requirements.

Our cooperative approach, dedications, knowledge and understanding of power plant operations are what clearly set IEC apart from other prime contractors and competitors.

Type of Client: Electric Public Utility

Contact Person: Nathan Ribordy, P.E.

Address: 5120 Phillip Rd., Roseville, CA 95747

Telephone: (916) 746-1673

Services Dates: 2017-Present (ongoing contract)



Work Authorizations: Work Authorizations included 20-plus tasks:

- Civil and Structural Improvements
- Professional Drafting Services
- Steam Turbine Enclosure Structural Engineering
- Boiler Feedwater Pipeline Engineering
- RPP2 General Electrical Engineering Support
- REP Protection Engineering Support
- General Electrical Engineering Support
- Trunnion Design and Structural Engineering Support

- RPP2 Generator Protection Upgrade
- Detailed Engineering Cost Estimates
- Construction Administration and Support
- RPP2 Generator Protection Upgrade Field Engineering and Construction Support
- REP AGC Control Improvement Project
- REP Electric Boiler Preliminary Engineering Feasibility Study
- REP Emerson Remote I/O Control Relay Failure Investigation
- RPP2 Fire Protection Specification Development
- RPP2 Fire Protection Construction, Startup and Commissioning Support
- REP and RPP2 Security Evaluation
- Asset Retirement Cost Estimate
- Inlet Chiller Evaluation
- REP and RPP2 Sill Prevention Control and Countermeasure (SPCC) Plant Development
- REP AGC Control Phase 2 Improvement Project
- RPP2 Exhaust Liner Retrofit Design Engineering and Construction Support
- REP AVR/PSS Upgrade Engineering Support
- REP Steam Turbine Blanket Electrical Design and Support

Anchorage Municipal Light & Power (AML&P)

Project Engineering & Construction Management

IEC provided Owner's Engineering and Project Management services to Anchorage Municipal Light & Power to support the development of a 120 MW, 2x1 combined cycle power project that is designed to be the new primary base load facility for the utility. The Project was selected by Engineering News and Review as the ENR Northwest Owner of the Year for 2015.

IEC's initial work included developing design documents for a separate site preparation contract and analyzing the potential for teaming with the local water district to make use of waste heat. After the initial contract, AML&P awarded IEC with a \$6.9 million, two-and-a-half year contract extension to continue its on-site support and provide construction management, design review, field engineering, and special inspection services. Our team has been embedded with AML&P from Day one, collaborating on development of project scope, specifications and project execution.

Type of Client: Electric Public Utility

Contact Person: Eugene Ori

Address: 1200 East 1st Ave., Anchorage, AK 99501

Telephone: (907) 279-7671

Services Dates: 2010-2016



The project includes an innovative cooling system design coupled with the water district to capture more than 50% of the plant's annual waste energy to heat the community potable water supply for the City of Anchorage. Additional waste heat will be used for a mass snow melt system on site. The cold, upstream City water will be used to cool the turbine combustion air during warm summer days. The new power plant is approximately 25 percent to 30 percent more efficient with a combined-cycle design that combines gas-fired turbines with sufficient waste heat recovery to drive an additional steam turbine.

The site makes use of a plume-abated cooling tower and a full Gas Insulated Switchgear (GIS) substation and switchyard. The administration building will also serve as the utility's new power generation engineering offices and will house a backup dispatch center for emergency situations.

Work Authorizations: Work Authorizations included 20-plus Engineering Tasks:

- Project plan
- Feasibility Analysis
- Safety & regulatory compliance
- Outside services contracts
- Project communications and reporting
- Management briefings
- Change orders
- Project performance evaluations
- AML&P contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- AML&P interface
- AML&P representation
- Project controls

Modesto Irrigation District - Ripon Generation Station

Owner's Engineering & Construction Management

As a result, our responsiveness and quality of performance for the Woodland Unit 2 Project, MID contracted with IEC to completely manage their next project which was a 100 MW power plant project located in Ripon, California. MID gave IEC a sole source contract to serve as Owner's Engineer, Project Manager and Construction Manager for the Ripon Generation Station. The peaking facility consists of two (2) GE LM6000 natural-gas-fired combustion turbine generators in simple cycle configuration. Additional components include new 69kV subtransmission line and fiber optic cable, new 8-

Type of Client: Electric Public Utility

Contact Person: Greg Salyer, retired

Telephone: (209) 526-7617

New Contact Person: David Waldbauer

Telephone: (209) 534-3898

Address: 12311 11th St., Modesto, CA 95354

Services Dates: 2002-present

inch diameter natural gas pipeline, and tie-in lines into the City of Ripon water supply and wastewater lines.

IEC initially performed an evaluation for a variety of gas turbines. The evaluation compared performance, reliability, operational flexibility, maintenance, emissions and installed cost. The data was used to determine the "best fit" for MID based on their power needs and operational requirements. From the evaluation, MID was able to select the power generation configuration and resulted in the purchase of two LM6000's from GE at under market price with several options included at no charge to MID.



IEC provided design review, scheduling, engineering, construction management, field inspection services, and project management support for the project.

The client was pleased with IEC's support and our ability to pull the schedule back onto track even though the project had incurred some delays due to equipment delivery and design issues.

Work Authorizations: Work Authorizations included 25-plus Engineering Tasks:

- Day-to-day operations
- Feasibility analysis
- Consulting services
- Project plan
- Safety & regulatory compliance
- Outside services contracts
- Project communications and reporting
- Management briefings
- Cash flow projections
- Change orders
- Project performance evaluations
- MID contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- MID interface
- MID representation
- Project controls

August 24, 2017

To Whom It May Concern,
RE: IEC Corporation

It is my pleasure to write this recommendation for IEC Corporation with regard to their engineering services for the Modesto Irrigation District on the Woodland Generation Station Unit 2, Woodland Generation Station Unit 3, and Ripon Generation Station. IEC provided construction management and owner's engineer services on all three plants during the engineering, procurement and construction phase. They brought a very professional and experienced team that worked well with the various contractors and was well respected.

IEC staff was able to adjust to the varying schedules and expectations and support completion of the projects on time and within the budget established. They possess the rare ability to bring all of the required components for the project into focus and effectively work with other team members toward an established goal of quality and timeliness.

MID has worked on projects for 15 years with IEC and I have always found their team approach yielded effective results and was the basis for successful projects. They have been extremely responsive and provided a quality work product at a reasonable rate.

IEC has demonstrated professionalism through their services and I highly recommend them to any organization looking for a very talented engineering firm.

Should you need anything further or have any questions, please feel free to contact my office at (209) 526-7550.

Sincerely,



Greg Salyer
General Manager

Sacramento Municipal Utility District - Master Services Agreement

Generation Facility Technical Engineering Support

This ongoing Master Services contract with the SMUD Generation Operations Department consists of multidisciplinary (electrical, civil, structural, mechanical, control systems, telecommunication) engineering services for all of SMUD's generation projects and supporting infrastructure on an as-needed basis.

To ensure responsive engineering services both for scheduled projects and those that were not originally anticipated, IEC has remained flexible by being able to provide qualified engineers and other technical support staff beyond the original scope and proposed team. IEC managed more than 80 different people to support this contract, and has had no disputes with the clients, staff, or subcontractors throughout the years of support. Our cooperative approach is what clearly set IEC apart from other prime contractors and competitors. This ongoing contract was originally in 2003 and has been renewed multiple. Since 2003, we have provided more than \$10 million in engineering and staff augmentation services.

Type of Client: Municipal Electric Utility

Contact Person: Kevin Hudson, PE

Address: 4401 Bradshaw Rd. #EA405, Sacramento, CA 95827

Telephone: (916) 732-7101

Services Dates: 2003-Present (ongoing contracts)



Work Authorizations: Work Authorizations included 60-plus tasks:

- FERC/NERC Critical Infrastructure Protection Assessment & Compliance
- Develop RFP for Meteorological Services for SMUD's Weather Modification Program
- Civil/Structural CBO Support for the Cosumnes Power Plant
- Solano Wind Project Engineering Support
- Solano Wind O&M Engineering Support
- Solano Wind RTU DCN Engineering Support
- Technical Support for Camino Hydro Powerhouse Unit #2 Outage
- Review and Calibration of CHEOPs Model for Hydro Relicensing of Upper American River Project (UARP)
- Design Services for Procter & Gamble Gas Pipeline Station Improvement
- Technical Proposal Writing Support for CHP Solicitation
- McClellan SCR Replacement Project Engineering Services
- Russell Substation Final Design and Project Engineering
- Engineering and Drafting Services for Hydro RTU Replacement Project
- Camp Far West Hydro Controller Upgrade Engineering
- Solano Wind Project Engineering Support and RFP Development
- Economic Impact Analysis of UARP Iowa Hill Pumped Storage Development
- Solano Wind Project Land Bank Engineering Support
- Iowa Hill Pumped Storage Property Value Study

- UARP Noise Assessment
- Renewable Power Resources Preparation of Request for Information and Request for Proposals
- Engineering and Specifications for UARP Governor/TSV Controls Upgrade Project
- Gas Pipeline High Consequence Area Determination
- Solano Wind Project Cal ISO Participating Intermittent Resource Program (PIRP) Engineering Support
- Jaybird Hydro Adit Repair and Gerle Canal Liner Construction Management Inspection
- UARP Relicensing Economic Studies Review
- Jaybird Hydro Adit Repair Geological Consulting
- Green Waste to Energy Economic Feasibility Study
- Combined Heat and Power Opportunities Assessment
- Solano Wind Project Engineering Support
- White Rock Hydro Unit #2 Inspection
- Solano Wind Project Construction Management Support
- Jaybird Canyon Hydro Powerhouse Rock Fall Inspection and Recommendations
- Review of Solar Thermal Power Purchase Agreement Proposals
- Gas Pipeline Integrity Management Review and Engineering Procedures Development
- PV Pioneer 1 Construction Management and Permitting Support
- FERC UARP Flood Study Scope Development
- Natural Gas Pipeline Vendor List Development and Pre-qualification
- Gas Pipeline Internal Line Inspection RFP Development
- Winters Inter-tie Station Improvement, Project Controls, and Coordination
- Jaybird Hydro Penstock Rock Fall Inspection and Recommendations
- Camp Far West Diversion Dam Level Sensing PLC Program Support
- UARP and Valley RTU Retrofits
- Civil/Structural Support for SMUD/El Dorado Irrigation District Bridge Proposal
- Controls Support for McClellan Turbine Controls Upgrade RFP
- Solano Wind Project Sale/Tax Benefit Monetization Technical Support
- Co-Gen Plant RTU Upgrade Project
- Gas Pipeline DOT Compliance Audit Support
- McClellan CT Repair
- UARP Governor/TSV Controls Upgrade and McClellan Controls Upgrade Projects DCN Packages
- Gas Pipeline Flow Study
- Business Continuity and Continuity of Operations Plans
- Environmental and Preliminary Engineering Services for LM6000 Fleet Upgrades
- Air Quality Compliance Audits
- Due Diligence on Sacramento County Airport's CHP and CUP system
- RTU Upgrade for Power Generation Facilities
- Solano Wind Project Meteorological Services
- Landfill Gas for Combustion Turbines Feasibility & Cost Estimating
- CVFA Digester Gas Processing
- CVFA/PPP Digester Gas Air Quality Support
- As-Built Pipeline Documentation for Campbell Soup Project
- Iowa Hill Pumping Facility RFP Development
- PV Repowering/Decommissioning

TID Almond 2 Power Plant Expansion

Project Engineering & Construction Management

As Project Manager and Construction Manager for the Almond Power Plant Expansion, IEC provided a wide range of project engineering, technical expert support, and project oversight throughout all phases of the Project as described below.

Preliminary Engineering & Cost Estimate: IEC developed six (6) preliminary site plan options for 50 MW, 100 MW, 150 MW and 200 MW power plant scenarios. IEC used various combinations of gas turbines including GE LMS100 and GE LM6000 units and presented the TID with six cases and layouts for varying capacities and configurations. The layouts were based on the actual size of the equipment needed including all the balance of plant equipment. IEC performed preliminary engineering and worked with reputable vendors to size and select the equipment. IEC also prepared water balances for all six options. In addition, IEC prepared detailed total capital cost estimates for all six cases covering development, licensing, permitting, emission offsets, engineering, procurement, construction, start-up, and testing. ***The estimate was accurate down to the skid level.*** The cost estimate was adjusted for union considerations and escalated for the cost of raw materials.

Equipment Recommendations: Based on IEC's preliminary engineering and recommendations, TID selected three 58-MW General Electric LM6000PG turbines equipped with a water injection system to the turbine in order to reduce nitrogen oxide (NOx) formation, and a selective catalytic reduction system to further control NOx emissions.

Construction Management & Field Engineering: Due to IEC's design experience, operational knowledge, and ability to maintain project quality, ***TID requested that IEC provide construction management and engineering oversight for all engineering disciplines including mechanical, electrical, civil/structural, and controls engineering.*** IEC provided support throughout the construction phase to monitor site work and contractors and maintain compliance throughout facility development and operation. Our experts also provided specialized documentation, inspection, and training to ensure successful commissioning, start-up, and long-term reliability. IEC's field team was responsible for achieving Mechanical Completion on schedule and with no claims. TID has since tasked IEC with ongoing site engineering support for plant

Type of Client: Electric Public Utility

Contact Person: George Davies

Address: 333 E. Canal Dr., Turlock, CA 95380

Telephone: (209) 604-4648

Services Dates: 2008-present (ongoing support)



operations. IEC will be available on an as-needed basis to coordinate, track, and resolve electrical engineering issues at the facility. IEC recently wrapped up its successful on-site support of the Turlock Irrigation District's (TID) Almond Power Plant Expansion Project.

Work Authorizations: Work Authorizations included 25-plus Engineering Tasks:

- Day-to-day operations
- Project plan
- Design packages
- Consulting services
- Safety & regulatory compliance
- Outside services contracts
- Project communications and reporting
- Management briefings
- Cash flow projections
- Change orders
- Project performance evaluations
- TID contracts and standards evaluation
- Agency approvals
- Cost estimates
- Budget reviews
- Scheduling and progress reporting
- Submittal management
- Constructability review
- Risk management
- Information management
- Quality control engineering
- Closeout and turnover
- Document control
- TID interface
- TID representation
- Project controls

PG&E Colusa Generating Station

Reference for Dan Sampson

Subject Matter Expert:

Zero Liquid Discharge Systems

Type of Client: Public Utility

Contact Person: Joshua Harris

Contact Information: (530) 934-9086

Services Dates: 2009 to present

The PG&E Colusa Generating Station is an air-cooled combined cycle power plant with advanced brine recovery (ZLD) system. Mr. Sampson is responsible for providing oversight and recommendations for operation of the various plant water, steam, brine recovery, and cooling systems. He also created monitoring databases and reporting programs. Mr. Sampson visits the site monthly to walk-down systems and meet with operators to provide ad-hoc training on important topics, and summarize findings and recommendations in a monthly report. Mr. Sampson also provided commissioning and operating plant support for all water systems including pretreatment, ultrafiltration, microbial control and mitigation, steam cycle chemistry, ZLD System (assessment, consulting, troubleshooting, and optimization). Recent work included operating plant support, water systems (including ZLD)



monitoring and control, and demineralization system troubleshooting and optimization. Continue to provide on-call support for all plant water systems.

Panda Stonewall Generating Station

Reference for Dan Sampson

Subject Matter Expert:

Zero Liquid Discharge Systems

Type of Client: Independent Power Producer

Contact Person: Jason Williams

Contact Information: (703) 779-4105

Services Dates: 2014 to present

Wet-cooled combined cycle power plant with advanced brine recovery (ZLD) system. Provided commissioning and operating plant support for all water systems including steam cycle chemistry and ZLD System (assessment, consulting, troubleshooting, and optimization). Recent work included operating plant support, water systems (including ZLD) monitoring and control, and demineralization system troubleshooting and optimization. Continue to provide on-call support for all plant water systems. Responsible for providing oversight and recommendations for operation of the various plant water, steam, brine recovery, and cooling systems. Create monitoring databases and reporting programs. Visit the site when requested. Walk-down systems on each site visit and meet with operators to provide ad-hoc training on important topics. Summarize findings in a monthly report.



Brazos Valley Electric Jack County Units 1 and 2

Reference for Dan Sampson

Subject Matter Expert:

Zero Liquid Discharge Systems

Brazos Electric's Jack County facility includes two power blocks, each a 2x1 configuration with wet cooling. Wastewater from each power block is sent to a zero liquid discharge system for recovery of various plant water streams. The changing electrical market requires more frequent cycling of the operating units. The plant experienced significant turnover in the operations staff and most of the ZLD operators were new. The plant also experienced issues with ZLD system capacity and reliability. Performed an assessment of the plant's ZLD system and provided recommendations for training, staffing, and process improvements to improve ZLD system capacity and reliability. The assessment consisted of a holistic review of the plant's ZLD systems and management practices. Examined available operating data and documentation, the system's original design, and the system's current performance. Identified bottlenecks and gaps that adversely impacted the system's capacity and reliability. Conducted interviews with site managers and operators. Summarized results in a written report.

Type of Client: Independent Power Producer

Contact Person: Dean Thrall

Contact Information: (254) 750-6518

Services Dates: 2019 to present



References for PAL Turbine Services, LLC
Subject Matter Expert:
GE Frame 5 Turbines

Reference #1:

Services provided: Multiple major overhauls over 15 years

William A. Bain
Powerhouse Maintenance Supervisor, Veolia Water
Jones Island 700 East Jones Street, Milwaukee, WI 53207
Office (414) 747-3821
Mobile (414) 234-0221
william.bain@veolia.com

Reference #2:

Services provided: Multiple major overhauls of GE gas turbines over 10 years

Wes Worthey
Sr. Mechanical Engineer, Motiva Enterprises
2555 Savannah Avenue, P.O. Box 712
Port Arthur, TX 77641
Office (409) 989-7165
Mobile (409) 656-7253
wesley.worthey@motiva.com

Reference #3:

Robert Keute
Maintenance Manager, Selkirk Cogen
24 Power Park Drive, Selkirk, N.Y. 12158
Office (518) 475-5773 ext 104
Mobil (518) 461-6873
bobkeute@selkirkcogen.com

Reference #4:

Services provided: Changeout of VIGV without removing the rotor (our specialty) on two GE MS5001P
Eddie Van Braswell
Mechanical Supervisor, Dominion Cove Point LNG
2100 Cove Point Road
Lusby, MD 20657
Office 410-286-5100 ext. 5731
Cell 214-708-4849
eddie.v.braswell@dom.com

Reference #5:

Damian Marius
Maintenance Manager, Power Production Richmond Power Plant
Virgin Islands water and Power Authority
St. Croix, USVI
Work 340-773-2796
Mobile 340-642-6331
damian.marius@viwapa.vi

References for Avangard Engineering, Inc.
Subject Matter Expert:
Siemens SST-900 Steam Turbine

Reference #1:

Service provided: Every major and minor outage since it started up 13 years ago, including performing PM program onsite.
Tokai Carbon and Energy
Mark Abbott
1211 N. Midway Rd
Big Spring Tx 79720
(406) 599-8373

Reference #2:

Resolute Forest Products, COOSA PINES MILL
GREG ANDRIJESKI
Bowater Alabama, Inc.
17589 Plant Road
Coosa Pines, AL 35044
Utility Operations Coordinator
256-378-2398

Reference #3:

GLATFELTER
Darren Davis
228 South Main Street
Spring Grove, PA 17362
Power & Steam Manager
717-225-4711 X 2473

References for Wayne Roznowski
Subject Matter Expert:
Siemens SGT-800 Gas Turbine

Reference #1:

Patrick Darga
Project Manager at Ford Campus Improvement Project 2018-2020
Walbridge
777 Woodward Ave #300, Detroit, MI 48226
(586) 206-4377
Pdarga2@walbridge.com

Reference #2:

Kevin Siess
Facility Manager / Site Lead for DTE Dearborn CEP project 2018-Current
DTE Dearborn CEP
1641 Carroll Shelby Way
Dearborn, MI 48124
(586) 242-2987
kevin.sieess@dteenergy.com

Reference #3

Stephen Ziegler
Controls Engineer
Power Systems Manufacturing (PSM)
1440 Indiantown Rd #200, Jupiter, FL 33458
(731) 277-1196
stephen.ziegler@psm.ansaldoenergia.com

References for Independent Turbine Consulting, LLC (ITC)
Subject Matter Expert:
Siemens SGT-800 Gas Turbine, Siemens SST-900 Steam Turbine, GE Frame 5 Gas Turbine

Reference #1:

Services provided: Ethos Energy is a global power generation service company. ITC provides turbine engineers to Ethos to serve as technical directors on approximately twenty (20) outages a year. Turbines serviced include a wide range of steam and gas turbines.

Mr. Dan Henderson
Operations Manager
Ethos Energy Group
612-309-4358
dan.henderson@ethosenergygroup.com

Reference #2:

Services provided: ITC is in a long-term agreement with LCRA for technical direction/project management for outages on their steam turbine fleet (large Alstom/GE steam turbines).

Ms. Wendi Paul
Category Manager
Lower Colorado River Authority (LCRA)
512-332-3601
Wendi.Paul@LCRA.org

Reference #3:

Services provided: ITC provided engineers to Brush to serve as technical directors on generator outages. ITC engineers directed all mechanical aspects of generator outages.

Mr. Jason Sinkhorn
Chief Operating Officer
EME Associates
412-351-0290
jsinkhorn@emeassociates.com

Reference #4:

Services provided: ITC provided turbine engineers to the client to serve as technical directors on approximately ten (10) outages a year. Turbines serviced include a wide range of steam and gas turbines.

Mr. Thomas Reid, P.E.
Manager of Engineering
TG Advisers, Inc. (TGA)
302-691-3330
tom.reid@tgadvisers.com

References for HUGHES Technical Services (HTC)

**Subject Matter Expert:
Turbine Controls System**

Reference #1:

Services provided: Inlet Fogging and Ventilation Enclosure Project with Turbine Inlet Temperature verification; completed two SFC PM programs on ABB LCI Drives; commissioning and tuning of two (2) ABB GT11N1 dual fuel units

Lakewood Cogeneration LP
Marco Ferreira
732-998-6823
MarcoFerreira@cogentrix.com

Reference #2:

Services provided: Maintenance agreement for eight (8) ABB GT11N1; blue line control system and HMI upgrades; enclosure ventilation system upgrade; transmitter upgrade project; black start technical advice

Southern Company, McIntosh Generating Station
Rex Bryant
912-306-1600
DRBRYANT@southernco.com

Reference #3:

Services provided: Automatic Voltage Regulator (AVR) preventative maintenance (PM); blue line control system and HMI upgrades; NERC testing support; SFC troubleshooting and parts; vibration support

Vistra Energy, Hopewell Cogeneration, Three (3) ABB GT11N –
Tyler Gibson
804 458 0700 X303
Tyler.Gibson@VistraEnergy.com

Reference #4:

Services provided: Commissioning and tuning after major repair of Siemens SGT-600

Turbinepro, Beaver Creek
Randy Curtis
612-440-2368
email - Tyler.Gibson@VistraEnergy.com

**References for Kevin Lambert
Subject Matter Expert:
Siemens SGT-900 and ZLD System**

References:

Anthony (Tony) Selby
Water Technology Consultants
303-679-0080
tselby@comcast.net

Jon Bovenkamp
Project Management Office of Stanley Consultants
563-264-6490
BovenkampJon@stanleygroup.com

Gary Hoffman
Corporate Chemist for PacifiCorp Energy
801-647-0084
gary.hoffman@pacificorp.com

C. Qualifications of Team

QUALIFICATIONS OF TEAM

1. Complete Professional Services Team

IEC has formed a **complete team** of California registered professional engineers, operations engineers, staff engineers, and management to perform **all** the technical tasks outlined in the RFP. The IEC Team consists of both in-house personnel and subject matter expert consultants with extensive experience in **GE Frame 5, Siemens SGT-800, Siemens SST-900, and Zero Liquid Discharge technologies.**

IEC is also proposing **multiple** key personnel across all engineering disciplines and specialty areas to maintain a high level of **responsiveness** and **flexibility** throughout the contract.

The combination of this breadth and depth results in unique expertise and world-class support the City can **count-on.**

2. Project Organization Chart

To illustrate this breadth and depth and unique expertise, the following page includes a **Project Organization Chart** which demonstrates how the IEC Team is **organized.**

Project Organization Chart - Highlights

- All the proposed Lead Personal for IEC are extremely **familiar** with Roseville Electric power plants (**REP and RPP2**) having provided technical support under our current master services agreement over the past several years.
- IEC is proposing multiple **California registered engineers** across each engineering discipline to ensure a high level of **responsiveness and flexibility.**
- IEC is proposing the best **Subject Matter Experts** in the areas of GE Frame 5, Siemens SGT-800, Siemens SST-900, and Zero Liquid Discharge technologies that are **OEM trained and certified.**
- Our multiple resources cover all aspects of **engineering, field support, and management.**
- The proposed team has the breadth and depth to address **every scope item** in the RFP and support multiple projects in parallel with our local resources.
- Our proposed personnel are all **available and committed** to support the City throughout the duration of the contract.

IEC Team - Organization Chart



3. Summary of Team Qualifications

As previously stated, the IEC Team is unique. It is comprised of multiple resources across all engineering disciplines and technologies needed to specifically provide unmatched support for REP and RPP2.

To summarize the teams' qualifications, **Table C-1** provides each Team member's **role, years of experience, education, registration, location, and the areas of experience.**

The Team members are organized by '**Areas of Specialty**' including:

- Mechanical Engineering
- Electrical Engineering
- Civil/Structural Engineering
- Field Engineering
- Instrumentation and Control
- Siemens Gas Turbine - Subject Matter Experts
- Siemens Steam Turbine - Subject Matter Experts
- GE Frame 5 - Subject Matter Experts
- Controls - Subject Matter Experts
- Zero Liquid Discharge - Subject Matter Experts
- Permitting and Environmental

In addition, **Table C-1** also illustrates each team member's '**Area of Expertise**' including:

- Feasibility Studies, Technical Evaluation, and Modeling
- Design, Engineering, and Technical Review
- Field Engineering and Troubleshooting
- Start-Up and Commissioning
- Onsite Management and Planning

Full resumes are presented in **Appendix A.**

TABLE C-1: IEC TEAM - KEY PERSONNEL EXPERIENCE										
Key Assigned Personnel Name	Role / Labor Category	Firm Name	Years of Experience	Education / Registration	Location	Area of Expertise, Knowledge, and Experience				
						Feasibility/Technical Evaluation/Modeling	Design/Engineering/ Technical Review	Field Engineering/ Troubleshooting	Start-Up/ Commissioning	Onsite Management/ Planning
Contract Manager										
Eric Quintero, P.E.	Contract Manager/ Project Manager II	IEC Corporation	26	BS Mechanical Engineering Mechanical #31050	Sacramento, CA	✓	✓			✓
Mechanical Engineering Team										
Blake Heinlein, P.E.	Mechanical Engineering Lead Project Manager II	IEC Corporation	19	BS Mechanical Engineering Mechanical #32333	Sacramento, CA	✓	✓	✓	✓	✓
Chan Lam, P.E.	Principal Mech. Engineer II Project Manager II	IEC Corporation	19	BS Mechanical Engineering Mechanical #33017	Sacramento, CA	✓	✓	✓	✓	✓
Colin McRae, P.E.	Principal Mech. Engineer II Project Manager II	IEC Consultant	39	BS Mechanical Engineering Mechanical #25796	San Rafael, CA	✓	✓	✓		✓
Raymond Stankowski	Principal Mech. Engineer II Project Manager II	IEC Consultant	42	BS Mechanical Engineering	San Francisco, CA	✓	✓	✓		✓
Han Lie	Principal Mech. Engineer II	IEC Consultant	30	BS Mechanical Engineering	Sacramento, CA	✓	✓	✓		
Brandon Doering, P.E.	Senior Mechanical Engineer II	IEC Corporation	20	BS Mechanical Engineering Mechanical #32531	Sacramento, CA	✓	✓	✓		✓
Eric Tau	Associate Mechanical Engineer I	IEC Corporation	2	BS Mechanical Engineer	Sacramento, CA	✓	✓	✓		✓
Electrical Engineering Team										
Aaron Leach, P.E.	Principal Electrical Engineer I Project Manager I	IEC Corporation	14	BS Electrical Engineering Mechanical #20071	Sacramento, CA	✓	✓	✓	✓	✓
Mike Bregar, P.E.	Principal Electrical Engineer II	IEC Consultant	36	MS Electrical Engineering Electrical #10246	Sacramento, CA	✓	✓	✓		
Dan Henriod, P.E.	Principal Electrical Engineer II	IEC Corporation	25	MS Electrical Engineering Electrical #15388	Sacramento, CA	✓	✓	✓		
Alan Escoriza	Associate Electrical Engineer II	IEC Corporation	9	MS Electrical Engineering EIT #134258	Sacramento, CA		✓	✓		
Patrick Sullivan	Associate Electrical Engineer I	IEC Corporation	6	BS Electrical Engineering	Sacramento, CA		✓	✓		
Civil/Structural Engineering Team										
Chuck Sinkey, S.E.	Principal Structural Engineer II Project Manager II	IEC Corporation	34	BS Architectural Engineering Civil #39922, Structural #3859	Sacramento, CA	✓	✓	✓		✓
Ray Kwan, S.E.	Principal Structural Engineer II	IEC Consultant	25	MS Civil Engineering Civil #39686, Structural #3565	Berkeley, CA	✓	✓	✓		✓
John Youngdahl, P.E.	Principal Civil Engineer II	Youngdahl Consulting	29	BS Civil Engineering Civil #60224	El Dorado, CA	✓	✓	✓		✓
Field Engineering Team										
Rudge Wynn	Construction Manager II	IEC Consultant	20	QA/QC, OSHA, Construction Safety and Health	Sacramento, CA			✓	✓	✓
Griff Rausch, P.E.	Construction Manager II	IEC Corporation	44	Engineering Control System # CSE 3812	Sacramento, CA			✓	✓	✓
Harold Mathias	Construction Manager I	IEC Consultant	35	QA/QC, OSHA, Construction Safety and Health	Sacramento, CA			✓	✓	✓

TABLE C-1: IEC TEAM - KEY PERSONNEL EXPERIENCE										
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						Feasibility/Technical Evaluation/Modeling	Design/Engineering/ Technical Review	Field Engineering/ Troubleshooting	Start-Up/ Commissioning	Onsite Management/ Planning
Subject Matter Experts Team: Siemens Gas Turbine Experts - Consulting, Overhaul Management, Troubleshooting, Diagnostic, Field Technical Advisors										
ITC Consultant	Senior Gas Turbine Engineer/ Principle Engineer	Independent Turbine Consulting	50+	MS Engineering, MBA (PMP) Millwright Certificate, Gas Turbine Technical Expert	Gastonia, NC	✓	✓	✓	✓	✓
Kevin Lambert	Gas Turbine Expert/ Principal Engineer I	IEC Consultant	20	MS Mechanical Engineering, MS Environmental Engineering, PPEC EPRI ASME Committee, Siemens Mechanical Service Engineer	Centennial, CO	✓	✓	✓		
Subject Matter Experts Team: Siemens Steam Turbine - Consulting, Overhaul Management, Troubleshooting, Diagnostic, Field Technical Advisors										
ITC Consultant	Senior Turbine Technical Field Advisor/ Principle Engineer	Independent Turbine Consulting	39	AA Aeronautical, QC Professional Training, Supervisor Leadership Training, Steam Turbine Technical Expert	Gastonia, NC	✓	✓	✓	✓	✓
ITC Consultant	Senior Turbine Engineer/ Principle Engineer	Independent Turbine Consulting	20+	BS Marine Engineering, USGG First Assistant Engineer, Steam Turbine Technical Expert	Gastonia, NC	✓	✓	✓	✓	✓
Alex Ratner	Senior Steam Turbine Expert/ Specialized Service Engineer	Avangard Engineering Inc.	20+	BS Mechanical Engineering, Steam Turbine Expert Consultant for Siemens, ABB and Alstom OEMs	Sunny Isles Beach, FL	✓	✓	✓	✓	✓
Subject Matter Experts Team: GE Frame 5 Gas Turbine - Consulting, Overhaul Management, Troubleshooting, Diagnostic, Field Technical Advisors										
David Lucier	Senior Gas Turbine Consultant/ Senior Gas Turbine Specialist	PAL Turbine Services	50+	BS Mechanical Engineering GE Gas Turbine Technical and Field Engineering Training GE Frame Gas Turbine Expert	Amsterdam, NY	✓	✓	✓	✓	✓
Neil Adamson	Senior Gas Turbine Consulting Engineer/ Senior Gas Turbine Specialist	PAL Turbine Services	46	BS Mechanical Engineering, GE Gas Turbine Technical and Field Engineering Training, GE Frame Gas Turbine Expert	Amsterdam, NY	✓	✓	✓	✓	✓
PAL Consultant	Senior Gas Turbine Technical Advisor/ Senior Gas Turbine Specialist	PAL Turbine Services	49	GE Gas Turbine Technical and Field Engineering Training, Borescope Training, GE Frame Gas Turbine Expert	Amsterdam, NY	✓	✓	✓	✓	✓
ITC Consultant	Senior Gas Turbine Field Engineer/ Principle Engineer	Independent Turbine Consulting	39	HND Mechanical/Production Engineering, GE Steam and Gas Turbine Technical and Field Engineering Training, GE Frame Gas Turbine Expert	Gastonia, NC	✓	✓	✓	✓	✓
ITC Consultant	Senior Gas Turbine Field Engineer/ Principle Engineer	Independent Turbine Consulting	39	BS Mechanical Engineering, MBA, PhD Industrial Engineering GE Gas Turbine Technical Startup Engineer Training, GE Frame Gas Turbine Expert	Gastonia, NC	✓	✓	✓	✓	✓

TABLE C-1: IEC TEAM - KEY PERSONNEL EXPERIENCE										
Key Assigned Personnel Name	Role / Labor Category	Firm Name	Years of Experience	Education / Registration	Location	Area of Expertise, Knowledge, and Experience				
						Feasibility/Technical Evaluation/Modeling	Design/Engineering/ Technical Review	Field Engineering/ Troubleshooting	Start-Up/ Commissioning	Onsite Management/ Planning
Subject Matter Experts Team: Gas Turbine and Steam Turbine Controls Experts										
Wayne Roznowski	Siemens Turbine Control Engineer	IEC Consultant	25	Ovation Control Training, PSM Tuning Training, Fisher Technical Training, Vibration Training, Siemens Technical Training (95/F System, Simadyn-D, Govener Control, TXP Administration, Software/Hardware, S5, etc.)	Alpena, MI	✓	✓	✓	✓	✓
Fritz Berendonk	Senior Steam Turbine Control Engineer	IEC Consultant	44	BS Mechanical Engineering, BS Economics, VAX Steam Turbine Controls and Safety Systems Expert	Johnson City, TN	✓	✓	✓	✓	✓
Lana Ratner	Senior Steam Turbine Expert/ Specialized Controls Engineer	Avangard Engineering Inc.	20+	BS Electrical Engineering, Steam Turbine Expert Consultant for Siemens, ABB and Alstom OEMs	Sunny Isles Beach, FL	✓	✓	✓	✓	✓
Bill Hartman	Senior Gas Turbine Technical Advisor/ Senior Gas Turbine Specialist	PAL Turbine Services	50+	Electrical Technical Program, USAF Avionics Training, GE Gas Turbine Technical and Field Engineering Training, GE Frame Gas Turbine Control Expert	Amsterdam, NY	✓	✓	✓	✓	✓
Don Melsheimer	GE Controls System Specialist/ Senior Controls Specialist	PAL Turbine Services	40+	BS Mechanical Engineering, GE Gas Turbine Technical and Field Engineering Training, Gas Turbine Startup Program, GE Control System and DLN Tuning Training, GE Control System Expert	Amsterdam, NY	✓	✓	✓	✓	✓
Gary Hughes	Gas Turbine Commissioning Project Manager II/ Lead Commissioning Engineer/Manager	Hughes Technical Services (HTS)	25	Expert in ABB P13, MOD300, Alstom BlueLine, ABB SFC Megadrive, ABB AVR Unitrol P, F, M, D. ABB, GT11N1, N1 EV, NM, N, GT11N2, GT24, GT8	Lancaster PA		✓	✓	✓	✓
William McDonald	Senior Gas Turbine Commissioning Engineer/ Lead Commissioning Engineer/Manager	Hughes Technical Services (HTS)	15	Expert in ABB GT24, 26 and GT11N1, N2, Qualified and Certified Engine Adjuster by ALSTOM	Lancaster PA		✓	✓	✓	
David Schoemaker	Senior Project Manager/ Lead Commissioning Engineer/Manager	Hughes Technical Services (HTS)	25	Expert in ABB P13 control system, ABB GT8, GT11D(M), GT11N(M)/N1(M) with standard WI/Stm injection or EV combustors, GT11N2	Lancaster PA		✓	✓	✓	✓
Matthew Keating	Senior Gas Turbine Commissioning Engineer/ Lead Commissioning Engineer/Manager	Hughes Technical Services (HTS)	10	Expert in ABB GT24 and GT11N1, N2 – ABB ADVANT specialist, GE Mark VIe	Lancaster PA		✓	✓	✓	

TABLE C-1: IEC TEAM - KEY PERSONNEL EXPERIENCE										
Key Assigned Personnel Name	Role / Labor Category	Firm Name	Years of Experience	Education / Registration	Location	Area of Expertise, Knowledge, and Experience				
						Feasibility/Technical Evaluation/Modeling	Design/Engineering/ Technical Review	Field Engineering/ Troubleshooting	Start-Up/ Commissioning	Onsite Management/ Planning
Jon Kizzee	Lead Commissioning Engineer/ Lead Commissioning Engineer/Manager	Hughes Technical Services (HTS)	10	Expert in ALSTOM Gas Turbines, Emissions and Pulsation Mitigation Specialist, GE MarkVi and ALSTOM BlueLine trained	Lancaster PA		✓	✓	✓	
Vac Grochowski	Consulting Commissioning Engineer/ Lead Commissioning Engineer/Manager	Hughes Technical Services (HTS)	30	Expert in Steam Turbines and Governing systems, Hydraulic Systems, Turboset Instrumentation	Lancaster PA		✓	✓	✓	
Craig Pepoon	Senior Commissioning Engineer/ Lead Commissioning Engineer/Manager	Hughes Technical Services (HTS)	25	Expert in ALSTOM Steam Turbines, ABB P13/BlueLine, ALSPA P320, ControSteam/Gas, ADVANT, Hydraulic Systems	Lancaster PA		✓	✓	✓	
Tom Douglas	Consultant/Innovative Control System Development Engineer/ Lead Commissioning Engineer/Manager	Hughes Technical Services (HTS)	24	Expert in ABB/ALSTOM/GE, ALSTOM BlueLine, Retrofit Steam and Gas Turbine Control Systems	Lancaster PA		✓	✓		
Marcin Flisiak	Senior Control System Engineer/ Lead Commissioning Engineer/Manager	Hughes Technical Services (HTS)	18	Expert in Alstom BlueLine, ABB P13, P400, P320, ADVANT, MOD300 Fossil Generation Power Plants (ST and GT/CC)	Lancaster PA		✓	✓	✓	
Michael Kennedy	Senior Control System Engineer/ Lead Commissioning Engineer/Manager	Hughes Technical Services (HTS)	18	Expert in ABB and Alstom, GT24 Process and Advant Master Control Systems, EGATROL8/Turbotrol and Turbomax7, HMI (OS500/IMS, 800xA, IMS, iFix), I/O (local and remote), Multivendor Interface (Modbus), Networking structure (AF100, MB300, S600, S800, TCP/IP, OPC), Bentley, DEPP3.1->Depp2000v3, OSM	Lancaster PA		✓	✓	✓	
Reddy Kallem	Ovation Control and I&C Expert	IEC Consultant	26+	MS Mechanical Engineering KY Mechanical #29105 Power Plant Control and Logic Expert	Paducah, KY	✓	✓	✓	✓	✓
Subject Matter Experts Team: Zero Liquid Discharge System Experts										
Dan Sampson	Principal Technical Consultant	IEC Consultant	40	BS Business Information Systems, Affiliated with International Water Conference, EPRI, ASME, Southwest Chemistry Workshop, ZLD Users' Group Wastewater Treatment and ZLD System Expert	Sacramento, CA	✓	✓	✓	✓	✓
Kevin Lambert	ZLD Expert/ Principal Engineer I	IEC Consultant	20	MS Mechanical Engineering, MS Environmental Engineering, PPEC EPRI ASME Committee,	Centennial, CO	✓	✓	✓		

TABLE C-1: IEC TEAM - KEY PERSONNEL EXPERIENCE										
Key Assigned Personnel Name	Role / Labor Category	Firm Name	Years of Experience	Education / Registration	Location	Area of Expertise, Knowledge, and Experience				
						Feasibility/Technical Evaluation/Modeling	Design/Engineering/ Technical Review	Field Engineering/ Troubleshooting	Start-Up/ Commissioning	Onsite Management/ Planning
				Water Chemistry and Treatment Expert						
Permitting Team										
Nadia Burleson, P.E.	Principal Civil Engineer II / Principal Chemical Engineer II	Burleson	27	MS Civil/BS Chemical Engineering, Civil #48162	Sacramento, CA	✓	✓	✓	✓	✓
Beth Kelly, JD	Principal Consultant II / Regulatory Specialist	Burleson	30	BA Chemistry, Juris Doctorate	Sacramento, CA	✓	✓	✓	✓	✓
Kevin Ghalambor, QSP	Senior Biologist	Burleson	16	BS Science & Policy	Sacramento, CA	✓	✓	✓	✓	✓

4. Availability of Proposed Personnel

The IEC Team is immediately available to devote the time and resources required to successfully complete Roseville task orders assigned to our team. The team is 100% committed to helping the City achieve its objectives with our proven ability to maintain staff continuity. This is based on our principle of carefully selecting qualified professionals who are not only available but committed to the assignment. We devote considerable energy to ensure the individuals proposed are available when needed. As a company policy, IEC does not reassign staff to other projects in the middle of an assignment. Therefore, it's expected that the key personnel proposed will be available for the City throughout the term of the contract, absent any illnesses, accidents, or actions beyond the firm's control.

5. Lead Personnel - Roles

Below is a summary of the roles for each 'lead' personnel. IEC has appointed lead engineers for each engineering discipline to ensure staff continuity. Each lead team member is an expert in their area of discipline. They have years of experience in working in **utility-scale power plants** throughout the nation. Furthermore, IEC lead personnel are **intimately familiar with REP and RPP2** having support both plants for several years. Full resumes are provided in Appendix A.

Mr. Eric Quintero, P.E. will lead IEC's team in directing and overseeing this contract and communicating with Roseville Electric contract and project managers. Mr. Quintero is the single point of responsibility to ensure all of IEC's work is executed in accordance with client expectations including budget, schedule, and quality of work. Mr. Quintero has over 20 years' experience as a contract manager having managed over fifty (50) master services agreements on behalf of IEC for electric utilities throughout the nation.

Mr. Chan Lam, P.E. will oversee the Field Engineering Team (mechanical, controls and turbine upgrades, and specialty projects). Mr. Lam is a California licensed mechanical engineer and accomplished field engineer with extensive power facility design, construction, startup, and commissioning experience. His hands-on project experience includes field engineering, site inspections, system evaluation, startup, and commissioning. He has served as Design Engineer, Field Engineer, CBO-delegated Mechanical Engineer, and Start-up Engineer for several utility-scale power projects. Mr. Chan is very familiar with REP and RPP2.

Mr. Blake Heinlein, P.E. will oversee the Mechanical Engineering Team. Mr. Heinlein is a California licensed engineer with extensive power facility design and project management experience. His experience includes detailed engineering, field engineering, project implementation, operations, and project management. Mr. Heinlein has been directly involved with much of the work on the various thermal power facilities designed by IEC and has provided scope-specific engineering services on a number of power projects.

Mr. Aaron Leach, P.E. will support the team as the Electrical Engineering Lead. Mr. Leach is a California licensed electrical engineer with extensive experience with power facility and electrical systems analysis and design. His hands-on experience includes detailed engineering, field engineering, troubleshooting, site inspections, and project management for utility clients. Mr. Leach is very familiar with REP and RPP2 having supported both power plants.

Mr. Chuck Sinkey, P.E. will oversee the Civil/Structural Engineering Team. Mr. Sinkey brings over 35 years of civil and structural engineering and project management experience in a wide variety of engineering design and field functions. As a Professional Civil and Structural Engineer, Mr. Sinkey has dealt with a wide range of applications involving large equipment foundations, unique concrete applications, structural steel for industrial sized power plants and Building Code compliance. Mr. Sinkey has supported miscellaneous tasks for REP.

Ms. Nadia Burleson, P.E. will support the team as the Permitting Lead. Ms. Burleson is a civil and chemical engineer with more than 27 years of experience that includes habitat restoration, NEPA/CEQA studies, remedial investigation and feasibility studies, RCRA/CERCLA projects, treatability studies, and design of remediation systems.

6. Subject Matter Experts - Bios

Below are short bios for 'lead' subject matter experts (SME) for Siemens Gas Turbines, Siemens Steam Turbines, GE Frame 5s, Controls, and Zero Liquid Discharge Systems. [Full resumes are provided in Appendix A.](#)

Reddy Kallem, P.E. | SME: Ovation Control and I&C Expert

Mr. Kallem's experience encompasses project management, detail engineering, field supervision, installation, startup, testing and commissioning of instrument and control systems including specification writing; programmable logic software design and implementation; Distributed Control System (DCS) design and implementation and control panel design; preparation of instrument indexes, instrument data sheets, input/output listings system descriptions; P&ID design; and development of equipment

procurement and testing specifications. He is **fully conversant with the combined cycle power plant process control system design & configuration including major systems such as gas turbine, boiler, steam turbine, mills, and Balance of Plant (BOP) equipment**. Mr. Kallem has thorough knowledge in engineering, procurement and construction of fossil & gas turbine based combined cycle power projects from conceptual design through detailed engineering, construction, and startup & commissioning.

ITC Senior Turbine Engineer | SME: Siemens Gas Turbines

The ITC Senior Turbine Engineers have **many years of experience with Siemens Power as their construction and outage manager**. They have completed numerous outage work for Siemens gas turbines and provided services such as project management, outage coordination, spare parts recommendations, combustor and hot gas path inspections, upgrades and retrofits, failure analysis, and component replacement, to name a few. As such, the ITC team can provide valuable support based on years of lessons-learned outage work for the SGT-800 gas turbine unit.

Kevin Lambert | SME: Siemens Gas Turbines

IEC's gas turbine consultant, Kevin Lambert, previously served as senior mechanical service engineer for Siemens Power. Mr. Lambert has **performed numerous failure investigations, inspections, testing, root cause analysis on Siemens gas turbine units including SGT6-3000E, SGT-5000F, SGT-6000G, and SGT-800**. Mr. Lambert will support projects related to SGT-800 diagnostic, inspection, and testing to provide cost effective solutions for REP.

ITC Senior Steam Turbine Technical Field Advisor | SME: Siemens Steam Turbines

The Senior Steam Turbine Technical Field Advisor for ITC has **over 30 years of power generation and turbine industry experience**. He has completed all OEM formal training by Westinghouse on steam turbine maintenance, and has worked in multiple technical capacities for steam turbines, including technical director, outage manager, outage planner, work scope advisor, and various other outage support roles. His experience includes numerous outages for various steam turbines including GE, Siemens, and Westinghouse units. He has provided troubleshooting and inspection services such as NDT inspections, combustor and hot gas path inspections, and failure analysis.

Alex Ratner | SME: Siemens Steam Turbines

Alex Ratner has over **20 years** of experience focusing on steam turbine consulting, engineering, diagnostic, inspections, minor and major outage work, and preventive maintenance services. Mr. Ratner has been

the **diagnostic and senior field service engineer for many years for industry equipment manufacturers such as BBC, ABB, Siemens, and Alstom.**

David Lucier | SME: GE Frame 5 Gas Turbines

David Lucier has **over 50 years of experience in field engineering services covering installations, start-up, operations, upgrades and mechanical inspections for GE Frame 5001 gas turbines.** He is an original GE Field Engineering Program (FEP) graduate and a recognized expert on Fuel Regulator and Speedtronic™ Mark I & II control and protection systems on numerous GE models of gas turbines. He is also an accomplished technical instructor, who has taught over 180 GE schools & seminars.

PAL Consultant | SME: GE Frame 5 Gas Turbines

The senior technical advisor for PAL has **over 49 years total experience with GE gas and steam turbine installations, operation and maintenance, and borescope inspections** for heavy rotating equipment in the power generation industry. He is an original GE Field Engineering Program (FEP) graduate. His specialty includes major mechanical inspections and borescope inspections for GE Frame 5 units including overhauls and mechanical troubleshooting.

Wayne Roznowski | SME: Siemens Gas Turbines Controls

Wayne Roznowski has **many years of T3000 control engineering experience at Siemens Power.** Mr. Roznowski specializes in control engineering, tuning, logic engineering, and control commissioning management for Siemens turbines. **He has provided tuning and commissioning support for numerous T3000 control system at various power plants including Siemens SGT-800 gas turbines, SGT6-5000F gas turbines, SST-800 steam turbines, SST-900 steam turbines, Vogt HRSGs, etc.** He has also worked on the development of monitoring and diagnostic systems for Siemens equipment. Thus, Mr. Wayne Roznowski is very familiar with all control and tuning aspects for the SGT-800 gas turbine in combined cycle configuration and can support REP with any control or tuning related task.

Fritz Berendonk | SME: Siemens Steam Turbines Controls

Mr. Fritz Berendonk **specializes in control and safety systems, upgrades, performance evaluations, and commissioning for VAX industrial steam turbines with over 40 years of experience.** Mr. Berendonk's experience with VAX steam turbines include hydraulics, analog and digital electronic turbine controllers, AVR, generation protections, turbine modifications, and performance testing for ABB, Alstom, and Siemens units.

Dan Sampson | SME: Zero Liquid Discharge

Dan Sampson's work history includes over 35 years of power plant water and wastewater treatment experience. He is a cooling water, service water, ZLD, and industrial water expert. He works closely with power plant owners and equipment suppliers to perform condition assessments, engineering reviews, optimization studies, root-cause analysis, troubleshooting, treatability, and mineral solubility. He's an excellent communicator, trainer, and presenter with over 60 published papers, presentations, and articles. **His experience includes many years at Roseville Energy Park. He supported the plant from 2004-2015 including design, commissioning, and operation. He has worked on virtually all the plant's water systems with an emphasis on the brine recovery (also called ZLD) system.**

7. Short Resumes

- **Following are 1-page resumes for 'Lead Personnel.'**
- **Full resumes are provided in Appendix A.**



IEC Corporation

Eric Quintero, P.E.

Professional Summary

Mr. Eric Quintero is professional licensed engineer and the President of IEC Corporation. Mr. Quintero serves as the Principal-In-Charge and is the single point of responsibility to ensure all of IEC's work is executed in accordance with client expectations including budget, schedule and quality of work. As the single point of responsibility, Mr. Quintero provides a full range of management functions – from team development and personnel assignments through supervision of project closeout and operations. He is responsible for overseeing all project work for both IEC staff and its subcontractors.

Mr. Quintero has extensive knowledge of energy systems and has served as the Project Manager for a number of utility-scale power generation and power delivery projects. He has experience across the wide range of power project implementation issues including siting, permitting, interconnection, contracting, design, construction, start-up, commissioning and operations. Over the past two decades, Mr. Quintero has managed more than 30 power projects for both public and private owners, and has managed multiple program-level projects, worth in excess of \$500M.

As President of the company, the following are a list of representative projects under the responsibility and direction of Mr. Quintero.

- Hollywood Service and Community Center Development Project, Los Angeles Department of Water & Power
- Harbor Generating Station Office and Maintenance Building Engineering Services, Los Angeles Department of Water & Power
- Sylmar HV Grounding Electrode Design, Los Angeles Department of Water and Power
- Power System Reliability Program (PSRP) Benchmarking, Los Angeles Department of Water & Power
- Renewable Portfolio Standard Program Support, Los Angeles Department of Water and Power
- Pine Tree Wind Project Construction Management, Los Angeles Department of Water and Power
- Iowa Hill Pumped Storage Project Transmission/Substation Management, Sacramento Municipal Utility District

Please see Appendix A for a detailed resume.

Eric Quintero, P.E.

President

IEC Corporation

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equintero@iec-corporation.com

Education

BS Mechanical Engineering,
University of California, Davis

Professional Licenses

Mechanical #M31050

Areas of Expertise

Contract Management
Utility Consulting
Project Management
Owner's Engineering
Construction Oversight
Energy Consulting
Performance Engineering
Engineering Design



IEC Corporation

Blake Heinlein, P.E.

Professional Summary

Mr. Blake Heinlein serves as the Director of Projects for IEC. He is a licensed engineer with extensive power facility design and project management experience. His experience includes feasibility studies, plant layouts, detailed engineering, field engineering, project implementation, operations, and project management.

Mr. Heinlein has worked with several of California's largest electric utilities for the past 16 years as a Project Manager on various projects, and has managed energy projects worth in excess of \$200M. He has proven himself to be a great asset to these projects as he has the necessary technical knowledge and experience as well as the ability to coordinate and communicate with project personnel so that the project stays on schedule and within budget.

Mr. Heinlein has been directly involved with much of the work on the various thermal power facilities designed by IEC and has provided scope-specific engineering services on a number of power projects. As Director, he is responsible for coordinating with utilities, regulatory agencies and site contractors for large utility scale power projects.

Project Experience

Mr. Heinlein has managed projects and tasks for a number of power generation and power delivery projects as listed below.

- Cosumnes Power Project Fire Protection Management, Sacramento Municipal Utility District, CA
- Fresno Power Generation Facility, City of Fresno, CA
- Almond Power Plant Expansion, Turlock Irrigation District, CA
- Automatic Voltage Regulator Retrofit Design, Redding Electric Utility, CA
- Panoche Peaker Facility Exhaust Duct Upgrade, Wellhead Electric, CA
- Fresno Peaker Facility Exhaust Duct Upgrade, Wellhead Electric, CA
- Steam Turbine Fire Protection for Woodland 2 Plant, Modesto Irrigation District, CA
- 80 MW Thermal Test Facility, Clean Energy Systems, CA
- Sacramento Power Authority - Natural Gas Piping Modifications, EthosEnergy Power Plant Services, CA
- Sacramento Power Authority – Recycled Water Pipeline Project, EthosEnergy Power Plant Services, CA
- Cogeneration Feasibility Studies, Sacramento Municipal Utility District, CA

Blake Heinlein, P.E.

Director of Projects/
Senior Project Manager

IEC Corporation

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916.383.6000 main

Education

BS Mechanical Engineering,
California State University, Chico

Professional Licenses

Mechanical #M32333

Areas of Expertise

Contract Management
Project Management
Owner's Engineering
Construction Oversight
Energy Consulting
Energy Financing
Utility Support
Engineering Design
Energy Efficiency
Technical Specifications
Performance Engineering
Gas-Fired Power Plants
Renewable Energy Systems
Energy Storage

Please see Appendix A for a detailed resume.



IEC Corporation

Chan Lam, P.E.

Professional Summary

Mr. Chan Lam is a Principal Mechanical Engineer and Field Engineer with extensive power facility design, construction, startup and commissioning experience. His hands-on project management experience includes field engineering, site inspections, system evaluation, startup and commissioning. He has served as Design Engineer, Field Engineer, CBO-delegated Mechanical Engineer, and Start-up Engineer for several utility scale power projects.

Mr. Lam has extensive training and knowledge with power plant performance, including the use of GE EfficiencyMap and GateCycle software, for which he has been responsible for programming and implementing performance models for over thirty power plants. This included creating online models to monitor and predict performance of power plant equipment. He was also responsible for leading the optimization modeling for various power plants to maximize plant profit and efficiency. At IEC, Mr. Lam has provided performance engineering support for a multitude of existing and proposed power plants involving a wide variety of turbines including GE LMS100, GE LM6000, GE LM2500, GE Frame 7FA, and various other turbine models.

Project Experience

Mr. Lam has managed projects and tasks for a number of power generation projects as listed below.

- 45 MW International Paper Repower Project, Mansfield, Louisiana
- 120 MW AML&P Plant 2 Expansion Project, Anchorage Municipal Light & Power, Alaska
- 174 MW Almond 2 Power Plant, Turlock Irrigation District
- 95 MW Ripon Generation Station, Modesto Irrigation District
- 50 MW La Luz Energy Center Project, Wellhead Electric Company
- 50 MW Escondido Peaker Repower Project, Wellhead Electric Company
- 57 MW Sanger Cogeneration Repower Project, Algonquin Power
- LM6000 PA to PCS Fleet Upgrade, Sacramento Municipal Utility District
- 400 MW Patterson Pass Power Project, Confidential
- SVP Cogeneration Facility, Silicon Valley Power
- Woodland Generation Station Units 1 & 2, Modesto Irrigation District

Chan Lam, P.E.

Principal Mechanical
Engineer II

Project Manager II

IEC Corporation

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clam@iec-corporation.com

Education

BS Mechanical Engineering,
University of California, Davis

Professional Licenses

CA Mechanical #M33017
LA Mechanical #42612
NM Mechanical #22797

Additional Training

GE LMS100 Gas Turbine Training
GE Leadership Training
OSI PI Product Training
OSHA Construction Safety Training
Green Belt certified in GE Six
Sigma Quality Program

Areas of Expertise

Onsite Field Engineering
Project Interface
Construction Oversight
Plant Start-Up and Commissioning
Performance Engineering
Feasibility Analysis
Engineering Design

Please see Appendix A for a detailed resume.



IEC Corporation

Colin L. McRae, P.E.

Professional Summary

Colin McRae has more than 40 years of engineering experience in the detailed engineering and design of mechanical systems and components for new utility power plants and upgrade modifications to existing utility, industrial, institutional, and commercial power, steam, and chilled water generation facilities. In roles which range from support engineer to project manager, he has extensive experience various types of power plants including nuclear, coal-fired, oil-fired, combustion turbine (combined cycle and simple cycle), cogeneration, reciprocating engine, municipal solid waste, and wood-fired plants. Colin also has extensive experience in the design of industrial, institutional, and commercial steam heating and chilled water plants. In addition to engineering and design, he has performed various plant feasibility studies and cost estimates. Colin has extensive experience in the production of plant piping and instrumentation diagrams, heat and mass balance calculations, equipment and installation specifications, equipment sizing, equipment procurement, system pre-operational test procedures and plant commissioning testing procedures.

- Professional mechanical engineer registered in the States of California, Arizona, Colorado, Oregon and Minnesota.
- 1989 – 2017, Senior Supervising Mechanical Engineer / Project Manager / Engineering Manager, detailed engineering and design work for WSP/Parsons Brinckerhoff US Industrial and Energy Division, San Francisco, CA.
- Plant detailed engineering and design of mechanical systems and components for new utility power plants and upgrade modifications to existing utility, industrial, institutional, and commercial power, steam, and chilled water generation facilities.
- 1980 – 1989, Senior Mechanical Engineer, detailed engineering and design work for Stone and Webster Engineering Corporation, Denver, CO.
- Plant detailed engineering and design of mechanical systems and components for retrofit and upgrade projects on various nuclear power plants in the US.
- Owner oversight of major overhaul activities at the Colstrip 300 MW Unit 2 coal fired plant.

Please see Appendix A for a detailed resume.

Colin L. McRae, P.E.

Principal Mechanical Engineer II
Project Manager II

IEC Corporation

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Education

BS Mechanical Engineering, Gonzaga University, 1977
Graduated with honors

Honors

- “Excellence in Construction award 2001” for the SMUD SCA Peaker Project in Sacramento, CA from Associated Building and Contractors Golden Gate Chapter. Colin was Lead Mechanical engineer on the project.
- “Best 2011 Industrial/Manufacturing Project” for the Coolidge Generation Station, Coolidge AZ from Engineering News Record Southwest. Colin was project manager as well as project engineer on the project.
- “2011 Project of the Year” for the Coolidge Generation Station, for WSP/Parsons Brinckerhoff internal competition. Colin was project manager as well as project engineer on the project.

Areas of Expertise

- Professional engineer of record on various projects
- Engineering management
- Project management scope/schedule/budget control
- Plant heat and mass balances expertise
- Piping and instrument diagram preparation
- Equipment and construction specification preparation
- Plant performance testing
- Plant condition assessment
- Plant commissioning and operating procedures
- On site plant commissioning
- Feasibility studies and economic analysis
- Front end engineering design (FEED) studies
- California Energy Commission permitting
- Combined cycle plants
- Simple cycle plants
- Combined heat and power (CHP) plants
- Reciprocating engine plants
- Cogeneration plants
- Chilled water plants
- Steam heating plants
- Storm water pumping stations



IEC Corporation

Raymond J. Stankowski

Raymond J. Stankowski

Project Manager II

Key Qualifications

Ray Stankowski has over 42 years of both hands-on engineering and management experience of mechanical systems and components in the power generation industry. Ray's specific project management experience includes utility generating stations, industrial heating and cogeneration plants, municipal solid waste facilities, biotech production plants and industrial and commercial facilities. He also has expertise in feasibility studies; development of design criteria; system design; equipment selection; specification writing; scheduling and controls; construction planning; and execution, testing and operation of plant equipment.

Ray possesses a power industry background in engineering and design, construction and field support, and operations. He has coordinated engineering design and construction projects as well as multidisciplinary staffs, including civil, structural, architectural, mechanical, electrical, and instrumentation professionals. He has prepared records, reports, studies, designs, plans, specifications, bid documents, surveys, market analyses, operating plans, and schedules. During his career, Ray also oversaw scheduling, quality assurance, customer relations, project estimating, and cost controls.

Power Project Experience

Mr. Stankowski has managed projects and tasks for a number of power generation projects as listed below.

- McKee Power Plant, New Plymouth, New Zealand
- Chugach Electric Association Southcentral Power Plant, Anchorage, Alaska
- Sand Hill Energy Center, 100MW Expansion, Austin, Texas
- LCRA Winchester Power Park Project Winchester, Texas
- Walter B Hall Steam Turbine Addition, Tulsa, Oklahoma
- ConocoPhillips NISCO Stand Alone EPC Study, Westlake, Louisiana
- LUS Plant Betterment Projects 5-year Plan, Louisiana
- LUS Hargis-Hebert Electric Generating Station, Lafayette, Louisiana
- LUS T.J. Labbé Electric Generating Station, Lafayette, Louisiana
- Silas Ray Unit 10 Power Plant, Brownsville, Texas
- Grayson Unit 9 Power Facility, Glendale, California
- Pinnacle West (APS), Saguaro Power Plant, Unit 3, Redrock, Arizona
- AES Montezuma Project, Central Arizona
- Tucson Electric Power (TEP), Tucson Peaking Project, Tucson, Arizona
- Miramar Cogeneration Facility, City of San Diego Landfill Gas Project, San Diego, California

IEC Corporation

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Education

- B.S., Mechanical Engineering,
University of Michigan, (1975)

Areas of Expertise

Feasibility Studies
Project Estimating
Scheduling
Field Engineering
Project Interface
Construction Oversight
Plant Start-Up and Commissioning
Performance Engineering
Engineering Design

Please see Appendix A for a detailed resume.



IEC Corporation

Han Lie

Professional Summary

Mr. Lie is a mechanical engineer with 30 years of experience in the power industry. Mr. Lie's extensive expertise is in the design and analysis of various mechanical and structural systems. For a number of cogeneration plants, he has performed piping layout, pipe support design, and piping stress analyses for Main Steam, Extraction Steam, Process Steam, Feedwater System and other auxiliary piping. Mr. Lie has also provided design modifications and performed structural analyses for existing boiler platforms to accommodate new equipment and support. He is well-versed in a number of software programs including PIPEPLUS, and STAAD III.

Highlighted design experience includes:

- For a number of cogeneration plants, performed piping layout, pipe support design, and piping stress analyses for Main Steam, Extraction Steam, Process Steam, Feedwater System and other auxiliary piping.
- Performed design modification and structural analysis for a heat exchanger platform inside a turbine building of a cogeneration plant. Performed design modification and structural analysis for an existing boiler platform to accommodate new equipment and support.
- Designed heating ventilation and air-conditioning (HVAC) systems for control rooms and electric room of cogeneration plants. Prepared working drawings for building permit application.
- Developed new design concepts for several passive safety systems in the simplified and the advanced boiler water reactors.
- Calculated flow requirements and designed bottom vessel drain system in a 2000 MWe reactor vessel to mitigate thermal stratification during plant startup.
- Performed numerous mechanical system design and structural analyses for Safety and Non-Safety related systems for nuclear power plants.

Representative Generation Facilities

- Carson-Ice Cogen Plant. Piping layout, and structural design.
- Campbell Soup Cogen Plant. Piping and structural design.
- Procter-Gamble Cogen Plant. Piping and structural design.
- Rancho Seco Nuclear Power Station. Piping and structural design for Spent Fuel Pool
- Cosumnes Power Project. Assigned to SMUD CBO Group. Design review engineering analysis.
- Clean Energy System Kimberlina plant. Plant layout, piping analysis and support design.
- Panoche Power Plant. Structural design for exhaust system tower.
- Fresno Power Generating Facility. Piping system and structural design.

Han Lie

Principal Mechanical
Engineer II

IEC Corporation

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Education

BS Mechanical Engineering,
University of California,
Berkeley

Areas of Expertise

Mechanical Engineering
Structural Systems
Cost & Schedule Control
Construction Methods &
Procedures
Utility Support

Please see Appendix A for a detailed resume.



IEC Corporation

Brandon Doering, P.E.

Professional Summary

Mr. Doering is a California licensed professional mechanical engineer with nearly 20 years of experience. He provides a variety of engineering services for generation facilities and has extensive experience in the design and inspection of power plant systems and equipment. His experience includes: engineering design and modifications; field inspections; coordination and management of projects and inspections; and the development of equipment specifications. Mr. Doering is responsible for performing on-site inspections of the power plants to verify completion of work, record construction schedule and progress, and to verify construction technique and procedures with approved documentation.

Project Experience

Mr. Doering has managed projects and tasks for a number of power generation projects as listed below.

- Field Engineering for Modesto Irrigation District
- SCA Procter & Gamble Fire Protection Pump Test Project for SMUD
- SMUD Cogeneration Plant RTU Upgrade Project for SMUD
- 57 MW Sanger Cogeneration Repower Project for Algonquin Power
- MID Woodland Generation SCR Blower for Modesto Irrigation District
- Ripon Generation Station Gas Supply Project for MID
- MID Woodland Generation Steam Turbine Fire System for MID
- Kimberlina Demonstration Plant for Clean Energy Systems
- CVFA Plant Boiler Project for SMUD
- Substation Upgrades for PG&E
- Engineering and Layouts for TTSC Wellhead
- Power Plant Water Supply Practices for Imperial Irrigation District (IID)
- Facilities Improvements for SMUD
- Recommissioning/Decommissioning for SMUD
- Generation Asset Management Support, SMUD

Brandon Doering, P.E.

Principle Mechanical Engineer I

IEC Corporation

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bdoering@iec-corporation.com

Education

BS Mechanical Engineering, Pensacola
Christian College

Professional Licenses

Mechanical #M32531
California General Contractor #907754

Areas of Expertise

Construction Oversight
Construction Maintenance, Inspections, and
Documentation
Energy Consulting
Utility Support
O&M Engineering
Testing

Please see Appendix A for a detailed resume.



IEC Corporation

Eric Tau

Professional Summary

Mr. Eric Tau is an Associate Engineer with a wide range of experience in mechanical, electrical and civil engineering. His experience includes engineering support for hydro, solar, gas-fired and substations for electric utilities and public entities in California. Mr. Tau is certified in Plant 3D Modeling and Design, Civil 3D, ETAP, Elecdes and AutoCAD. Below is a list of projects that demonstrate his broad engineering experience.

Project Experience

- **SPCC Plan, Roseville Energy Park & Roseville Power Plant 2**
- **Electric Boiler Feasibility Study, Roseville Energy Park**
- **General Electrical Engineering Support, Roseville Power Plant 2**
- **Generator Protection Relay Upgrade, Roseville Power Plant 2**
- **LM6000 Turbine Repower, International Paper Plant**
- **Feeder Relay Upgrade, City of Palo Alto Hanover Substation**
- **69kV Cable Replacement, SMUD 69kV Pocket Distribution System**
- **Nevada Irrigation District Drawing Consolidation Projects**
- **Hydroelectric Retrofit Project, Warm Springs Dam**
- **PV Land Acquisition, Sacramento Municipal Utility District**
- **Steam Turbine Generator Enclosure Design, Roseville Energy Park**

Eric Tau

Associate Engineer

IEC Corporation

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916.383.6000 main

Education

B.S. Mechanical Engineering, University of California, Davis

Credentials

Engineer-In-Training
E.I.T. License No: 165690

Additional Training

OSHA 10 Hour Construction Safety Training
Civil 3D Level 1, CAD Masters
Plant 3D Level 1, ECAD
ETAP Power Systems Analysis
ETAP Arc Flash Analysis

Areas of Expertise

Pipe Design
AutoCAD Design
Plant 3D Modeling and Design
Civil 3D Design
Solar O&M Reporting
ETAP Modeling
Elecdes Design

Please see Appendix A for a detailed resume.



IEC Corporation

Aaron Leach, P.E.

Professional Summary

Mr. Leach is an electrical engineer knowledgeable about electrical systems for power generation facilities and substations. He has extensive experience in the electrical power industry and provides project management, electrical engineering support, including design, system upgrades, and construction/implementation oversight, for IEC's utility and public agency clients. Mr. Leach is currently our lead electrical Responsible Engineer and project manager for generation, distribution, and transmission facility projects.

Mr. Leach has repeatedly served as a technical expert and owner's representative for IEC's utility clients to ensure their interests are achieved in each project. This includes working as part of a combined team with client management and staff to develop and prioritize capital improvements and develop corresponding budgets and milestone schedules for multiple projects. This means he has the communication and people skills necessary to work with a variety of individuals. In the field, Mr. Leach possesses real-world experience for a variety of generation projects and electrical systems and can provide independent design review and on-site solutions as needs arise.

Project Experience

Mr. Leach has managed projects and tasks for a number of power generation and power delivery projects as listed below.

- La Luz Energy Center (LLEC) Generating Facility for the Public Utility of New Mexico (PNM)
- Roseville Electric – Electrical Support Services
- Roseville Electric – RPP2 Generator Protection Upgrade
- Generator Protection Upgrade for the TID Almond 1 Power Plant (A1PP)
- Electrical Field Engineering Support for the Turlock Irrigation District (TID) Almond 2 Power Plant (A2PP)
- Sanger Power Plant Ground Grid Evaluation for Algonquin Power Sanger
- Algonquin Substation Upgrade for Algonquin Power Sanger
- Sanger Steam Turbine Generator Replacement Project
- Kimberlina Power Plant Demonstration Facility for Clean Energy Systems, Inc.

Please see Appendix A for a detailed resume.

Aaron Leach, P.E.

Principle Electrical Engineer I

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aleach@iec-corporation.com

Education

BS Electrical Engineering, California State University, Sacramento

Professional Licenses

CA Electrical #E20071
NM Electrical #E22799
TX Electrical #E122784
C-10 #786949

Additional Training

SEL University Engineer Program
- Generation System Protection
- Substation Protection/Integration

Areas of Expertise

Electrical Engineering, Design,
Construction & Oversight
- Substations/Switchyards
- Generation Facilities
- Distribution and Transmission Facilities
System Protection Engineering
Electrical Design
Specification Development
Power System Studies
Plant Side Electrical Engineering
Utility Support
Project Interface



IEC Corporation

Mike Bregar, P.E.

Professional Summary

Mr. Bregar has over 30 years of engineering design experience gained as a consultant and utility design engineer to industry and to electrical and water utilities. Mr. Bregar's expertise is in the design and specification of electrical systems, instrumentation and controls. Areas of expertise include power generation, transmission and distribution; waste and water treatment facilities; flood control, irrigation and water system distribution pumping plants; industrial plant controls, power distribution and co-generation facilities; and electrical design of central environmental control systems for large facilities.

Industry Experience

- Transmission & Distribution Systems-Switchyards
- Substations
- Overhead/Underground Lines
- Generation Projects – Wind, Hydroelectric, Gas-Turbine, etc.
- Energy Management, Telemetry and SCADA Systems
- Industrial Distribution Systems and Process Controls
- Water and Wastewater Treatment Plants
- Pumping Facilities, Pipelines, and Collection Systems
- Reservoirs, Pump Stations, and Water Distribution Facilities

Project experience

- Rancho Seco Startup Transformer Reliability Analysis
- Rancho Seco-Pocket 230 kV Double Circuit Bundled Transmission Line
- Pocket Substation addition of (2) 230 kV Line Position
- Rancho Seco Switchyard 230 kV Line Position Modifications
- Eleverta, Hurley and Hedge 230 kV Substations Incoming 230 kV Line Reconfiguration and Revenue Metering Additions
- Carmichael 230 kV Substation Radio Influence Voltage (RIV) Study

Please see Appendix A for a detailed resume.

Mike Bregar, P.E.

Principal Electrical Engineer II

IEC Corporation

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916.383.6010 fax

Education

MS, Electrical Engineering
BS, Electrical Engineering

Professional Licenses

CA Electrical Engineer # E 10246

Areas of Expertise

Electrical Engineering, Design, Construction & Oversight

- Substations/Switchyards
- Generation Facilities
- Distribution and Transmission Facilities

System Protection Engineering

Electrical Design

Specification Development

Power System Studies

Plant Side Electrical Engineering

Utility Support

Project Interface



IEC Corporation

Dan Henriod, P.E.

Professional Summary

Mr. Henriod is a registered professional engineer with more than 20 years of electrical engineering experience in a variety of capacities including Generation Facilities, and Utility Substation Engineering. His experience in Power Systems includes diverse skills ranging from protective relaying, power system analysis, extensive field engineering and electrical testing, to specification, design, and Owner's Engineering within the utility sector.

Project Experience

IEC – Anchorage Municipal Light & Power Plant 2 Expansion Project

Provided preliminary design, specification, and EPC bid package development for a combined cycle gas turbine generating facility, for integration with ML&Ps existing utility network. Mr. Henriod was IEC's Lead Electrical Engineer responsible for overall electrical system specification and design, including plant auxiliary system, GSU transformers, and 115KV Gas Insulated Substation (GIS).

IEC – Element Power Macho Springs Substation Project

Provided detailed specification and design, for a 50MW substation, interfacing the project with an El Paso Electric 345KV transmission system. Mr. Henriod was IEC's Lead Electrical Engineer responsible for overall electrical system specification and design, including the substation's protective relay scheme.

IEC – TID Wind Power

Provided technical support and Due Diligence for the first phase of a 350MW wind power project, consisting of Siemens and RePower wind turbines, interfacing to Bonneville Power's (BPA) transmission system. Mr. Henriod was IEC's Lead Electrical Engineer responsible for completing a Due Diligence review of the entire project for the customer.

US Army Corps of Engineers – Hydro-Power Test & Evaluation Engineer

As Senior Electrical Engineer for Portland District's Technical Operations Branch, Hydro-Power Test & Evaluation function, Mr. Henriod was responsible for planning and implementing the District's program for electrical testing of major hydroelectric equipment such as generators, power transformers, generator exciter systems, power circuit breakers, protective relays, and other power system elements.

Please see Appendix A for a detailed resume.

Daniel Henriod, P.E.

Principle Electrical Engineer II

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826

Education

Graduate Student – Masters of
Engineering, Electrical Engineering
University of Idaho 2009 – Present

Academic Certificate - Power
System Protection & Relaying
University of Idaho 2011

SEL University Courses
PROT401, PROT403, APP403

B.S. Electrical Engineering,
University of Nevada, Reno 1992
Power & Control Systems Emphasis

Professional Licenses

#E15388, California, 1997
#81313PE, Oregon, 2008

Areas of Expertise

Plant Side Electrical Design
HV Substations
Protective Relaying
Power System Analysis
Electrical Testing & Evaluation
Field Measurements & Verification



IEC Corporation

Alan Escoriza

Professional Summary

Mr. Escoriza is an electrical engineer with a Master's Degree in Electrical Engineering with an emphasis in Power. His expertise includes electric power distribution, solar PV operations & maintenance, analysis of faulted power systems, and generation facility interconnection. He is skilled in engineering modeling and the use of ETAP and Autocad, among other tools.

Project Experience

- Assistant Project Manager, Penstock Coating, SMUD
- Assistant Project Manager, Switchyard & Powerhouse Security Fencing Upgrades, SMUD
- Solar PV O&M, 68 Generation Facilities
- Prop 39 Energy Efficiency Audits, Multiple School Districts
- Utility Interconnection Management, 60+ Clients
- Solano Wind Plant Asset Management, SMUD
- Field Verification for Arc Flash Hazard Analysis, MID
- California Solar Initiative Rebate Applications, Multiple Clients
- Procurement Specialist for Fuel Cell Generation Plan, Bloom Energy
- Project Control Engineer, EPC PV Projects, Delano USD, Selma USD, Mojave USD
- Manteca Unified School District Solar PV Design Project, Manteca Unified
- Arc Flash Study, SMUD

Please see Appendix A for a detailed resume.

Alan Escoriza

Electrical Engineer

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826
916.383.6000 main

Education

M.S. Electrical Engineering,
CSU Sacramento

B.S. Electrical Engineering,
CSU Sacramento

Professional Licenses

Engineer in Training # 134258
PV System Design & Installation
Certificate

Areas of Expertise

Electrical Engineering & Design
Photovoltaic Systems
System Protection Engineering
AutoCAD Design
Specification Development
Plant Side Electrical Engineering
Utility Support



IEC Corporation

Patrick Sullivan

Professional Summary

Mr. Sullivan is an electrical engineer with a Bachelor's Degree in Electrical and Computer Engineering. His expertise includes electric power distribution, relay protection, analysis of faulted power systems, and power system reliability and planning. He is skilled in engineering modeling and the use of Matlab, ETAP, and PSpice among other tools.

Mr. Sullivan recently worked with a team of engineers involved in performing preliminary cable sizing analysis and collector system design for the installation of wind turbine generators. This project included hand calculations and the implementation of ETAP's Underground Raceway Systems module.

Prior to joining IEC Corporation, Mr. Sullivan worked at Zachry Nuclear Energy (ZNE), a contracting company specialized in consulting for nuclear power plants. Working in the capacity of an electrical engineer, Mr. Sullivan assisted in the engineering and design of multiple Safety Related and security projects. Mr. Sullivan's responsibilities included: engineering analysis, technical writing, and leading projects. Mr. Sullivan performed many calculations to evaluate: load flow, heat load, short circuit, equipment sizing, voltage drop and ampacity.

Project Experience

- NCPA Physical Security Upgrades
- EDF Renewable Energy
- Battery Energy Storage (BES) Projects
- OCI Solar Protection Project
- Oracle Arena Device Coordination and Relay Programming
- Solano Phase 4 Preliminary Cable Sizing
- Forward Access Point Elimination
- Millstone Substation Equipment Replacement
- Motor Control Center (MCC) Replacement

Please see Appendix A for a detailed resume.

Patrick Sullivan

Associate Electrical Engineer

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826
916.383.6000 main

Education

B.S. Electrical & Computer
Engineering, Worcester Polytechnic
Institute

Honors

- IEEE Eta Kappa Nu Honor Society
- IEEE Power & Engineering Society
Scholar
- National Grid Scholar

Areas of Expertise

- Electrical Engineering & Design
 - System Protection Engineering
 - Specification Development
 - Plant Side Electrical Engineering
 - Utility Support
-



IEC Corporation

Chuck Sinkey, S.E.

Professional Summary

Mr. Chuck Sinkey brings over 30 years of civil and structural engineering and project management experience in a wide variety of engineering design and field functions. As a Professional Civil and Structural Engineer, Mr. Sinkey has dealt with a wide range of applications involving large equipment foundations, unique concrete applications, structural steel for industrial sized power plants and Building Code compliance.

As a California Energy Commission approved Civil and Structural Chief Building Official (CBO) for various power projects in California, Mr. Sinkey has provided Civil/Structural field observation for conformance to CBO approved plans and specifications and resolution of code issues. In addition, Mr. Sinkey holds a California Safety Assessment Engineering License with the State of California. His established expertise and reputation have earned IEC a number of professional contracts with a high level of responsibility.

Project Experience

120 MW George M. Sullivan Plant 2 Expansion Project, Anchorage Municipal Light & Power, Alaska

Mr. Sinkey initially led the Civil/Structural design review and helped develop detailed bid specifications, then transitioned into the Construction Manager role towards the end of the Project, bringing the facility successfully through Substantial Completion, Performance Testing, and to Final Completion.

174 MW Almond 2 Power Plant, Turlock Irrigation District

Mr. Sinkey was the Principal Resident Civil/Structural Engineer for IEC's owner's engineering contract. He provided oversight of the design process as well as assisting with preparation of the construction bid package. Mr. Sinkey continued his role as Field Civil/Structural Engineer during the entire construction phase.

SMUD Cosumnes Power Plant (CPP), 500 MW Combined Cycle Plant – Civil/Structural CBO

Mr. Sinkey provided CBO review and approval services for all civil/structural portions of SMUD's Cosumnes Power Plant. Responsibilities as the lead CBO delegate included coordinating a team of seven (7) civil/structural plan reviewers, creating and maintaining jobsite Special Inspection requirements and files, providing jobsite coordination with General Contractor (and subcontractors) and structural observation for conformance to plans and specifications. Mr. Sinkey also represented the owner (SMUD) in design clarification/resolution sessions.

SMUD Cosumnes Power Plant (CPP), Upgrade Water Treatment and Zero Liquid Discharge

As the designated CBO, Mr. Sinkey reviewed and approved structural drawings and calculations for the upgrade and retrofit of the zero liquid discharge and water treatment system and structures. He also delineated Special Inspection requirements and performed jobsite structural observation and inspections to ensure compliance with LORS and CBO requirements.

Please see Appendix A for a detailed resume.

Chuck Sinkey, S.E.

Principal Structural Engineer II
Project Manager II

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826
916.383.6000 main
916.383.6010 fax

Education

BS Architectural Engineering, Cal Poly State
University, San Luis Obispo

Professional Licenses

CA Civil Engineer #39922
CA Structural Engineer #3859
CA Safety Assessment Eng. #10037

Areas of Expertise

Civil Engineering
Structural Engineering
Structural Safety
Cost & Schedule Control
Construction Methods & Procedures
Utility Support
Site Support
Project Interface
Design Packages



IEC Corporation

Ray Kwan

Mr. Ray Kwan is a registered professional civil and structural engineer in the State of California with a master's degree in civil engineering. Mr. Kwan has 25 years of experience in civil engineering and 20 years of experience in structural design and design review for a wide variety of projects ranging from combined cycle power plants to large commercial building and structures. He has been serving on the Construction Codes Advisory and Appeals Board for the City of Sacramento and is a member of the SEAOC and EERI. He is an expert in seismic zone design requirements governed by the California codes.

Power Plant Experience

Designed all structures and foundations for the Russell Substation Expansion Project in support of the SMUD Solano Wind Project. This substation upgrade involved the addition of a 125MVA 21.6kV/230kV step up transformer, along with feeder breakers, bus structures, a 230kV circuit switcher, control building, metering, and take-off structure. The project was designed to minimize construction time.

Mr. Kwan served as Chief Building Official (CBO) approved by the California Energy Commission (CEC) for the SCA Combined Cycle Project involving a Siemens V84.2 and Deltek HRSG and the CVFA Peaker Project involving a GE LM6000 gas turbine generator. Mr. Kwan's responsibilities included reviewing all structural calculations pertaining to the major foundations and pier design to ensure the design engineer met the seismic codes and geotechnical assumptions. Mr. Kwan also reviewed the structural issues related to the HRSG. The review resulted in the design engineer having to perform significant design modifications to meet the California UBC seismic requirements and thermal expansion requirements.

Mr. Kwan was the designated Structural CBO on behalf of the CEC for the Cosumnes Power Plant located in Sacramento California involving a 2x1 GE Frame 7FA power plant totaling 500MW.

Mr. Kwan also served as the structural design engineer for the Panoche Peaker Plant and the Sun Valley Cogeneration Plant. Both projects involved foundation design for all major equipment (CTG, transformer, exhaust duct, etc.) and miscellaneous structures.

Ray Kwan

Principal Civil Engineer II

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826
916.383.6000 main
916.383.6010 fax

Education

Master of Science – Civil
Engineering, California State
University, San Jose

Bachelor of Science – Civil
Engineering, University of
California, Berkeley

Please see Appendix A for a detailed resume.



IEC Corporation

Rudge Wynn

Highlights of Qualifications

As Project Superintendent, Rudge is responsible for supervising an effective site team. He has 20-plus years of experience with forming effective management teams, defining and delegating responsibilities, and setting goals. Rudge's duties include establishing specific responsibilities and schedules for each level of site supervision to provide optimum communication, problem solving and project progress. Rudge maintains the overall project planning from start to finish. In his duties as Project Superintendent, he strives to provide an optimum work environment for those directly under his supervision, as well as for the entire project.

Rudge Wynn

Field Engineer I

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826
916.383.6000 main
916.383.6010 fax

Project Experience:

- **GE LM6000 Peaker Project:** Installation of a new GE LM6000 Gas Turbine Unit. Project included the procurement and installation of all piping, electrical and Owner supplied equipment. This included gas turbine, generator, SCR, CEMS, PCM and all interconnections.
- **Re-location of LM2500:** Disassemble, piece marked, packaged and shipped LM2500 from Taft to Arkansas Includes inlet, outlet, turbine generator MCC panels, etc.
- **Westinghouse 301 with SCR's and installation of Frame 5:** Oversaw erection of units including inlet filter house, lube oil, turbine generator, alignment of units, SCR, Stack, perf plate, ammonia injection system, electrical conduit wire tubing, terminations,
- **Westinghouse 301 with SCR's and installation of Frame 5:** Oversaw erection of units including inlet filter house, lube oil, turbine generator, alignment of units, SCR, Stack, perf plate, ammonia injection system, electrical conduit wire tubing, terminations
- **GE LM6000 Peaker Project:** Installation of two new GE LM6000 Gas Turbine Units. Project included the procurement and installation of all piping, electrical and Owner supplied equipment. This included gas turbine, generator, SCR, CEMS, PCM and all interconnections.
- **GE LM6000 Peaker Project:** Removal, stage and preserve of an existing Westinghouse 251 and all associated equipment. Installed foundations, underground mechanical and electrical for a new GE LM6000 peaker and associated equipment.
- **GE LM6000 Peaker Project:** GE Nex Gen LM6000 Peaker Project. Installation of a new GE Nex Gen LM6000 Gas Turbine Unit. Project included the procurement and installation of all piping, electrical and Owner supplied equipment. This included gas turbine, generator, SCR, CEMS, PCM and all interconnections.
- **GE LM6000 Peaker Project:** Installation of a new GE LM6000 Gas Turbine Unit. Project included the procurement and installation of all piping, electrical and Owner supplied equipment. This included gas turbine, generator, SCR, CEMS, PCM and all interconnections.
- **GE LM6000 Peaker Project:** Installation of all underground mechanical piping and electrical. Form and place foundations for a LM6000 Peaker Plant.

Please see Appendix A for a detailed resume.



IEC Corporation

Griffith Rausch

Professional Experience

Construction Manager for 86 MW Combined Cycle Power Plant in Modesto, California. Responsible for construction management of total project. Project consisted of General Electric LM 6000 Combustion Turbine and 50 MW Generator, ATS Express HRSG, Dresser Rand 36 MW Steam Turbine Generator and all ancillary equipment.

Cooling Water Systems Construction Manager for 1080 MW Merchant Plant in Moss Landing, California. Responsible for rebuilding sea water intake structure, pump facility and installation of 6,000 feet of 84" and 120" diameter pipelines. Also responsible for coordinating outage work on sea water cooling systems for two 750 MW units.

Site Manager for SCR Retrofit project on 175 MW oil/gas fired boiler in San Diego, California. Responsible for field operations, including interfacing with SCR manufacturer and coordination of erection of SCR Unit into existing operating plant.

Site Manager for 750 MW Merchant Plant in Dearborn, Michigan. Responsible for field operations, including installation of three GE 7F combustion turbines and generators (one combustion turbine, generator and all the accessory modules were dismantled in Tacoma, Washington and shipped to Dearborn, Michigan), two Aalborg HRSG's, three Aalborg Blast Furnace Gas Boilers, ABB Steam Turbine Generator and related water treatment facility, 230 kV SF-6 substation and switchyard and export process steam.

Griffith Rausch

Construction Manager II

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826
916.383.6000 main
916.383.6010 fax

Education

San Diego City College, School
of Engineering

Project Experience:

- 86 MW Combined Cycle Power Plant -- Modesto Irrigation District, Modesto, California
- 1080 MW Merchant Plant -- Duke Energy, Moss Landing, California
- 175 MW SCR Retro-fit -- San Diego Gas & Electric, Chula Vista, California
- 750 MW Merchant Plant -- CMS Energy, 1.5 MM LB.HR. Exportsteam, Dearborn, Michigan
- Hotel, Casino, Retail Facility -- Aladdin Resort Hotel, and Convention Center, Las Vegas, Nevada
- Wafer Chip Manufacturing, TSMC, Facility, Camas, Washington
- Water Treatment -- Sierra Pacific Power Company, Reno, Nevada

Please see Appendix A for a detailed resume.



IEC Corporation

Harold Mathias

Summary

Hands on experience in the construction and startup of power plants. Including operations & maintenance of General Electric 7FA, LM5000 & TM2500 gas turbines, Pratt & Whitney FT8-3 and Westinghouse W501D5A, and W501F gas turbines. As well as Toshiba steam turbine and Alborg HRSG's. Using Mark V DCS and Foxboro DCS. Woodward Micronet 3, Westinghouse WDPF and Siemens TXP DCS. Special skills include troubleshooting and problem-solving Allen Bradley PLC SLC500 with RSLogics. Calibrated and serviced Fisher Rosemont Transmitters. Able to work from blueprints and P&ID's to troubleshoot and repair hydraulic and pneumatic systems, HVAC and plumbing systems. Able to stick and mig weld. Performed maintenance and repair of CAT diesel generators. Familiar with many different types of pumps, air and gas compressors. ASE certified to troubleshoot and repair cars, light and heavy-duty trucks, gas or diesel, and boring and digging equipment. I have also been a supervisor establishing maintenance scheduling, budgeting, manpower, and industrial oil sampling programs and lubrication specifications and intervals for all power plant equipment.

Professional Experience

Phoenix Power Group

Receive, evaluate and process any warranty claim from the client, ML&P power plant now that construction, start up and commissioning is done. Work with plant management on a daily basis to process claims, procure labor to repair and manage all aspects of the warranty program. And act as the liaison between ML&P and Phoenix Power Group.

Universal Energy

Contracted as a Lead Mechanical/Operations Commissioning Engineer in Anchorage AK at the ML&P plant 2 expansion project. Installing and commissioning 2 General Electric LM 6000's and one Siemens steam turbine. Working from prints and P&ID's to manage and coordinate the proper installation and flushing of the steam piping, CCW, feed water and condensate systems as well as operate the water treatment plant. Using GE Ovation control DCS performed all first fire of turbines and complete plant operations from the control room.

Please see Appendix A for a detailed resume.

Harold Mathias

Construction Manager I

IEC Corporation

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916.383.6000 main | 916.383.6010 fax

Education

Graduated United States Marine Corps Recruit Training. 1982
Graduated USMC Turbo jet propulsion and hydraulic and pneumatic service school, Aviation machinist Mate Class A1, F/RF-4B/J Organizational Maintenance (J79 jet engine school), F4-J, N, and S. Fuel, pneumatic and hydraulics systems, Airframes, Ejection seats and cockpit nomenclature school. USMC Noncommissioned Officer Leadership Academy and Technical Publications Librarian School. 1983-1984.
Arizona Western College blueprint reading, schematic and technical drawing. 1985.

Licenses & Certificates:

General Electric/Bentley Nevada 3500 Operation and Maintenance Course. 2014
Ariel Gas Compressor Maintenance School. 2002
General Electric, LM5000 Gas Turbine Generator Systems. 2002
SD Meyer Transformer Maintenance School. 2000.
Noria Oil Analysis I & II. 2000.
Rockwell/Allen Bradley - Maintaining and troubleshooting the SLC 500 PLC with RS logic 500 software. 2000.
Commonwealth Edison, Low voltage/High voltage, Safety Training. 2000
Fisher Rosemont - Temperature/Pressure instrumentation. 2000.
ABB - High voltage breaker and motor controls training. 1999.
Siemens Westinghouse - W501D5A Econo-Pac (Turbine/Generator) Training. 1999.
Rockwell/Allen Bradley - Fundamentals of PLC's Training. 1999.
Four County Joint Vocational School - Air Conditioning and Refrigeration T/S. 1998.
Ohio Workers Compensation Classes - Work Place Safety. 1997.
Performance Training Associates - Troubleshooting Hydraulics. 1995.
TECO - Maintenance and repair of hydraulic lifts and booms. 1993.
International Mobile Air Conditioning Association - Proper use of R-12 & R-22. 1992. Automotive Service Excellence - ASE certified auto/truck mechanic. 1990.

Nadia Burleson, PE

President and Chief Executive Officer



Education

- MS Civil Engineering,
University of California,
Davis
- BS Chemical Engineering,
University of Colorado,
Boulder

Licenses & Certifications

Professional Civil Engineer,
California, #C48162

Qualified SWPPP
Developer/Practitioner
(QSD/P), California,
#00179

California Class A HAZ
General Engineering
Contractor, #940907

Training & Coursework

OSHA 40-Hour Health and
Safety Hazardous
Waste Operations and
Updates

Professional Affiliations

Society of American Military
Engineers,
Director 2004 to 2007,
Treasurer 2007 to 2010

American Society of Civil
Engineers

El Dorado County Air
Quality Management
District Hearing Board
2006-2016

Association of Women in
Water, Energy, and the
Environment

General Qualifications

Nadia Burleson is an environmental engineer with more than 27 years of experience that includes project management, habitat restoration, NEPA/CEQA studies, remedial investigation and feasibility studies, RCRA/CERCLA projects, treatability studies, and design of wastewater and remediation systems. She routinely coordinates public involvement for complex EIS/EIR projects and conducts traffic studies, air quality analyses, and hazardous waste evaluations for municipal and federal clients to comply with NEPA and CEQA requirements. She has managed contracts valued at more than \$10M and has the skills to manage multiple subcontractors and disciplines to keep projects moving forward efficiently.

Relevant Experience

Humboldt Bay Power Plant Repowering Project Environmental Document, Construction Monitoring, and Wetland Restoration, Pacific Gas and Electric (PG&E), Humboldt County, California. Ms. Burleson completed several technical sections for this Application for Certification. The project involved repowering the existing 105 MW Humboldt Bay Power Plant Units 1 and 2 within a 143-acre parcel occupied by the existing Humboldt Bay Power Plant.

Environmental Services Contract, Sacramento Municipal Utility District (SMUD), Sacramento, California. Ms. Burleson provided technical review and quality control for SMUD CEQA documents (initial studies and EIR) and habitat mitigation bank. She was instrumental in ensuring that resource areas were adequately discussed and technically defensible. She also provided environmental review for a Petition to Amend for Post Certification Project Modification to the CEC for a gas pipeline project. She also certified construction SWPPPs for several projects. (2006-2012)

Sacramento Area Voltage Support Environmental Impact Statement (EIS) and Supplemental EIS/Environmental Impact Report (EIR), US Department of Energy, Western Area Power Administration, Northern California. Ms. Burleson oversaw preparation of the SVS EIS and was deputy project manager for the Supplemental EIS and EIR. The EIS was prepared to address effects of construction and operation of transmission line upgrade alternatives through the Sacramento region.

Corte Madera Creek Flood Risk Management Integrated Feasibility Study and Environmental Impact Statement/Report (EIS/EIR), US Army Corps of Engineers (USACE), San Rafael, CA. Ms. Burleson is the quality control officer for this Joint EIS/EIR that evaluates options to reduce flood risk along Corte Madera Creek in the Ross Valley Watershed in Marin County, California.

Chabot Dam Seismic Retrofit EIR, East Bay Municipal Utility District, Lake Chabot, California. Ms. Burleson provided noise analysis for this project that would use heavy equipment to complete construction activities within the community of San Leandro.

Colusa Sutter Transmission Line Joint EIS/EIR, DOE Western Area Power Administration (Western), Colusa and Sutter Counties, California. Ms. Burleson provides QC for this joint EIS and EIR for Western's proposed Sacramento 500-kV Transmission Project (SAC500). Western is the NEPA Lead Federal Agency and Sacramento Municipal Utility District (SMUD) is the Lead State Agency.

Please see Appendix A for a detailed resume.



Burleson Consulting Inc.
Woman-Owned Small Business
Environmental Puzzle Masters

Beth Kelly, JD

Environmental Systems/Regulatory Specialist

Education

- JD Juris Doctor, University of Northern California, Lorenzo Patino School of Law, Sacramento, California
- BA Chemistry, Skidmore College, Saratoga Springs, New York

Continuing Education

- General Geology Course, Redrocks Community College, Denver, Colorado
- Aqueous Chemistry Graduate Course, Colorado State University, Fort Collins
- Quality Improvement Training, Quanterra
- Good Laboratory Practices Course, Quanterra
- Field Monitoring and Sampling of Hazardous Materials, University of California Extension, Davis
- Site Assessment and Remediation Process, University of California Extension, Davis

Professional Affiliations

- Association of Environmental Professionals
- California Women for Agriculture
- Association of Women in Water, Energy, & Environment
- Heritage Preservation League, Folsom

General Qualifications

Ms. Kelly is a project manager with over 28 years of environmental and project management experience. She is experienced working with environmental laws and regulations, permitting, and compliance. Her knowledge of chemistry aids in water quality analysis and assessing site conditions and potential costs for remediation. Her expertise includes:

- Environmental, land use, administrative laws
- Water quality
- Hazardous waste characterization/compliance multimedia compliance audits
- Program management
- Land use planning
- Quality assurance, data validation
- Chemical database management
- Radiochemistry, pesticide analysis
- NEPA and CEQA
- CERCLA remedial Investigations
- Permitting

Relevant Experience

Gateway Generating Station Compliance Review, Pacific Gas & Electric (PG&E), Antioch, CA. Serving as the project manager, Ms. Kelly reviewed PG&E's Hazardous Materials Business Plan (HMBP), Waste Management Plan (WMP), Industrial Wastewater Compliance Plan (IWWCP) (includes contents of Industrial Wastewater Permit), Storm Water Pollution Prevention Plan (SWPPP), and Spill Prevention Control and Countermeasures Plan (SPCC) for the Gateway Generating Station (GGS). This review also included compliance procedures and the Compliance Matrix table, for consistency and accuracy with the associated plans.

Colusa Sutter (CoSu) Transmission Line Joint EIS/EIR, DOE Western Area Power Administration (Western), Sacramento Region, CA.

As project Manager, Ms. Kelly manages this joint EIS and EIR for Western's proposed Colusa Sutter 500-kV Transmission Project (CoSu Line). Western is the NEPA Lead Federal Agency and Sacramento Municipal Utility District (SMUD) is the Lead State Agency. Ms. Kelly coordinates with Western, SMUD, and subcontractors to develop alternatives, implement effective public participation, and prepare the EIS/EIR within the 3-year schedule.

Environmental Services Contract, Sacramento Municipal Utility District (SMUD), Sacramento, California. *Program Manager.* Ms. Kelly managed this \$5M on-call environmental services contract for SMUD for six years. She oversaw preparation of more than a dozen SMUD CEQA documents (initial studies and EIRs), Habitat Mitigation Bank, and Habitat Conservation Plan (HCP). She was instrumental in ensuring that resource areas were adequately discussed and technically defensible. These environmental projects were completed for substation improvements, corporate yard construction, transmission line extension or reconstruction, gas pipeline modification, and wetland treatment projects.

Chabot Dam Seismic Retrofit EIR, East Bay Municipal Utility District, Lake Chabot, California. Ms. Kelly evaluated Impacts to aesthetic resources based on adverse effects to scenic vistas, resources, or creation of a new source of light or glare that would affect views in the area.

Please see Appendix A for a detailed resume.



Burleson Consulting Inc.
Woman-Owned Small Business
Environmental Puzzle Masters

Kevin Ghalambor

Biologist, Environmental Scientist

Education

BS Earth Systems Science and Policy, California State University, Monterey Bay

Permits & Certifications

Qualified SWPPP Practitioner (QSP)
USFWS Collector, Take, and Scavenger Permits
Branchiopod Recovery Permit TE-02496A-0
Certified Wetland Delineator

Continuing Education

Biology and Conservation of the California Tiger Salamander Workshop
Biology and Conservation of the California Red-legged Frog Workshop
Desert Tortoise Handling Workshop
Wetland Training Institute, Wetland Delineation Course
California Native Plant Society Vernal Pool Plant Taxonomy Course
US Army Corps of Engineers Construction Quality Management Course
OSHA 40-Hour Health and Safety Hazardous Waste Operations
EMS CPR and Basic First Aid

General Qualifications

Kevin Ghalambor has more than 10 years' experience completing surveys for rare plants and endangered species and holds US Fish and Wildlife Service (USFWS) collector, take, and scavenger permits. He is experienced in identifying soil types, watershed assessment and mapping, river assessments using the Rosgen stream classification, stormwater pollution prevention plans, and conservation practices for vernal pool habitats. Mr. Ghalambor has conducted protocol-level surveys for vernal pool fairy shrimp and tadpole shrimp, California red-legged frogs, California tiger salamanders, burrowing owl, Swainson's hawk, and other special status birds. He is familiar with vernal pool botanical species and routinely assists clients in the identification of rare plants at construction sites and provides avoidance measures, preconstruction training and monitoring for Burleson's governmental and private clients.

Relevant Experience

As-Needed Biological Resources Evaluations and Surveys, Sacramento Municipal Utility District (SMUD) Sacramento County, CA.

As project biologist, Mr. Ghalambor completed numerous special status species surveys and habitat assessments for SMUD's as-needed biological services task order. Special status species evaluations involved performing database queries for special status species, evaluations using aerial imagery, onsite surveys, collecting data with GPS and photographs, completing field logs, providing summary reports and recommending avoidance and minimizations measures as well as monitoring work when necessary. Species surveyed include California tiger salamander, giant garter snake, burrowing owl, valley elderberry longhorn beetle, western spadefoot toad, Swainson's hawk, California red-legged frog, and vernal pool shrimp. (2009 to 2011)

Biological Surveys for Path 15 Erosion Repair Project, USDOE Western Area Power Administration (WAPA), Northern California. *Wildlife biologist.* Mr. Ghalambor supported the lead surveyor on initial reconnaissance and protocol-level surveys at areas where erosion control activities will take place along existing access roads. Surveys included incidental observations of any listed plant and animal species occurrences, with focused surveys for San Joaquin kit fox, Giant kangaroo rat, **blunt-nosed leopard lizard**, burrowing owl, and migratory birds. (2017)

Swainson's Hawk Construction Monitoring, Caltrans, Merced County, California. *Biological Monitor.* Mr. Ghalambor provided Swainson's hawk monitoring for three nests near an interchange construction project along SR 99 between the Chowchilla River and McHenry Road in Merced County. He monitored construction activities, nesting behaviors, and provided daily and an overall summary report of all observations until identified hawk chicks had fledged their nests. (2013-2014)

Wetland Delineation for Keswick to Olinda 230-kV Reconductoring Project, USDOE Western Area Power Administration (WAPA), Northern California. *Senior Biologist.* Kevin completed a jurisdictional wetland delineation for a 31-mile transmission line corridor to reconductor 230-kV transmission lines in northern California.

Biological Assessments for 230-kV Reconductoring Projects, Western, Central and Northern California. *Senior Biologist.* Kevin has completed field surveys and Biological Assessments (BA) for several projects to reconductor 230-kV transmission line segments in central and northern California.

Please see Appendix A for a detailed resume.



Burleson Consulting Inc.
Woman-Owned Small Business
Environmental Puzzle Masters

John C. Youngdahl, P.E.

Education

B.S., Civil Engineering,
California Polytechnic State University, San Luis Obispo, 1996

Registrations

Professional Engineer - California No. C60224
Professional Engineer – Nevada No. 21416

Experience

Folsom Railroad Block Plaza and Down Town Revitalization

Managed project that involved the construction of commercial building pads, public plaza improvements including an amphitheater over the historic railroad block and passenger depot, and reconstruction of the main roadways and improvements including utilities for the historic downtown area. The project involved interaction and coordination with multiple contractors and design team members. Coordination and communication was successfully accomplished with weekly meeting participation and quick response time to the project due to proximity to our corporate office. Challenges involved with the utility installations included varying material types, proximity to sensitive and brittle structures, and dealing with difficult conditions on short notice.

Cal ISO, Folsom

Principal Engineer for the new Cal-ISO building. Oversaw the earthwork operations and materials testing for this multi-million dollar critical structure.

Alpine County Building Department

Principal Engineer for various phases of construction of condominium complexes, residences and public works facilities. Scopes of work have included overseeing Quality Assurance of earthwork and materials testing.

Finnon Reservoir Construction

Managed project that has included the removal and recompaction of a 50 foot tall and 800 foot long earthen dam in the Mosquito Fire District. The dam was determined to be unstable under a design seismic event by the Division of Dam Safety (DSOD). We fulfilled the role of on-site engineer of record for the project. The project involved coordination of the contractors and local agencies in order to meet the plans and specifications. Determination of proper foundation materials, acceptance of an appropriate keyway, and proper selection of material for construction of the embankment were key responsibilities. We performed near full time field consultation and testing services during day and night shifts. An on-site laboratory was set up at the neighboring airport to facilitate needed turn-around times for laboratory testing. Consultation and interaction with the Division of Dam Safety and the Resource Conservation District was performed on a very frequent basis.

Marshall Hospital, Placerville

Principal Engineer of Record for the new South Wing addition to the existing hospital. Oversaw the earthwork operations and materials testing for the Hospital addition.

Kaiser Folsom Campus, Folsom

Principal Engineer of Record for the Kaiser Folsom Campus. Oversaw the earthwork operations and materials testing for the new ambulatory surgery center.

Barton Memorial Hospital, South Lake Tahoe

As Principal Engineer of Record for new central utility plant (CUP) and hospital parking structure, oversaw the earthwork operations and materials testing.



Expertise

- Foundation and Pavement Design
- Slope Stability Analysis
- Segmental and Rockery Retaining Wall Design
- Construction Testing and Inspection
- Forensic Assessments
- Geologic Hazard Assessments
- Seismic Design Criteria
- Construction QA/QC

Career Background

Youngdahl Consulting Group, Inc.,
President & Principle Engineer,
1997-present

AGRA Earth and Environment, Inc.,
Senior Staff Engineer,
1996-1997

Terratech, Inc.,
Field and Laboratory Technician,
1991-1996

Cal Poly Civil and Environmental Engineering Department,
Laboratory Teaching Assistant,
1995-1996

Central Coast Exploration,
Drill Rig Operator, 1992-1994

Youngdahl & Associates, Inc.,
Field and Laboratory Technician,
1988-1991

Please see Appendix A for detailed resume.

D. Project Understanding

SECTION D: PROJECT UNDERSTANDING

Understanding of the Services Requested

The City is requesting on-call engineering, design and consulting services on an as-needed or continuous basis. The selected engineering firm is required to have both the depth and breadth needed to cover general consulting, permitting, technical due diligence review, onsite support, feasibility analysis, detail design, technical bid packages, environmental compliance and other work as directed.

The City would like assurance that the designated project team will remain assigned to City projects and will be available to provide onsite presence as needed. The firm must also possess the necessary skill set, expertise, and experience to provide significant added value to City operational staff.

Through this proposal, IEC will demonstrate that it will not only meet these requested services, but exceed them in every area, with world-class customer service and local power plant expertise — available any time at the City's request.

Through this proposal, IEC will demonstrate that it will not only meet these requested services, but exceed them in every area, with world-class customer service and local power plant expertise—available any time at the City's request.

1. Understanding of Roseville Electric

IEC has a strong understanding of Roseville Electric's needs for this Project as well as with the REP and RPP2 Facilities and the systems within each Facility. Prior to 2017, **IEC has supported the City of Roseville in various tasks such as preparing a Maintenance Program Summary for the Roseville Energy Park (REP).** IEC was selected to prepare the Maintenance Program Summary to provide an overview and philosophy of current maintenance practices at REP to communicate to Roseville Electric Executive Management. IEC also provided a list of additional maintenance activities to meet industry best maintenance practices above and beyond those that Roseville Electric was already performing. In 2017, IEC was awarded the 5-year Generation Engineering Support Services Contract. Since then **IEC has been supporting Roseville Electric with over 20+ tasks.** Examples of the tasks includes RPP2 electrical engineering support and generator protection upgrade, REP protection engineering support, REP AGC control improvement, RPP2 fire protection specification development, asset retirement cost estimate, RPP2 exhaust liner retrofit

design and construction support. In addition, IEC has experience working successfully with Roseville's maintenance Contractor - Performance Mechanical Inc. (PMI) - on past projects, and has a good working relationship with their project personnel. **This means the IEC Team is familiar with the City, its facilities, its operation, and its contractors, and will require little time in getting up to speed on the upcoming tasks and projects.** In addition, the Roseville Electric staff will not be required to spend valuable time in walking us through their existing procedures and protocols.

2. Potential Upcoming Capital Projects

Based on the feedback during the pre-proposal conference, the City may have several potential capital projects for this contract. Below are descriptions of our understanding of each potential project for this contract, and how IEC can provide added values to support the City to achieve the goal in each project.

Rehabilitation of Excitation Controls and other Electrical Systems at RPP2

RPP2 was first commissioned back in 1985 and has been running on and off for the last 35 years. Thus, the plant may need to be modernized to maintain its reliability and extend its service life. IEC is very familiar with the RPP2 plant and has been supporting the City to troubleshoot, specify, retrofit and upgrade multiple pieces of equipment (including the generation protection relay, generator switchgear, generator DC rectifier, package HVAC repower, CO2 fire protection system, exhaust stack acoustical liner plates replacement). We understand that the excitation controls and other electrical systems may need to be upgraded. **Through our experience with the RPP2 setup, the IEC team along with the various subject matter experts will be able to quickly design and support the installation and commissioning of the excitation controls and other electrical systems.**

SGT-800 Gas Turbine A-Plus Upgrade at REP

The City is planning to apply the Siemens A-Plus turbine upgrade package to both SGT-800 gas turbines at REP in early 2021. The A-Plus turbine upgrade improves efficiency through increasing the turbine firing temperature and through the use of redesigned compressor blades. The potential plant power increase from such A-Plus turbine upgrade is estimated to be 8MW over the existing rating.

IEC has in-house performance engineers and is prepared to provide GateCycle thermal modeling for the existing 2 on 1 combine cycle plant at REP to gauge the existing plant performance. Then the GateCycle thermal model can be utilized to assess the plant performance at various weather conditions and/or at different operating scenarios after the A-Plus turbine upgrade. The outcome of such performance study will help the City to run various off-design economic studies and optimization studies to maximize the plant efficiency.

In addition to providing thermal modeling, the IEC team along with Siemens gas turbine subject matter experts will be able to provide owner's engineering and construction management to oversee the OEM's

installation process of the A-Plus turbine upgrade. Examples of IEC's owner's engineering and construction management services include:

- 1) Review daily work progress and keep track of construction schedule
- 2) Monitor compliance with work scope, safety regulations, and other local or code regulations
- 3) Review claims and change order request on behalf of the City
- 4) Prepare internal and external reports pertaining to job status
- 5) Plan ahead to prevent problems and resolve emerging issues
- 6) Analyze, manage, and mitigate risks
- 7) Ensure quality construction standards and the use of proper construction techniques

Our team of consultants and experts are OEM trained and will be able to provide valuable lessons-learned, expert analyses, and independent advice to provide useful results and practical recommendations/ solutions to address any specific needs.

Battery Energy Storage System at REP

In order to increase ramping capability of REP, the City may consider installing battery energy storage system (BESS) in parallel of the solar site at REP. When the combined cycle plant at REP is on stand-by, a BESS can be synchronized and ready to respond to grid demand and provide a pre-determined energy for a limited of time until the combined cycle plant is ready to synchronize to the grid and produce power. This is just one example of many benefits of adding a BESS to REP. IEC will be able to provide a feasibility study to evaluate the full benefits of BESS, along with cost benefits analysis to the City such that the City can understand thoroughly all aspects of implementing a BESS at REP. In case the City is ready to design BESS, the in-house engineers at **IEC is experienced and have designed complete battery energy storage systems that are currently in operation.**

ZLD Control System Upgrade at REP

The REP combined cycle plant is about 13 years old. Some of the control systems and PLCs, such as the existing Allen Bradley PLC controls for the ZLD system, are reaching their end of lives. The City may choose to upgrade the ZLD system controls to Ovation DCS platform in the near future in order to extend the life and improve the ZLD system controls. IEC had performed DCS work in the existing plant Ovation DCS. Thus, IEC is very familiar with the existing DCS infrastructure. In addition, IEC has reviewed the ZLD system control logic in the Allen Bradley PLC and is ready to start the design process to migrate the existing ZLD system controls from PLC based logic to Ovation with other improvements. The design package will include new Ovation logic design, DCS programming, electrical design, demolition drawings, termination

drawings, new Ovation hardware specification with cabinet drawings, etc. In addition to the design package, IEC can also support the startup, testing and commissioning of the new Ovation controls. **IEC will be able to cover all aspects of engineering and DCS programming needs for this project.**

ZLD System Equipment Replacement/Upgrade at REP

In order to resolve process bottleneck issues on the ZLD system at REP, the City may need to replace and/or upgrade some of the existing equipment in the ZLD system. **The IEC team along with the ZLD system subject matter experts have performed numerous system condition assessments and equipment evaluations to identify actual system performance and bottlenecks.** We will be able to provide the same kind of assessments and evaluations to troubleshoot system deficiency and pinpoint system improvements and optimization opportunities. The results will allow the City to make intelligent decisions on upgrading and enhancing existing system efficiency and capability, and ultimately reducing O&M costs.

3. Unique Approach & Strengths

IEC's proven approach to owner's engineering and on-call support services stems from our unique strengths within our people and our company. These strengths define who we are and separate us from other companies. We operate on the philosophy that the following general practices are imperative and must be included in all of our services. It results in true customer service and client satisfaction.

Project Safety

Safety is the first and foremost value in our philosophy and statement of general practices. The safety of our personnel, clients, subcontractors and the surrounding public is the most critical component to all of our projects—as we know it is for Roseville Electric. For this reason, IEC provides trained personnel with the appropriate safety certifications on all of our jobsites to ensure each and every aspect of our services is safe and complies with all federal, state and local safety requirements and guidelines including specific onsite plant safety requirements as required by the City. We believe there is no excuse for poor safety management, nor should our clients accept any company that does not make safety an intentional priority. **We intend to help Roseville Electric stay among the safest utilities in the northwest.**

One-Stop Shop

The IEC Team consists of uniquely qualified industry professionals with proven experience in each aspect of the RFP including, but not limited to, **mechanical, electrical, civil, structural, I&C, environmental, and performance engineering.** In addition, IEC is teaming with industry subject matter experts that have relevant experience for the **Siemens SGT-800 gas turbine, SST-900 steam turbine, GE Frame 5 gas turbine, and zero liquid discharge system installed at REP and RPP2.** Each subject matter expert is considered an expert in his field and brings a vast amount of specific knowledge to the City. Our “one-stop-shop” service will allow us to truly stay responsive no matter what area of expertise is required.

IEC Flexibility

IEC flexibility is the hallmark of our company. We understand that any need can arise in a power plant and any moment. The services needed one day will not be the same services needed the next day. And, the need can arise at a moment's notice with no forewarning. **Our ability to respond to these needs is what sets IEC apart.**

The IEC Team has the depth and breadth of local resources to respond to virtually any technical situation that arises in a power plant. Our multidiscipline team of professionals extends through all engineering disciplines, management, and administrative support. **As a locally based Sacramento firm, IEC can quickly respond to any need with highly qualified industry professionals to quickly assess issues and provide “one-stop-shop” support no matter what area of expertise is required.** IEC will also remain very flexible to quickly find the unique expertise if needed to supplement our team. This flexibility has been demonstrated time and again under our current engineering MSA with the City of Roseville.

E. Project Plan

SECTION E: PROJECT PLAN

To demonstrate our professional excellence and world-class service, IEC has included a discussion on our approach to the successful implementation of our services including workflow, methodologies, staff assignments, and subcontractor assignments.

1. General Approach - What the City can Expect from IEC

The work scope and schedule to accomplish tasks will largely be dictated by the specific needs of the power plant facilities. That is, City staff will identify a need and request support from IEC. Once IEC receives the request, the applicable personnel, which includes the Project Manager and applicable Lead Discipline Engineer(s), will go to the site and have a face to face meeting with plant staff to understand the task or project more clearly. This may involve a site walkdown to physically see the issue and “touch the equipment” as well as review onsite background documentation.

Once IEC has gathered all the information needed, we will prepare a proposal that clearly defines the scope of work in detail; identifies scope responsibilities between IEC, the City and other stakeholders; identifies all technical assumptions; and establishes a detailed schedule that includes milestones, hold-points and stakeholder input. The proposal will include a budget of anticipated effort for each task as well as a detailed breakdown of anticipated hours and effort for each task on time and materials basis. IEC will then issue the task proposal to the City for review and comment. If the City has some adjustments, IEC will modify the proposal accordingly and reissue for City review. Once the proposal is accepted by City staff, IEC will begin work in accordance with the proposed schedule and assigned staff. **The proposed staff will NOT change nor will they be assigned to another project.**

As the work progresses, IEC will conduct technical review meetings and provide project updates in person at the Roseville Energy Center. The frequency of the technical review meetings and project updates will depend on the needs of the project. **This is essential as IEC believes communication is more effective in person and demonstrates our attention to the needs of the customer.** City staff will also be able to meet with us anytime to ensure we are attentive to the needs of City personnel.

IEC’s headquarters is approximately 30 minutes from the Roseville Energy Center. This close proximity ensures exceptional responsiveness by allowing us to schedule face-to-face meetings or evaluate technical issues onsite at a moment’s notice. The City will not need to wait for travel arrangements or spend valuable time sending pictures and documentation, as **IEC engineers will be onsite to discuss these technical issues.** Furthermore, IEC will not just send a project manager or business development personnel, but rather, IEC will send the applicable technical discipline to ensure they see things firsthand

and provide immediate collaboration with operational staff. The benefit means local responsive expertise will be directly accessible to onsite City personnel.

Due to our close proximity the City of Roseville and the Roseville Energy Center, it is IEC's policy NOT to charge local clients for travel costs. **This means the City will NOT be charged for time and expenses traveling to and from the City's power plant locations for meetings and/or onsite support.** This valuable benefit reduces the cost for the City to ensure effective use of limited budgets for the City of Roseville.

2. Assigned Staff

Continuity of staff is essential to project success. The combination of providing experts in each field with specific knowledge in how to seamlessly integrate with City makes our team a perfect fit to effectively get jobs done. As such, IEC is proposing proven personnel with significant expertise related gas fired power plants in all disciplines include mechanical, electrical, civil, structural, I&C, environmental, and performance engineering. We have appointed lead engineers for each engineering discipline who will be primarily visiting the site as needed to ensure staff continuity and familiarity with City staff.

Discipline Leads

Mr. Eric Quintero will lead IEC's team in directing and overseeing this contract and communicating with Roseville Electric contract and project managers. Mr. Quintero is the single point of responsibility to ensure all of IEC's work is executed in accordance with client expectations including budget, schedule, and quality of work.

Mr. Chan Lam, P.E. will oversee the Field Engineering Team. Mr. Lam is a California licensed mechanical engineer and field Engineer with extensive power facility design, construction, startup, and commissioning experience. His hands-on project experience includes field engineering, site inspections, system evaluation, startup, and commissioning. He has served as Design Engineer, Field Engineer, CBO-delegated Mechanical Engineer, and Start-up Engineer for several utility-scale power projects.

Mr. Blake Heinlein, P.E. will oversee the Mechanical Engineering Team. Mr. Heinlein is a California licensed engineer with extensive power facility design and project management experience. His experience includes detailed engineering, field engineering, project implementation, operations, and project management. Mr. Heinlein has been directly involved with much of the work on the various thermal power facilities designed by IEC and has provided scope-specific engineering services on a number of power projects.

Mr. Aaron Leach, P.E. will support the team as the Electrical Engineering Lead. Mr. Leach is a California licensed electrical engineer with extensive experience with power facility and electrical systems analysis and design. His hands-on experience includes detailed engineering, field engineering, site inspections, and project management for utility clients.

Mr. Chuck Sinkey, P.E. will oversee the Civil/Structural Engineering Team. Mr. Sinkey brings over 35 years of civil and structural engineering and project management experience in a wide variety of engineering design and field functions. As a Professional Civil and Structural Engineer, Mr. Sinkey has dealt with a wide range of applications involving large equipment foundations, unique concrete applications, structural steel for industrial sized power plants and Building Code compliance.

Ms. Nadia Burleson, P.E. will support the team as the Permitting Lead. Ms. Burleson is a civil and chemical engineer with more than 27 years of experience that includes habitat restoration, NEPA/CEQA studies, remedial investigation and feasibility studies, RCRA/CERCLA projects, treatability studies, and design of wastewater and remediation systems.

3. Subcontractors (Subject Matter Experts)

IEC Corporation is complemented by a resource of subcontractors and industry experts. To maximize the quality of our technical support services, **IEC has chosen subcontractors who are experts with a vast amount of experience in GE Frame 5, Siemens SGT-800, Siemens SST-900, and zero liquid discharge (ZLD) systems.** See Section B.2 for equipment experience. These subcontractors have a proven track-record of providing outstanding field support services on past projects.

When project task requests are issued, we will review our entire team's qualifications (IEC in-house staff and subcontractors) to determine who has the best expertise in the area being considered. IEC will then propose a highly qualified individual or team of experts to ensure our deliverables (including quality and responsiveness) exceed City expectations.

4. Approach and Methodology

To demonstrate IEC's technical understanding and approach to the Scope of Services required for this contract, we have provided a general description of how IEC will **effectively support all of the services requested** and to provide support beyond those areas originally identified.

General Consulting Services

Our thorough understanding of electrical engineering and generation projects and our proven technical approach is the direct result of extensive previous experience as Owner's Engineer for our utility clients.

This team has the ability to help guide the work scope to ensure all work is completed to utility standards for use in Roseville Electric's ongoing resource portfolio optimization efforts.

IEC has experience in operating and maintaining plants and facilities that utilize a variety of technologies and fuels. Our professional field engineers are able to review City data and evaluate existing facilities to provide technical recommendations on how to improve power generation and plant electrical system efficiencies. A large percentage of our project work entails providing complete engineering services from the initial development stages of a project through detailed design, construction, start-up and testing.

Project Planning

As a design engineering firm, IEC has extensive experience in the planning and design of gas-fired power generation projects and understands the design issues and requirements associated with code compliance and industry standards as well as operational flexibility and reliability. As such, IEC is able to provide added-value during planning, conceptual engineering, scope and specification development, equipment selection and operational considerations.

Project Site Support

The IEC team members have years of project site support experience in design, field engineering, project construction oversight, inspections, and system/plant operations. We provide onsite support to monitor site work, cultivate progress, and maintain compliance throughout facility development and operation. Our experts also provide specialized documentation, inspection, and training services to ensure successful upgrades or installations and long-term reliability. Our site services include: Project Execution Planning and Coordination; Project/Contract Administration; Condition of Certification Compliance; Safety and Quality Assurance Compliance; Field Engineering and Inspection; RFI/DCN Management; Change Order and Claims Management; Detailed Budgets & Schedule Development and Tracking; Document Control; Start-up and Commissioning; Training; and Punch List Closeout.

IEC also has experience in operating and maintaining plants and electrical facilities. Our professional field engineers are rigorously trained in their plant and electrical system functions and apply the latest products and technologies to deliver responsive services and measurable, bottom line results. O&M Services include: Plant Procedural Planning and Coordination; O&M Estimating & Budgeting; Plant Staffing, Training, Policies, and Procedures; Safety and Quality Control Programs; Operability, Maintenance, and Reliability Procedures/Programs; Plant Assessments and Improvements; Plant Optimization and Upgrades; Major Maintenance and Outage Management; Operations, Maintenance, and Compliance Tracking; and Inventory and Procurement Services.

Quality Assurance/Quality Control

IEC's quality control for this project, as with other utility projects, will begin with the City's own standards. IEC strives to design projects and perform work exactly in accordance with the client's own proven standards. **This typically makes us different from ultra large engineering firms that prefer to use their own company standards—it also makes us more effective.** This will allow IEC to ensure compliance with the City's standards before a deliverable is submitted to Roseville for review. In addition to using the City's own standards, IEC maintains an internal quality control process that is tailored to be project specific.

IEC's reputation with clients throughout the United States is founded upon the principal of providing the highest practical level of quality control considering the constraints unique to each project. **We are in excellent standing with every utility for whom we have provided services.**

Inspection

Although the contractors will have construction drawings, it doesn't mean that they will install the equipment per the code and/or the final construction drawings and specifications. In addition, Construction contractors are notorious for ignoring inspection hold points that are required by the Code. **IEC will inspect all work to ensure it is installed correctly using the correct materials, methods and practices.** IEC will also ensure that it is properly tested and accepted and that the Contractor is aware of the hold points prior to continuing with construction. Proper system inspection acceptance will be required.

Feasibility Analysis

The purpose of a feasibility analysis is to reduce the technical, financial, and environmental risks of a potential project. These studies involve breaking down a project to identify the technical, financial, and environmental uncertainties and impacts. Preliminary studies take a number of forms in various applications; however, their impact on the planning and execution of work is essential to the success of a future project. The IEC team has extensive experience with all aspects of power plant feasibility analysis, having worked closely with utilities (including SMUD, TID, SDG&E, PG&E, MID, LADWP, PWP) and other power generation operators throughout California and several other states to conduct due diligence, feasibility studies, and evaluate other proposed pilot projects. Key analyses include:

- Technology Assessments
- Site Evaluations
- Contract Reviews
- Capital Costs
- O&M Assessments
- Economic Evaluations

The IEC team utilizes its experience in engineering design and project management to identify key parameters which will impact the success of a project. Some of the methods the IEC Team would use to perform preliminary studies include:

- Developing a robust understanding of system defined requirements.
- Understanding owner's required performance metrics and system objectives.
- Conducting risk hazard analysis to identify potential issues during implementation and integration.
- Applying a thorough understanding of industry codes and guidelines as well as utility specifications applicable to the system.
- Investigating technology/equipment capabilities.
- Evaluating existing equipment/infrastructure performance.
- Following market trends in system solutions/performance.
- Ensuring the system is suitable for the application and compatible with other equipment and the balance of the design.
- Analyzing the impact of the proposed project.
- Evaluating systems from a safety, reliability, and economical perspectives.

Condition Assessments

Some of the services provided in the past to other utility power generation facilities include:

- Equipment testing and condition evaluation
- Engine and turbine performance evaluation
- Predictive/preventative maintenance plan development
- Facility operational manual preparation
- California Air Resources Board (CARB) Air Permits compliance and documentation
- Storm Water Discharge compliance and documentation
- Spill Prevention, Control, and Countermeasures (SPCC) Plan preparation
- NERC and FERC regulatory compliance and documentation
- Personnel training

Project Interface and Coordination

Our personnel integrate themselves into the structure and culture of the organization to work with the various personnel involved with the project. As such, we have had the opportunity to deal with engineers, managers, policy decision makers, legal counsel, construction crews, administrators, and Directors' Boards. Throughout the course of our work, we have been successful in working harmoniously with a wide variety of personnel at public entities during all phases of utility projects.

IEC will assist the City with development and coordination of project work and schedules for all energy projects/efforts being developed by the City, identifying major equipment deliverables, utility deliverables, key permit requirements, and preparation of regular project status reports. Our key project personnel are able to coordinate work with City departments and work performed by third party consultants to ensure consistent approach with the City's energy objectives and compliance with safety procedures and protocol.

Design Packages

Utilities require more stringent parameters and robust design because of their long-term goals and accountability as public entities. IEC will not just provide a workable design, but designs to the more exacting standards that utilities require for that extra measure of reliability, ease of maintenance, liability protection, and long-term return on investment.

IEC has extensive experience in providing detailed design for a wide variety of utility generation projects and understands the design issues and requirements associated with code compliance and industry standards as well as operational flexibility and reliability. IEC's engineering team includes California Registered Professional Engineers in all disciplines (electrical, mechanical, civil, structural, I&C) who are able to make accurate and reliable recommendations and designs. As such, IEC is able to provide added-value throughout the entire design process - from initial evaluation and conceptual engineering through detailed design.

All of IEC's designs and drawings are produced to industry-recognized standards and in accordance with all applicable codes and regulations but may also be easily tailored to unique client requirements and preferences.

Civil & Structural Design

IEC's Civil/Structural Engineering Team has extensive experience conducting seismic design for power generation equipment and structures. This includes a wide range of civil, structural and seismic qualification of power facility equipment, supports and towers, including: Static Analysis; Static Coefficient Analysis; Dynamic Analysis; Time History Analysis; Shake Table Testing; Static Pull Testing; Damping Studies; IEEE-693-2005; and ASCE-113. The civil/structural project team members assigned have the specific design experience and skills required to handle any unique or demanding design issues.

Solicitation Process Support

IEC is able to support the City in the preparation of various reports and recommendations and can provide documentation and formal reporting to satisfy City Council and policy makers. IEC will also support the City through project solicitation processes – from initial planning and document development through evaluation and selection. Through this process, IEC has developed a systematic, comprehensive, and clear approach to writing solicitations. Our approach includes:

- Development of technical, functional, and compliance requirements;
- Developing the Scope of Work and timetables for operation;
- Establishing response rules (i.e., bidder questions; delivery of proposals; discrepancies; confidentiality; response scoring methodology, etc.);
- Establishing contract stipulations, terms and conditions;
- Assessing bidder qualifications;
- Developing methodology and definitions for system sizing;
- Determining adherence to overall system requirements and goals; and
- Developing project comparison methodology and ranking.

This approach helps us to ascertain the most important information about each response and evaluate this information against a specific scoring system to determine the response and agreement that delivers the best overall value.

F. Cost Proposal

SECTION F: COST PROPOSAL

Cost Proposal

Please see separate sealed envelope for IEC Cost Proposal.



G. Required Statements/ Documentation

SECTION G: REQUIRED STATEMENTS/DOCUMENTATION

As requested, IEC Corporation is providing the following statements of assurance regarding proposal requirements:

Section 5.0 - Assurance of Designated Project Team

IEC assures that the designated project team, including sub-consultants or sub-contractors will be used for this project. Departure or reassignment of, or substitution for, any member of the designated project team, sub-consultant(s) or sub-contractor(s) shall not be made without the prior written approval of the City.

Section 10.4 - Conflict of Interest

IEC warrants that no official or employee of the City has an interest, has been employed or retained to solicit or aid in the procuring of the resulting contract, nor that any such person will be employed in the performance of such contract without immediate divulgence of such fact to the City. IEC has no actual, apparent, direct, indirect, or potential conflicts of interest that may exist with respect to IEC or IEC's management or employees relative to the services to be provided to the City.

Section 10.7 - Indemnification & Insurance Requirements

IEC has reviewed the City's standard indemnification and insurance requirements provided in the sample contract, included in Attachment B. IEC has the ability and agrees to fulfill the indemnification and insurance requirements contained in the sample contract.

Section 10.23 - Proprietary Information

IEC agrees that nothing contained in the submitted proposal is proprietary. IEC will defend, indemnify and hold harmless the City regarding any claim by any third party for the public disclosure of the "confidential" portion of the proposal.

Attachment A - Proposer's Certification

IEC has attached an executed copy of our Proposer's Certification at the back of this Section.

Attachment A

PROPOSER'S CERTIFICATION

I hereby propose to furnish the goods or services specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to ninety (90) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same product or service; that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

Integrated Engineers and Contractors Corporation, dba IEC Corporation

NAME OF BUSINESS

SIGNATURE

R. Eric Quintero, President

NAME & TITLE, TYPED OR PRINTED

8795 Folsom Blvd., Suite 205, Sacramento, CA 95826

MAILING ADDRESS

(916) 345-0301

TELEPHONE NUMBER

equintero@iec-corporation.com

EMAIL

Type of Organization:

☐ Sole Proprietorship

☒ Corporation

☐ State of Incorporation

☐ Partnership

☐ Limited Liability Company

IMPORTANT

06/01/2020

TO: Proposers

FROM: Nathan Ribordy, Electric Department

RE: RFP GENERATION – OWNER’S ENGINEER SERVICES

*******ADDENDUM ONE*******

Please note the following revisions, which represent one attachment:

1. NOTICE FOR PROPOSALS

GENERATION – OWNER’S ENGINEER SERVICES

NOTICE IS HEREBY GIVEN that proposals for **GENERATION – OWNER’S ENGINEER SERVICES** will be received by the City of Roseville. Due to closure of City of Roseville facilities and offices as a result of COVID-19, proposals shall ONLY be mailed to the office of the **City Clerk, Civic Center, 311 Vernon Street, Roseville, CA, 95678** or submitted via electronic mail to CityClerkroseville@roseville.ca.us, until 3:00 p.m., **July 1st, 2020**. Said proposals will be evaluated and results will be made public after completion of the negotiation process with the selected contractor. The City reserves the right to reject any or all proposals and to waive any informalities or irregularities in any proposal or in the proposal process.

2. 3.0 **MANDATORY PRE-PROPOSAL CONFERENCE**

A **mandatory** pre-proposal conference has been scheduled for **June 4, 2020 at 1:00pm** at:

**Roseville Energy Park
5120 Phillip Road
Roseville, California**

The mandatory pre-proposal conference will be held outside the Roseville Energy Park Administration building. As a result of COVID-19, attendees are required to supply and wear their own protective mask and maintain minimum 6 feet social distancing from all Roseville Electric personnel at all times while on-site.

Proposals from Consultants who do not attend the **mandatory** pre-proposal conference will be rejected. The pre-proposal conference will begin at the designated start time. **Tardiness will be grounds for disqualification.** Interested firms will have an opportunity to submit questions regarding the requirements outlined in this RFP. In order to make the meeting more effective for all participants, attendees should **read this document thoroughly** prior to the meeting.

Substantial clarifications or changes required as a result of the meeting will be issued in the form of a written addendum to the RFP. A list of attendees will be distributed upon request.

You must acknowledge receipt of this addendum by including a signed copy with your proposal submittal.

I acknowledge receipt of Addendum One

Name R. ERIC QUINTERO

Signature R. E. Q.

Company FEC CORPORATION Date 07/01/2020

Bid RFP #07-069 - Roseville Electric Utility - Generation Owner's Engineer Services
Addendum #2 - Addendum

Bid Type RFP

Bid Number 07-069

Title Roseville Electric Utility - Generation Owner's Engineer Services

Start Date May 20, 2020 8:00:42 AM PDT

End Date Jul 1, 2020 3:00:00 PM PDT

Agency City of Roseville

Bid Contact **Nathan Ribordy**
(916) 746-1673
nribordy@roseville.ca.us
5120 Phillip Road
Roseville, CA 95677

Description

The City of Roseville (hereinafter "City"), is soliciting proposals for an Owner's Engineer (hereinafter "OE") to support Roseville Electric's generation assets. Responsibilities will include, but are not limited to, conducting feasibility studies, multi-discipline engineering activities, construction supervision, coordinating with governing agencies, attending acceptance testing, commissioning activities, drafting services, specification writing, and other activities as assigned. Activities will be controlled by individual task authorization for work, subject to future funding availability and approvals. Individual task authorization may be rescinded based on needs of the City. OE services will be reimbursed in accordance with the agreed upon terms and conditions of the contract for services rendered. The OE will not be authorized to bid on OE designs or specifications that are later released for proposals. This will be a competitive negotiation process. Qualified individuals, firms, contractors, consultants or entities (hereinafter "Consultant(s)"), that meet the requirements set forth in this Request for Proposals (hereinafter "RFP"), and are capable of providing the services requested are encouraged to participate. **It is the proposer's sole responsibility to monitor PublicPurchase.com for possible addenda to this RFP and for the Notice of Intent to Award. Failure of proposer to retrieve addenda or the Notice of Intent to Award from PublicPurchase.com shall not relieve him/her of the requirements contained therein or the timelines associated therewith. Additionally, failure of proposer to return a signed addendum, when required, may be cause for rejection of his/her proposal.**

Delivery Information

Your proposal **MUST** be addressed and delivered as follows:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

Pre-Bid Conference

Date: Jun 4, 2020 1:00:00 PM PDT

Location: 5120 Phillip Rd, Roseville CA, 95747

Notes: A mandatory pre-proposal conference has been scheduled for June 4, 2020 at 1:00pm at:
Roseville Energy Park
5120 Phillip Road
Roseville, California

Due to the recent events regarding the Covid-19 outbreak additional personal protective equipment requirements may be in place at the time of the pre-proposal conference. Additional requirements or changes to the conference format will be released through an addenda. It is the proposer's sole responsibility to monitor PublicPurchase.com for possible addenda to this RFP.

* **Vendor attendance is required**

No **No Attachments**
Attachments

Documents

Name	Posting Date	Acceptance
 Request for Proposals - Electric Generation Owners Engineer - R1 Final.pdf	May 18, 2020 6:48:23 AM PDT	Yes
 Request for Proposals - Electric Generation Owners Engineer - Addendum #1.pdf	Jun 1, 2020 1:28:32 PM PDT	Yes
 Request for Proposals - Electric Generation Owners Engineer - Preproposal Conference Sign in Sheet.pdf	Jun 5, 2020 9:02:05 AM PDT	No

REQUEST FOR PROPOSAL
CITY OF ROSEVILLE

GENERATION – OWNER’S ENGINEER SERVICES

MANDATORY PRE-PROPOSAL CONFERENCE

JUNE 4, 2020 1:00PM

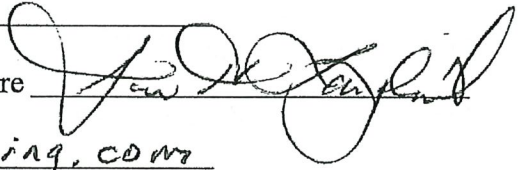
ATTENDEES

Staff: MICHAEL ZASSO

NATHAN RIBORDY

CONTRACTORS

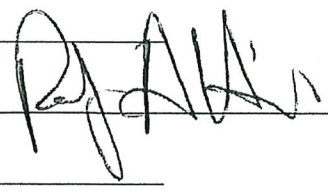
Company EN ENGINEERING

Print name JOHN H. LANGHART Signature 

Email jlanghart@enengineering.com

Company

POWELL HILL

Print name BLACK WATCH Signature 

Email hillra@bv.com

Company IEC CORPORATION

Print name ERIC QUINTERO Signature 

Email equintero@iec-corporation.com

Company IEC Corporation

Print name CHAN LAM Signature 

Email clam@iec-corporation.com

Company ARCAM
Print name Rene MOFFET Signature [Signature]
Email rene.moffet@arcam.com

Company Worley Group Inc.
Print name Jonas Dahlgren Signature [Signature]
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Company NVS
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Company Stantec
Print name Tony Zavanelli Signature [Signature]
Email tony.zavanelli@stantec.com

Company Electric Power Systems
Print name LARRY LIMOGES Signature [Signature]
Email L.LIMOGES@EPSii.com

Company CLEAN POWER CONSULTING PARTNERS + BIBB ETC
Print name DAVE DATEOSIAN Signature [Signature]
Email davet@cpsgrd.com

Company _____
Print name _____ Signature _____
Email _____

Questions for Bid RFP #07-069 - Roseville Electric Utility - Generation Owner's Engineer Services

Question #1	
Are there any additional PPE requirements for in person meetings? Is it possible that the meeting location will change?	May 22, 2020 11:58:00 AM PDT
Answers Due to the current situation regarding the Covid-19 response, an addendum will be released the week of the meeting to clarify any PPE requirements or changes to the meeting format. This addendum will ensure the most current health and safety precautions are communicated prior to the job walk.	May 22, 2020 12:03:52 PM PDT
Question #2	
Regarding cost proposal, according to section 6.8, bidders shall "[p]rovide, in a separate sealed envelope, a cost proposal for all products and services to be delivered, and breakdown costs delineated by task as described in your project plan. Include a schedule of hourly rates for all proposed staff. Define any reimbursable expenses requested to be paid by the City."	Jun 1, 2020 6:55:41 AM PDT
Will it be sufficient to submit just the "schedule of hourly rates" including applicable expenses/markups? Since this contract is for "requested services on an as-needed or continuous basis", without an explicit scope of work it is difficult to provide a finite or itemized cost proposal.	
Answers A standard schedule of hourly rates, expenses, and applicable markups in lieu of specific tasks is acceptable.	Jun 1, 2020 7:16:55 AM PDT
Question #3	
1. Can Roseville Electric please re-iterate (to the best of your ability) all the questions and the responses received during the pre-bid visit? We found it very difficult to hear while walking around the plant with everyone wearing face masks, especially when we were behind Nathan while he was speaking.	Jun 18, 2020 1:15:10 PM PDT
2. What software will the client be requiring for modelling of any system components?	
3. The Project Plan section states: Include a proposed work schedule to accomplish all of the required tasks within the desired timeline. Identify the staff who would be assigned to each task, including sub- consultants and sub-contractors.	
Given the lack of proposed projects we find it difficult to complete this portion of the project plan section. Are we able to defer submitting any schedule/timeline? Will the project team section suffice to fill the latter requirement?	
Answers 1. Initial discussion involved the history of Roseville's generation assets, which can be found at https://www.roseville.ca.us/government/departments/electric_utility/about_us/roseville_energy_park . During the tour we covered possible projects such as PLC replacements, upgrades to the Zero Liquid Discharge plant, modernizing Roseville Power Plant 2, and ongoing projects such as joining the Energy Imbalance Market and upgrades to the SGT-800 gas turbines. A major focus of future projects will be to increase flexibility of existing infrastructure to better accommodate renewable generation. 2. Roseville does not have a software standard for thermal models. 3. Deferral of any portion of the RFP past the due date is grounds for possible rejection in accordance with the Request for Proposals, Generation - Owner's Engineer Services, dated 5/14/20, section 6.0 "Proposal Format Requirements."	Jun 24, 2020 11:44:16 AM PDT

H. Exceptions



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SECTION H: EXCEPTIONS

- IEC Corporation **does not** take any exceptions or propose any alterations or amendments to the Scope of Services or other requirements of this RFP.
- IEC Corporation **does not** take any exceptions or propose any alterations or amendments to the Sample Contract.

I. Competency of Proposer

SECTION I: COMPETENCY OF PROPOSER

Facilities

The Team will be managed from **IEC's Sacramento headquarters office**, from which we have previously supported projects for the City of Roseville. This is approximately 15 miles from the REP and RPP2 Facilities, which means project managers and field personnel are able to be at the power plants or at the City's offices on short notice to coordinate work, resolve issues, and meet with the City's staff. **In addition, IEC will not charge the City for travel time and travel expenses on this contract.**

Our Headquarters office serves as the primary California office from which IEC operates and administers its California public agency contracts. IEC currently maintains a permanent, full-time staff of 30 power engineers and specialists. This core staff is supplemented by over 20 Technical Advisors and Subject Matter Experts with experience in GE Frame 5s, Siemens SGT-800s, Siemens SST-900s, and Zero Liquid Discharge technology (See Section C – Qualifications of Team). In terms of our ability and capability, **IEC is able to deliver full-service engineering, design, consulting, analyses, site support, and coordination services.**

Quality & Responsiveness

IEC is a privately-held California corporation managed using a **Team and Task-based management** structure to encourage a performance-driven environment and provide each client and project with personalized support. **A large percentage of our work entails managing entire projects on behalf of our clients and providing unique expertise as needed (See Section B – Experience and References).** We are dedicated to providing our client Owners with long-term consulting support, program management, and all of the services necessary to ensure industry standards are followed and the project is delivered based on scope and specifications.

Corporate Stability

IEC Corporation has operated as a successful, profitable business since its incorporation in April of 2000. As noted in the references in Section B – Experience & References, our client base consists of several California utilities up and down the West Coast. **Our reputation within the utility industry along with our long-term contracts has established IEC Corporation as a premier engineering and inspection company in the power industry.** As a testament to our financial stability, IEC's current bonding capacity is \$30 million for construction projects.

Insurance Coverage

IEC Corporation is able to comply with all the insurance coverages required in the Sample Contract:

- Professional Liability (\$2 million per claim/\$4 million annual aggregate)
- General Liability (\$2 million each occurrence/\$4 million general aggregate)
- Workers Compensation (\$1 million)
- Auto Insurance (\$1 million)

Legal or Financial Actions

IEC has had NO bankruptcies, liens, stop payment notices, judgments, lawsuits, arbitrations, mediations, foreclosures, and any similar actions filed or resolved in the past seven (7) years except for the following:

Multi-Party Lawsuit (Resolved in 2017)

IEC was named by Borrego Solar Systems, Inc. in a multi-party lawsuit in 2014 (Case No. 34-2014-00169551) in Sacramento County Superior Court. IEC is no longer a party to the case. Borrego's design professional made some errors on a project and repairs were paid by its insurance company. Thereafter, Borrego and its insurer filed claims against anyone and everyone that had any involvement in the project, no matter how minor. IEC performed no design work, and was not actively involved in any way with the construction or supervision of the work being performed on these projects. IEC's experts determined that the services IEC performed met and/or exceeded the standard of care for a consultant. Despite IEC's services exceeding the standard of care, the cost of defense well exceeded the money IEC's carrier agreed to pay for a small amount in settlement. **Please see the attached letter from our legal representative detailing the facts of the case.**

Contract Performance

IEC has **never had a contract terminated** for breach or any other negligence.



MANION GAYNOR & MANNING LLP

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David Davidson
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Direct Dial: 213 622 7300
Direct Fax: 213 622 7313
E-mail: ddavidson@mgmlaw.com
Admitted In: , CA, WA

August 21, 2017

To Whom It May Concern:

This firm represented IEC in a multi-party lawsuit entitled *Borrego Solar Systems, Inc. v. Campbell Certified, Inc.*, Case No. 34-2014-00169551 which was venued in Sacramento County Superior Court. Based on a cost of defense evaluation, IEC's professional liability carrier paid a small amount in settlement to resolve the meritless claims against it.

- ❖ **Plaintiff:** Borrego Solar System, Inc. and its insurance carrier. In addition to IEC, Borrego has sued every subcontractor, material supplier and design professional as well as the contractors it hired to construct the solar carports. IEC did not perform any design or construction work for Borrego or on the projects.
- ❖ **Claims:** Breach of Contract – Third Party Beneficiary, Negligence, Equitable Indemnity, Subrogation, and Declaratory Relief.
- ❖ **Date Filed:** The Complaint was filed on September 30, 2014.
- ❖ **Current Status of Case:** Parties are currently in the process of expert discovery and completing perceptive witness depositions. Trial is set for October 6, 2017.
- ❖ **IEC's Involvement:** IEC has settled and is no longer a party to the case.

Facts of the Case

IEC had a contract with the County of Santa Clara Building Department to assist it with plan check and inspection services. Borrego Solar Systems, Inc. entered into a contract with the County of Santa Clara as a design/build contractor to develop two solar carports facilities. IEC's contract did not include Borrego or anyone else as a third party to its contract. IEC performed site observations and some small inspection services at the direction of the County Building Official. Upon conclusion of the construction of these solar carport projects, the County Building Official performed the final inspection approving both projects as being in substantial compliance with the plans and specifications.

Sometime after completion of these projects Borrego learned that its design professional made some errors in its calculations which caused some of the carports to deflect. Thereafter,



August 21, 2017
Page 2

Borrego contacted its insurance company and made repairs and significant improvements to the carport structures. Thereafter, Borrego and its insurer filed claims against everyone and anyone that had any involvement with the carports. IEC performed no design work, was not actively involved in any way with the construction or supervision of the work being performed on these projects. Rather, IEC performed site observations and certain limited inspections at the direction of the Building Official for the County of Santa Clara.

After reviewing the issues and claims presented in this case, IEC's experts determined that the services IEC performed met and/or exceeded the standard of care for a consultant hired by a municipal agency. Despite IEC's services exceeding the standard of care the cost of defense well exceeded the money IEC's carrier agreed to pay in settlement.

If you wish to discuss any of the above, please do not hesitate to contact me.

Sincerely,

David Davidson

Appendix A - Resumes

Appendix A - Resume Index

Contract Manager

Eric Quintero, P.E.	IEC Corporation
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Mechanical Engineering Team

Blake Heinlein, P.E.	IEC Corporation
Chan Lam, P.E.	IEC Corporation
Colin McRae, P.E.	IEC Consultant
Raymond Stankowski	IEC Consultant
Han Lie	IEC Consultant
Brandon Doering, P.E.	IEC Corporation
Eric Tau	IEC Corporation

Electrical Engineering Team

Aaron Leach, P.E.	IEC Corporation
Mike Bregar, P.E.	IEC Consultant
Dan Henriod, P.E.	IEC Corporation
Alan Escoriza	IEC Corporation
Patrick Sullivan	IEC Corporation

Civil/Structural Engineering Team

Chuck Sinkey, S.E.	IEC Corporation
Ray Kwan, S.E.	IEC Consultant
John Youngdahl, P.E.	Youngdahl Consulting

Field Engineering Team

Rudge Wynn	IEC Consultant
Griff Rausch, P.E.	IEC Corporation
Harold Mathias	IEC Consultant

Siemens Gas Turbine Experts

ITC Consultant	Independent Turbine Consulting
Kevin Lambert	IEC Consultant

Siemens Steam Turbine Experts

ITC Consultant	Independent Turbine Consulting
ITC Consultant	Independent Turbine Consulting
Alex Ratner	Avangard Engineering Inc.

Appendix A - Resume Index

GE Frame 5 Gas Turbine Experts

David Lucier	PAL Turbine Services
Neil Adamson	PAL Turbine Services
PAL Consultant	PAL Turbine Services
ITC Consultant	Independent Turbine Consulting
ITC Consultant	Independent Turbine Consulting

Controls Experts - Gas Turbine and Steam Turbine

Wayne Roznowski	IEC Consultant
Fritz Berendonk	IEC Consultant
Lana Ratner	Avangard Engineering Inc.
Bill Hartman	PAL Turbine Services
Don Melsheimer	PAL Turbine Services
Gary Hughes	Hughes Technical Services (HTS)
William McDonald	Hughes Technical Services (HTS)
David Schoemaker	Hughes Technical Services (HTS)
Matthew Keating	Hughes Technical Services (HTS)
Jon Kizzee	Hughes Technical Services (HTS)
Vac Grochowski	Hughes Technical Services (HTS)
Craig Pepoon	Hughes Technical Services (HTS)
Tom Douglas	Hughes Technical Services (HTS)
Marcin Flisiak	Hughes Technical Services (HTS)
Michael Kennedy	Hughes Technical Services (HTS)
Reddy Kallem	IEC Consultant

Zero Liquid Discharge System Experts

Dan Sampson	IEC Consultant
Kevin Lambert	IEC Consultant

Permitting Experts

Nadia Burleson, P.E.	Burleson
Beth Kelly, JD	Burleson
Kevin Ghalambor, QSP	Burleson

RESUMES

Contract Manager



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IEC Corporation

Eric Quintero, P.E.

Professional Summary

Mr. Eric Quintero is professional licensed engineer and the President of IEC Corporation. Mr. Quintero serves as the Principal-In-Charge and is the single point of responsibility to ensure all of IEC's work is executed in accordance with client expectations including budget, schedule and quality of work. As the single point of responsibility, Mr. Quintero provides a full range of management functions – from team development and personnel assignments through supervision of project closeout and operations. He is responsible for overseeing all project work for both IEC staff and its subcontractors.

Mr. Quintero has extensive knowledge of energy systems and has served as the Project Manager for a number of utility-scale power generation and power delivery projects. He has experience across the wide range of power project implementation issues including siting, permitting, interconnection, contracting, design, construction, start-up, commissioning and operations. Over the past two decades, Mr. Quintero has managed more than 30 power projects for both public and private owners, and has managed multiple program-level projects, worth in excess of \$500M.

As President of the company, the following are a list of representative projects under the responsibility and direction of Mr. Quintero.

- Hollywood Service and Community Center Development Project, Los Angeles Department of Water & Power
- Harbor Generating Station Office and Maintenance Building Engineering Services, Los Angeles Department of Water & Power
- Sylmar HV Grounding Electrode Design, Los Angeles Department of Water and Power
- Power System Reliability Program (PSRP) Benchmarking, Los Angeles Department of Water & Power
- Renewable Portfolio Standard Program Support, Los Angeles Department of Water and Power
- Pine Tree Wind Project Construction Management, Los Angeles Department of Water and Power
- Iowa Hill Pumped Storage Project Transmission/Substation Management, Sacramento Municipal Utility District
- 69kV Substation Design, Modesto Irrigation District

Eric Quintero, P.E.

President

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826
916.383.6000 main
916.383.6010 fax
equintero@iec-corporation.com

Education

BS Mechanical Engineering,
University of California, Davis

Professional Licenses

Mechanical #M31050

Areas of Expertise

Contract Management
Utility Consulting
Project Management
Owner's Engineering
Construction Oversight
Energy Consulting
Performance Engineering
Engineering Design



- 100 MVA Expansion Russell Substation Upgrade - Phase 2, Sacramento Municipal Utility District
- 200 MVA Expansion Russell Substation Upgrade - Phase 3, Sacramento Municipal Utility District
- Ripon Switchyard Project, Modesto Irrigation District
- Stockton Substation Upgrade, Modesto Irrigation District
- 345kV/34.5 kV Macho Springs Substation 2, Element Power
- 345kV/34.5 kV Macho Springs Substation 1, Element Power
- Solano Wind Phase 3 Transmission Study, Sacramento Municipal Utility District
- 115 kV Clatskanie Substation, Clatskanie People's Utility District (CPUD)
- 115kV Panoche Peaker Substation, Wellhead Electric
- 115 kV Sanger Substation Upgrade, Algonquin Power
- 174 MW Almond Power Plant Expansion, Turlock Irrigation District
- 100 MW Ripon Generation Station, Modesto Irrigation District
- Woodland Generation Station Unit 3, Modesto Irrigation District
- LM6000 PA to PCS Fleet Upgrade, Sacramento Municipal Utility District
- Sanger Repower Project, Algonquin Power
- 80 MW Woodland Generating Station Unit 2, Modesto Irrigation District
- Electrical Modifications, Grounding Grid Extension, Arc Flash Study, Pasadena Water & Power Dept.
- 500 MW Cosumnes Power Project & Natural Gas Pipeline, Sacramento Municipal Utility District
- 400 MW Patterson Pass Project, Confidential Developer
- 80 MW McClellan SCR Retrofit, Sacramento Municipal Utility District
- 97 MW KRCD Peaking Plant, Kings County Irrigation District
- Fresno Power Generation Facility, City of Fresno
- Roseville Energy Park Upgrade, City of Roseville
- Redding Units 5 and 6 Engineering Services, Redding Electric Utility
- 45 MW SCA Peaker Project, Sacramento Municipal Utility District
- 9 MW City of Fresno Power Generation Facility, City of Fresno
- 50 MW McClellan Peaker Upgrade Project, Sacramento Municipal Utility District
- 150 MW Campbell Soup Cogeneration Plant, Sacramento Municipal Utility District
- 173 MW Combined Cycle Power Plant, Lavrion
- 141 MW Three Sisters Power Plants, Destec
- 305 MW Klamath Cogeneration Project, Pacific Klamath Energy
- 100 MW Carson Ice-Gen Cogeneration Project, Sacramento Municipal Utility District

RESUMES

Mechanical Engineering Team



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IEC Corporation

Blake Heinlein, P.E.

Professional Summary

Mr. Blake Heinlein serves as the Director of Projects for IEC. He is a licensed engineer with extensive power facility design and project management experience. His experience includes detailed engineering, field engineering, project implementation, operations, and project management. As Director, he is responsible for coordinating with utilities, regulatory agencies and site contractors for large utility scale power projects. Mr. Heinlein has managed projects for a number of power generation and power delivery projects as described below.

Project Experience

Cosumnes Power Project Fire Protection Management, Sacramento Municipal Utility District, CA

Mr. Heinlein supervised, managed and inspected the design and installation of the Fire Protection System for the 500MW Cosumnes Power Project. He coordinated inspections and testing of 60+ fire protection and fire detection systems throughout the plant. Fire Protection system types included: FM200, CO2, transformer water deluge, double interlock dry pipe water spray, 500,000 gallon fire water storage tank, 100% redundant electric fire water pumps, cooling tower deluge, underground HDPE fire piping, office sprinkler, warehouse sprinkler, and all associated detection systems.

Fresno Power Generation Facility, City of Fresno, CA

Mr. Heinlein was responsible for managing the engineering and startup support of a 2x1 combined cycle cogeneration facility using Allison 501 KB5 turbines and a Terry steam turbine. The project involved equipment sizing, procurement, and design including the design of a unique digester gas/natural gas cleaning, compression, and blending system. Process steam was extracted for use in the adjacent wastewater treatment facility. Under Mr. Heinlein's management, the IEC team was responsible for all electrical, mechanical, and instrumentation & controls (I&C) work. IEC also worked directly with the City of Fresno Plan Check Department to permit all drawings and provided document control management for all submittals. Mechanical and I&C work included creating new piping and instrumentation diagrams (P&IDs) and mechanical layout and detail drawings. Electrical work included electrical raceway layout and detail drawings, raceway cable schedule, conduit fill reports, termination schedule, loop diagrams, and MCC schematics. The IEC team also integrated the new equipment into the existing substation ground grid, coordinated the relay protection with the interconnecting utility (PG&E), and provided all of the relay settings for its approval.

Blake Heinlein, P.E.

Director of Projects/
Senior Project Manager

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826
916.383.6000 main

Education

BS Mechanical Engineering,
California State University, Chico

Professional Licenses

Mechanical #M32333

Areas of Expertise

Contract Management
Project Management
Owner's Engineering
Construction Oversight
Energy Consulting
Energy Financing
Utility Support
Engineering Design
Energy Efficiency
Technical Specifications
Performance Engineering
Gas-Fired Power Plants
Renewable Energy Systems
Energy Storage

**Almond Power Plant Expansion, Turlock Irrigation District, CA**

Mr. Heinlein served as the project manager for IEC's owner's engineering contract for the Almond Power Plant Expansion. The work entailed preparing preliminary power plant layout options for various peaker configurations for an expansion to the existing Almond Power Plant in Turlock, California. IEC developed six (6) preliminary site plan options along with associated budgetary project cost estimates for power plant scenarios using GE LMS100, GE LM6000 turbines, or a combination of both.

Automatic Voltage Regulator Retrofit Design, Redding Electric Utility, CA

Mr. Heinlein managed the design of the Redding Electric Utility's Basler Automotive Voltage Regulator (AVR) retrofit design. The new Basler DECS 400 replaced the obsolete voltage regulator on the utility's Unit 2 generator. Mr. Heinlein managed the design of the existing as-built Unit 2 voltage regulator drawings and the new Basler AVR electrical engineering drawings. The team prepared a design for the interconnecting wiring and termination drawings.

Panoche Peaker Facility Exhaust Duct Upgrade, Wellhead Electric, CA

Mr. Heinlein assisted with plant design and equipment selection for installation of a unique SCR system and exhaust duct for a simple cycle configuration driven by two Pratt & Whitney FT4 Twin Pac combustion gas turbines. Responsibilities included: design of turbine enclosure ventilation module; performing field engineering and inspections during underground, foundation, and equipment installation; and finalizing the project by creating as-built drawings in conjunction with construction personal and final site conditions. He also coordinated drawings and calculations to obtain building permits.

Fresno Peaker Facility Exhaust Duct Upgrade, Wellhead Electric, CA

Worked closely with the County of Fresno to acquire building permits prior to construction. Assisted with plant design associated with the installation of new SCR equipped exhaust duct involving a Pratt & Whitney FT4 Power Pac. Modified turbine enclosure to compensate for the removal of an induction ventilation system. Developed the bid specification for the exhaust duct purchases and designed mechanical interfaces in addition to managing the design and permitting process.

Steam Turbine Fire Protection for Woodland 2 Plant, Modesto Irrigation District, CA

Designed piping and electrical systems for a water deluge fire protection system for a 30 MW steam turbine. Created specifications and detailed drawings for construction bids. Managed project from design through construction. Represented MID as construction manager and coordinated construction contractor's activities.

80 MW Thermal Test Facility, Clean Energy Systems, CA

For Clean Energy Systems, Mr. Heinlein served as IEC's manager in providing project management and project engineering for an 80 MW thermal test facility that utilizes high temperature engine technology to produce steam for power generation. He managed the site modification design that included adding new structural steel piperacks, new process piping (including high pressure steam, feedwater, cooling water, natural gas, and oxygen), new foundations, new exhaust ducting, modifications to existing equipment, and modifications to existing 480V electrical equipment, instrumentation and controls. IEC provided detailed electrical, controls, mechanical, and structural drawings, calculations, and specifications.

Sacramento Power Authority - Natural Gas Piping Modifications, EthosEnergy Power Plant Services, CA

Mr. Heinlein managed the detailed engineering for natural gas (NG) piping modifications at the SPA Cogen III power plant. IEC provided drawings, calculations, and specifications to add a NG pressure relief valve and make other NG piping modifications to isolate the existing NG compressor. The new pressure relief valve will protect the existing plant NG piping from any NG pressure higher than the plant piping design pressure.

**Sacramento Power Authority – Recycled Water Pipeline Project, EthosEnergy Power Plant Services, CA**

Mr. Heinlein led the IEC team in providing a complete design package to update the SCA Cogen III plant with the incorporation of a tertiary water connection to supply reclaimed water to plant users currently using potable water. The tertiary water is supplied from a new service main being installed along 47th Avenue by the Sacramento Regional County Sanitation District (Regional San). This project connects to the new Regional San tertiary main and supply water to the plant cooling tower and the landscape irrigation system.

Walnut Energy Center – Reverse Osmosis System Redesign, Turlock Irrigation District, CA

IEC provided engineering services for the TID Walnut Energy Center (WEC) ZLD RO system design modifications. Mr. Heinlein managed the multi-phase process, which entailed RO Membrane Replacement Verification, Flush Water Modification, and Replacement and Skid Modifications. Tasks included preparation of isometric piping drawings and pipe support details, specification and Bill of Materials development, preparation of drawings and calculations, and project approach recommendations.

Tiger Creek Powerhouse Disconnect Project, Pacific Gas & Electric, CA

Mr. Heinlein served as the Project Manager and Lead Mechanical Engineer in support of the PG&E Tiger Creek Powerhouse Disconnect Project. The Tiger Creek Powerhouse required the installation of two open air group-operated disconnects for isolation of each unit generator. The IEC team provided a complete design package for the project and provided field engineering services during construction. The design package included approved for construction drawings, circuit schedule, conduit schedule, bill of materials, structural calculation package, design criteria, construction specifications, insulated cable assessment report, arc flash modeling and labels, and start-up and test plans.

P&G Outage Retrofit, Proctor & Gamble Company, CA

Managed the design of an extensive system and piping retrofit to accommodate increased alcohol capture from process systems. The project involved the design of a multi level piperack structure, superstructure mounted vessels and heat exchangers, and several high temperature and high pressure process systems. Performed all piping design and CAESAR II pipe stress analysis for the project.

Electrical Engineering Services, Victorville Municipal Utilities Services, CA

- **SF6 Switch Replacement**

For the City of Victorville, IEC prepared the SF6 gas switch replacement design for the Southern California Logistics Airport 12kV distribution system. Mr. Heinlein led the IEC design team to replace seven (7) existing SF6 gas insulated switches with new pad-mount air switches. The design package included the drawings and construction specifications needed for a construction contractor to accurately bid, procure, and construct the new switch installations. Design deliverables included layout drawings, duct bank trench details, wiring details, retaining wall details, foundation details, anchoring details, grounding details, bill of materials, and updated distribution single line.

- **SCLA Street Lighting Design**

Mr. Heinlein managed the IEC team in developing a street lighting electrical design for the City of Victorville Southern California Logistics Airport (SCLA). The street lighting design consisted of pole mounted street lights along Phantom West. The design process involved creating a complete design package consisting of street light layout, electrical single line, voltage drop calculations, conduit fill calculations, pull box details, transformer connection details, switch connection details, transformer sizing, and cable sizing.

- **Arc Flash Hazard Analysis Reports (SCLA and Foxborough)**

The City of Victorville owns and operates two 12kV electrical distribution systems; 1. Southern California Logistics Airport (SCLA) and 2. Foxborough. Mr. Heinlein managed IEC's engineers in IEC performing an arc flash hazard risk analysis for each of the distribution system. IEC's analysis of each distribution system used current ANSI, IEEE 1584, NEC, NFPA 70E, and CAL/OSHA standards. Our strong working relationship with



Victorville allowed IEC to work with staff to collect information. Using this information, IEC developed an electrical model of the existing system using ETAP modeling software. We evaluated existing equipment capacities, identified any under-rated equipment, and prepared a protection coordination report. The report recommended protection setting modifications, calculated arc flash intensities and shock protection boundaries, and determined proper PPE ratings. The resulting Arc Flash Hazard Analysis Report included code requirements, assumptions, input values, protection coordination curves, output tables, and equipment labels.

- **Electrical Service Connections**

Mr. Heinlein led the IEC team to prepare multiple construction solicitation design packages for new commercial customer service interconnection with the City of Victorville Southern California Logistics Airport (SCLA) 12kV electrical distribution system. Each interconnection required new vaults for pad mount transformers and pad mount air switches. Each design package included layout drawings, duct bank trench details, wiring details, retaining wall details, foundation details, anchoring details, grounding details, equipment selection, protection coordination, bill of materials, and updated distribution single line. Each design was unique and prepared for the specific project. IEC provided each design package meeting the owner's schedule. In some instances, expedited schedules were supported to meet the property developer's timeline. Following is a list of facilities for which IEC prepared new electrical service connection designs.

- Building 518
- Building 13B
- Flannery Building
- Lot 6 Building
- Rubbermaid Building
- VDRP (Dr. Pepper) Building
- Boeing Crew Building

Russell Substation Phase 3 Expansion, Sacramento Municipal Utility District, CA

Mr. Heinlein provided project management from conceptual design through construction and start-up for the Russell Substation Phase 3 Expansion Project. As Senior Project Manager, he was responsible for coordinating with SMUD departments, construction contractors, PG&E, and CA-ISO throughout the project. The Russell Substation expansion included the addition of a 235 MVA transformer that is now connected to the existing 230 kV substation and added six (6) 34.5 kV breakers which will connect the Phase 3 Solano Wind Project to the electrical grid. Mr. Heinlein's activities for this project included: overall project management duties, coordinating the development of the conceptual substation design, preparing the detailed substation construction scope document, contract negotiations, detailed design review, equipment and special inspections, quality control, commissioning oversight, and coordinating the ownership transfer to SMUD's operations group.

Stockton Substation, Modesto Irrigation District, CA

Mr. Heinlein managed an upgrade of the existing 69 kV Stockton Substation to accommodate two new 69kV transmission lines. IEC was responsible for the electrical, civil, and structural design for the upgrade. This expansion included two new 69 kV SF-6 breakers, disconnect switches, bus structure, structural steel, protective relays, and interfacing with all of the existing substation equipment (i.e., bus differential relays, SCADA, oscillograph, metering, etc.). Under Mr. Heinlein's direction, IEC prepared all plot plans, foundation details, grounding, structural steel design, conduit plans, single-lines, three-lines, panel layouts, panel wiring diagrams, low voltage and DC distribution, protection, and control schematics. IEC also prepared purchasing specifications for all equipment and was responsible for reviewing vendor bids, making a recommendation, and approving vendor drawings.

Warm Springs Dam Hydroelectric Retrofit Project, Sonoma County Water Agency, CA

Mr. Heinlein was the Project Manager and contributing engineer for IEC's engineering team that prepared a complete design package to replace the controls system and medium voltage (MV) electrical equipment at Sonoma



County Water Agency's (SCWA) Warm Spring Dam hydroelectric plant located at Lake Sonoma in California. The turbine-generator is a 2.8MW Francis-type hydroelectric unit what was built in the mid-80's. Mr. Heinlein was the single point of contact with SCWA for engineering and design of the modifications. IEC's design scope included replacing the existing plant control PLC, generator excitation system, balance of plant instrumentation, operator main control board, human machine interface (HMI), MV switchgear, substation fencing, and associated ground grid. IEC prepared drawings including single-lines, three-lines, P&IDs, facility layouts, panel arrangements, wiring schematics, bill of materials, construction specifications, engineer's cost estimates, relay protection programming files, control system description, and technical memos. Mr. Heinlein and IEC supported SCWA through the construction solicitation process providing RFI responses, contractor submittal reviews, and job site observations.

Upper American River Hydro Support Projects, Sacramento Municipal Utility District, CA

SMUD has power generation, infrastructure, and/or recreational facilities commitments in the Upper American River Project, UARP whose projects require ongoing, as-needed project management services. The power generation facilities are vital to providing and maintaining power in its service territory. These facilities include hydroelectric generation, thermal generation, renewable generation, plus a natural gas pipeline that serves the thermal generation plants. The recreational facilities and maintenance of infrastructure are part of SMUD's new 50-year Federal Energy Regulatory Commission (FERC) license in the Crystal Basin Recreation Area of the UARP. Mr. Heinlein is serving as the Project Manager and Owner's Representative for a number of these projects, including:

- Robbs & Camino Weirs Design
- Brush Creek Boat Ramp Construction
- Jones Fork Penstock Coating
- Loon Lake Boat Ramp Remediation
- Gerle Canal Relining
- UARP Security Upgrade
- Robbs Peak Hydro Oil Room Fire Protection
- Jaybird Powerhouse Roof Replacement
- UARP Roadways Improvement RFP Development
- Loon Lake Powerhouse HVAC Controls Automation Upgrade
- Loon Lake Powerhouse Chiller Replacement
- UARP Powerhouse Access Control
- Solano Site Project Management

Cogeneration Feasibility Studies, Sacramento Municipal Utility District, CA

Mr. Heinlein led the IEC team in performing pre-feasibility studies of two sites with potential for CHP/cogeneration using biogas. Mr. Heinlein evaluated the potential benefit of using waste heat from electric generation using biogas at both the Campbell Soup facility in Sacramento and the Rio Cosumnes Correction Center (RCCC) in Elk Grove. The Campbell Soup site has potential for installation of a biodigester at the plant to process wastewater before sending it down the sewer. Mr. Heinlein determined the size of a reciprocating engine or turbine that could be supported by the estimated amount of biogas. He also identified opportunities for use of any additional waste heat generated and isolated preliminary sites for a digester, generator, and tie-ins for waste heat. The RCCC site is located within two miles of a cluster of dairies participating in a study of a centralized dairy digester. Based on the estimate of biogas potential, Mr. Heinlein determined the feasibility of generating electricity and heat at the RCCC. He also determined the opportunities for use of the generated waste heat as well as the estimated value of that waste heat to the RCCC. Mr. Heinlein also identified preliminary sites at the RCCC for the generator and a preliminary gas pipeline route.



IEC Corporation

Chan Lam, P.E.

Professional Summary

Mr. Chan Lam is a Senior Project Manager and Senior Field Engineer with extensive power facility design, construction, startup and commissioning experience. His hands-on project management experience includes detail design, field engineering, site inspections, system evaluation, startup and commissioning. He has served as Design Engineer, Field Engineer, CBO-delegated Mechanical Engineer, and Start-up and Commissioning Engineer for several utility scale power projects.

Project Experience

45 MW International Paper Repower Project, Mansfield, Louisiana

Mr. Lam was the Project Manager and Project Engineer for the Engineering and Construction Contract to repower an aging GE Frame 5 turbine package with a GE TUREPackage with LM6000 PF SPRINT turbine. The Project was performed in two main phases: 1) Engineering Design, and 2) Outage Conversion.

During the Engineering Design phase, IEC developed a detailed 3D model and engineered the necessary Issued for Construction (IFC) documents (including demolition, mechanical, electrical, civil, structural, and instrumentation and control drawings).

During the Outage Conversion phase, IEC's scope of work included 1) removing the GE Frame 5 turbine package and placing it in storage area in resellable condition and 2) installing the new repower equipment. IEC was contracted to complete the construction within four (4) weeks based on client's outage schedule. IEC provided 24-hour around the clock construction along with on-site field engineering and management (same staff during design phase) to support the construction progress seamlessly. IEC was able to complete the construction scope on time and on budget for startup and commissioning.

Throughout the project, IEC took every measure and went above and beyond the scope of work to demonstrate IEC's commitment and team spirit to the overall project success. IEC expedited the engineering without change orders to maintain the construction start date and worked around the clock (24/7) for 3 weeks to achieve substantial completion.

Chan Lam, P.E.

Principal Mechanical
Engineer II

Project Manager II

IEC Corporation

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Education

BS Mechanical Engineering,
University of California, Davis

Professional Licenses

CA Mechanical #M33017
LA Mechanical #42612
NM Mechanical #22797

Additional Training

GE LMS100 Gas Turbine Training
GE Leadership Training
OSI PI Product Training
OSHA Construction Safety Training
Green Belt certified in GE Six
Sigma Quality Program

Areas of Expertise

Onsite Field Engineering
Project Interface
Construction Oversight
Plant Start-Up and Commissioning
Performance Engineering
Feasibility Analysis
Engineering Design

**120 MW AML&P Plant 2 Expansion Project, Anchorage Municipal Light & Power, Alaska**

Mr. Lam is the Project Engineer for IEC's engineering and construction management contract for the AML&P Plant 2 Expansion Project that consists of a 2 x 1 GE LM6000 PF SPRINT combined cycle power plant and switchyard. The project is currently Alaska's most thermally efficient generation facility, transferring most of the waste heat to the City's potable water main. The project also includes a unique plume abatement cooling tower design, an all GIS breaker-and-a-half switchyard and dispatch center for the utility.

Mr. Lam developed the detailed technical specifications for all major equipment including combustion turbine, screw gas compressor, OTSG, steam surface condenser, cooling tower, CEMS, fuel gas coalescing filters, inlet air cooling/heating package, air compressor, water treatment facility, and switchyard. The support also included developing the project cost estimate, preliminary mechanical design, P&IDs, and schedule.

During project construction IEC provided full service onsite construction management, during which Mr. Lam supported the project as the lead engineer for submittal review, RFI support, and design issues.

Roseville Energy Park AGC improvement Project, Roseville Electric Utility

Roseville Electric Utility owns and operates the Roseville Energy Park consisting of a 2X1 combined cycle gas turbine facility. Under the Master Service Agreement for engineering and design support for Roseville Energy Park, Mr. Lam was the Project Manager supporting the client to improve and complete the un-finished AGC logic in the DCS that was left by the original EPC Contractor. In addition to the AGC logic work, IEC also integrated automatic functionality to start the duct burners through new control logic to meet megawatt output demand. This included testing runs with dispatchers to prove system reliability. Throughout the process, the client was impressed by IEC's extensive knowledge and understanding of power plant operations. The client also appreciated IEC's flexibility and willingness to fix issues and work on changes that were beyond the scope of work.

Roseville Energy Park Electric Boiler Study

Under the Master Service Agreement (MSA) for engineering and design support for the Roseville Energy Park (REP), IEC performed a study to evaluate the feasibility and benefits of adding an auxiliary electric boiler system. The new electric boiler system will provide an increase in plant reliability, quick and flexible operations, and better thermal cycling. The study identified monetary benefits, startup time reduction, operational performance, cost estimate and schedule. The client was able to make an informative decision on the benefits and payback of installing an auxiliary electric boiler system.

Roseville Turbine Inlet Chiller Study

Mr. Lam led IEC, conducted an evaluation of installing a mechanical chiller system for two (2) Siemens SGT-800 CTGS units at Roseville Energy Park. As part of the evaluation, IEC created preliminary general arrangement with a proposed chiller system that best fit the Siemens units. IEC also provided a summary of overall plant performance gain with chiller operations during the summer season based on the expected increased output. In addition, IEC prepared a project schedule and budget to fully install the mechanical chiller system.

174 MW Almond 2 Power Plant, Turlock Irrigation District, CA

Mr. Lam was the Project Manager and Engineer for IEC's engineering and construction management contract for the 174 MW Almond 2 Power Plant (A2PP) that consists of three (3) GE LM6000 PG SPRINT turbines in simple cycle configuration. Mr. Lam performed preliminary engineering, sized all the major equipment, developed a detailed Engineer's Estimate, and provided Owner's Engineering review for the project.



During the construction phase, Mr. Lam continued his role as onsite CBO-delegated Field Project Engineer during the entire construction phase. His responsibilities included providing technical field support on all construction and installation, performing inspections and quality control reviews of field activities, reviewing and approving project submittals and RFIs, inspecting equipment, budget tracking, etc. Mr. Lam also acted as the start-up engineer to perform troubleshooting, coordinate performance testing activities, conduct design investigations to help correct system operational issues, develop flushing procedures, provide start-up and commissioning procedures and system performance tests for all new equipment to bring plant systems online for first time operation.

95 MW Ripon Generation Station, Modesto Irrigation District, CA

Mr. Lam was the onsite Field Engineer and Start-up Engineer for the Modesto Irrigation District's Ripon Generation Station. Major equipment includes switchyard, two (2) GE LM6000 PC SPRINT natural-gas-fired combustion turbine generators in simple cycle configuration with SCR, new 8-inch natural gas pipeline, natural gas compressor system, ammonia storage and transfer system, chiller/cooling tower system, demineralized water treatment system, zero liquid discharge (ZLD) waste water treatment system. Mr. Lam performed field engineering, design review, RFI support, and inspection support during the construction phase of the underground, aboveground, foundation, and equipment installation at the peaking facility. Mr. Lam reviewed and evaluated the equipment and DCS control logic for fast start capability and led onsite team implement fast start capability. He was also responsible for start-up engineering support of all equipment during the start-up and commissioning phase.

50 MW La Luz Energy Center Project, Wellhead Electric Company, CA

Mr. Lam served as Project Manager and Engineer for the engineering design of the 50 MW La Luz Energy Center Project (LLEC). He managed the overall design team and led the detailed mechanical design of the plant. This project consists of the installation of an LM6000 PC SPRINT in simple cycle configuration on behalf of Public Service Company of New Mexico (PNM). The site of the proposed project is located in a rural area adjacent to the PNM Belen Reactor Station/Belen Substation in Belen, New Mexico. Generation will step up from 13.8KV to 115 KV and pass-thru to PNM's Belen substation, via approximately 500 ft of overhead transmission line. IEC Corporation is providing design engineering services and project document control as part of the contractors on the PEPC team (Permit, Engineer, Procure, and Construct).

50 MW Escondido Peaker Repower Project, Wellhead Electric Company, CA

Mr. Lam was the Project Manager and Engineer for design of the 50 MW Escondido Peaker Repower Project. The Repower Project consists of replacing the existing FT-4 TwinPac gas turbine generators with a single GE LM6000 PC Sprint gas turbine unit. This involves removing selected equipment, reusing equipment compatible and necessary for the new turbine, upgrading all electrical systems, and installing new equipment. Mr. Lam led the IEC engineering team to provide a design package to support the permitting effort of this project. The design package included demolition drawings, P&IDs for all equipment, detail design of new transition duct and expansion joint between the CTG exhaust flange to the original gas turbine exhaust duct, detail design of stack extension, foundation design drawings, pipe rack support design drawings, piping plan drawings, cable tray and raceway drawings, lighting plan, ground grid modification drawings, and other miscellaneous documents.

57 MW Sanger Cogeneration Repower Project, Algonquin Power Sanger LLC

Mr. Lam was responsible for leading the design and construction management of the repowering project including detailed engineering design, specification development, scheduling, field engineering support, project management support, contractor coordination, design review, document control, interfacing with City Building Department, and field inspection services. The repower project was constructed in parallel with existing plant operation until the LM6000 PC SPRINT turbine and its ancillary equipment were installed. The W251 Westinghouse gas turbine was then decommissioned and removed. New turbine exhaust duct elbow was installed and tied-in with the existing HRSG. Other equipment such as natural gas compressor system and anti-icing system were also



installed and connected. The repower construction was completed in seven months, with a plant outage period of 45 day. System start-up consisted of natural gas system including gas blow, anti-icing system including steam blow, DI water system, cooling water system, turbine lube oil system, and GE LM6000 package.

Algonquin Power Sanger CAISO Conversion Project, Algonquin Power Sanger LLC

Mr. Lam has been serving as the client's owner's engineer since 2007. For this project, Mr. Lam was the Project Manager for the Engineering and Construction Contract to convert the plant into a CAISO compliant resource adequacy (RA) facility. In order to meet the Client's contract commitment and schedule with PG&E, IEC was able to streamline and condense the project tasks and schedule from 6 months to 1.5 months.

The scope of work included detailed engineering, installation of approved CAISO metering and remote intelligent gateway telemetry, installation of new fogging system to enhance power output, modification of HRSG and operating training.

Upon completion of the RA conversion project, the client was able to proceed with the new contract with PG&E for RA (capacity only), and the plant energy was sold in day ahead market in accordance with CAISO market rules. The client recognized the success of this project was based on IEC's perseverance, extensive power plant experience, exceptional project management skills, and team commitment.

Algonquin Power Sanger AGC Project, Algonquin Power Sanger LLC

Based on the success of the CAISO Conversion project, Mr. Lam continued to support the client as the Project Manager to implement Automatic Grid Control (AGC) in the plant DCS. IEC incorporated curve-based modeling results from previous GateCycle modeling tasks into the AGC logic. A new AGC screen was developed to display the critical plant parameters. Upon completion of the project, the plant DCS was able to control the net power output to meet the CAISO Dispatch Operating Targets (DOT) requirement automatically. The AGC Control had the ability to decide the gas turbine MW setpoint and turn on/off number of stages in the fogging system to meet the DOT MW requirement.

Simple Cycle Conversion Study, Algonquin Power Sanger LLC

Mr. Lam was served as the Project Engineer to conduct a simple cycle conversion study to evaluate the feasibility to convert the HRSG into simple cycle operation without removing the existing heat transfer components. As part of the study, IEC also provided a cost estimate to complete the simple cycle conversion project, including costs for new equipment or existing equipment modifications necessary to allow continuous and safe operation. In addition, a project schedule, preliminary site layout, and preliminary heat balances were included in the final report. The final report was presented to upper management for asset improvement consideration.

Expansion Joint Replacement, Algonquin Power Sanger LLC

IEC was contracted to replace an aging turbine exhaust expansion joint as an Engineering Procurement and Construction (EPC) Contractor. IEC specified and selected a proper expansion joint to fit between the turbine exhaust and HRSG inlet based on the turbine exhaust profile. In order to fit the new expansion joint properly, IEC engineered new exhaust liner plates to ensure the new expansion joint would fit adequately. The new expansion joint was installed, and the power plant was able to return to normal operations.

SMUD CVFA Boiler Design, Sacramento Municipal Utility District

For the SMUD CVFA Boiler Design project, the client contracted IEC to perform detail mechanical and electrical engineering design. IEC was hired by SMUD after the equipment was procured and the site layout, civil, and structural designs were completed by another engineering firm.



When IEC picked up the project, IEC quickly discovered that some of the equipment procured were not adequately selected. As a result, IEC evaluated the plant design thermodynamically utilizing power plant simulation software and presented various design options that would allow the project to use the already purchased equipment. With the proposed design changes, IEC was able to save the project and keep the project moving forward. During the construction phase, IEC continued to provide field engineering services to support the project. The design team transitioned to field engineers to provide seamless supports.

IEC's deliverables included mechanical and electrical calculations, piping stress analysis, thermodynamic analysis, a process flow diagram, water balance, P&IDs, single-line diagram, three-line diagram, wiring diagram, grounding and lightning protection drawings, mechanical piping layout, electrical raceway layout, structural supports, and instrumentation.

SMUD Performance Engineering Support for SCA and CVFA, Sacramento Municipal Utility District

IEC was contracted to conduct a Net Dependable Capacity (NDC) test for two (2) gas fired power plant facilities (SCA and CVFA) owned and operated by the Sacramento Municipal Utility District. Prior to conducting each test, IEC prepared a detailed pre-test checklist and a step by step testing procedure. Each test was conducted under IEC's supervision using the written checklist and detail procedures. Upon completion, IEC prepared correction calculations to contractual guaranteed ambient conditions using our GateCycle thermal model. The results were presented in a final report to SMUD for operational dispatching purposes.

Sutter NDC Performance Test Support

IEC supported the client on a last-minute request to witness a power plant performance test (Net Dependable Capacity Test) as a third-party independent reviewer. Based on IEC's expertise in performance engineering, IEC was able to review and provide recommendations to the performance test procedure, confirm the on-site testing setup and witness the performance test in a short notice. Upon completion of the test and receipt of final report, IEC reviewed and commented on the report for accuracy and approval as an independent reviewer. The client was very pleased and impressed with IEC's expertise, responsiveness and willingness to work with the client under short notice.

LM6000 PA to PCS Fleet Upgrade, Sacramento Municipal Utility District, CA

Mr. Lam acted as the project engineer to support the SMUD LM6000 Fleet Upgrade Project for five (5) GE LM6000 combustion turbines operating at two cogeneration power plants in Sacramento County. His responsibilities included reviewing all engineering proposals and modification plans, providing preliminary engineering services, scheduling, and bid preparation assistance, and performing field engineering inspections. Mr. Lam also developed the detailed test procedure for conducting Net Dependable Capacity (NDC) performance test for SCA LM6000 PA peaker facility. He witnessed and assisted plant personnel to identify details of the test, responsibilities, data collection required, and plant operations. Mr. Lam then prepared an NDC test summary and report for client's record.

400 MW Patterson Pass Power Project, Confidential, CA

Mr. Lam served as the project engineer and technical expert to design a 400 MW peaking facility with four (4) LMS100, and other supporting auxiliary equipment including switchyard, screw gas compressors, water treatment plant, and zero liquid discharge (ZLD) facility. The scope of work included providing preliminary power plant layout, detailed project cost estimate, EPC schedule, heat balances and water balances, emission projections, operation projections, and other modeling and preliminary engineering services. Responsibilities included developing cost estimates, providing modeling and operations projections, determining emissions, and providing preliminary engineering. Mr. Lam also completed two separate performance engineering studies to predict the performance of the CTG units in simple cycle configuration at a wide range of ambient conditions with the overall plant operating



from 12.5% to 100% load. Mr. Lam has also provided a heat rate vs. power curve to demonstrate the plant loading efficiency and capability.

69kV 12th Street Substation Upgrade, Modesto Irrigation District, CA

Mr. Lam served as the Project Manager for the 69kV 12th Street Substation Upgrade Project for the Modesto Irrigation District. The scope of work included detailed design engineering to modernize the aging substation. Mr. Lam led the IEC electrical team to provide a detailed design engineering package includes demolition drawings, detail design for all electrical drawings including single lines, three lines, wiring diagrams, schematic diagrams, grounding, cable schedule, and conduit schedule. In addition, the detail design package includes engineering drawings for the redesign and replacements of structure and foundations for 69kV/12kV voltage transformer, 12kV main and transfer bus, 69kV/12kV breakers, capacitor banks, station service transformer, control building. IEC also provided detailed design for all control building equipment including AC/DC panelboards, transfer switches, relay and communication panelboards, batteries, and battery charger.

Feasibility Study of Concentrated Solar Plant Integration into a 500 MW 7FA Combined Cycle Plant, Confidential

Mr. Lam was the Project Engineer for this feasibility study project to investigate the viability of integrating a proposed 20 MW concentrated solar plant (CSP) into an existing 500 MW 7FA combined cycle plant. Mr. Lam developed a plant simulation model using GE GateCycle software that included major equipment such as GE 7FA CTG, heat recovery steam generator, steam turbine, condenser, and cooling tower. The model was validated using the original equipment manufacturer (OEM) design data and design heat balance at various operating conditions. This model was then used to perform a CSP augmentation steam parametric study to evaluate the amount of CSP augmentation steam allowed into the HP steam header to maximize the steam turbine capability without exceeding the OEM limits of the equipment. The results of the feasibility was used to quantify the extra plant capacity available to accommodate the proposed CSP plant.

SVP Cogeneration Facility, Silicon Valley Power

Performed engineering feasibility study to replace the aging Allison 501-KB5 gas turbines with comparable power rating, but more efficient gas turbines. The study also involved developing plant performance and characteristics, evaluating equipment adequacy and capability, designing site layout and scope of work, etc.

Woodland Generation Station Units 1 & 2, Modesto Irrigation District

Set up preventive maintenance program at power plants. Provide training to plant personnel on how to use the program effectively.

Preliminary Engineering for Zero Emission Plant, Clean Energy Systems

Developed optimized steam cycle configuration, including an ultra-high temperature/high pressure HRSG configuration, for a zero emission power plant, which made use of cutting-edge rocket technology derived from the NASA space program.

Senior Lead Engineer, GE Power Systems

- Delivered and consulted in EfficiencyMap power plant performance monitoring software delivery, including developing GateCycle models for bottoming cycle equipment for online performance evaluation.
- Analyzed plant online and historical data to investigate equipment potential performance problems. Assisted plant personnel to locate and troubleshoot problem areas.
- Led the modeling and delivery of Plant Payback Optimization Software. Designed, developed, and implemented optimization calculation modeling tools for analyzing and streamlining software delivery process.



- Assisted in technical engineering development and delivery of Plant Payback Optimization Software. Identified potential problem areas and provided solution for product improvements.
- Aided in product and support improvements. Achieved customer satisfaction.
- Acted as chief PI system integrator. Configured over twenty (20) OSI PI historian installations of 2000-point systems worldwide.
- Expert in different PI applications such as PI UDS/Data Archive server, Processbook, DataLink, SMT, Totalizer, Performance Equations.
- Expert in various PI interfaces with different control system manufacturers such as Bailey, Fisher Rosemount, Foxboro, GE Cimplicity, Honeywell, Modbus, OPC, Siemens, Westinghouse, Wonderware Intouch, Max Control Systems.



IEC Corporation

Colin L. McRae, P.E.

Professional Summary

Colin McRae has more than 40 years of engineering experience in the detailed engineering and design of mechanical systems and components for new utility power plants and upgrade modifications to existing utility, industrial, institutional, and commercial power, steam, and chilled water generation facilities. In roles which range from support engineer to project manager, he has extensive experience various types of power plants including nuclear, coal-fired, oil-fired, combustion turbine (combined cycle and simple cycle), cogeneration, reciprocating engine, municipal solid waste, and wood-fired plants. Colin also has extensive experience in the design of industrial, institutional, and commercial steam heating and chilled water plants. In addition to engineering and design, he has performed various plant feasibility studies and cost estimates. Colin has extensive experience in the production of plant piping and instrumentation diagrams, heat and mass balance calculations, equipment and installation specifications, equipment sizing, equipment procurement, system pre-operational test procedures and plant commissioning testing procedures.

Professional mechanical engineer registered in the States of California, Arizona, Colorado, Oregon and Minnesota.

- 1989 – 2017, Senior Supervising Mechanical Engineer / Project Manager / Engineering Manager, detailed engineering and design work for WSP/Parsons Brinckerhoff US Industrial and Energy Division, San Francisco, CA.
- Plant detailed engineering and design of mechanical systems and components for new utility power plants and upgrade modifications to existing utility, industrial, institutional, and commercial power, steam, and chilled water generation facilities.
- 1980 – 1989, Senior Mechanical Engineer, detailed engineering and design work for Stone and Webster Engineering Corporation, Denver, CO.
- Plant detailed engineering and design of mechanical systems and components for retrofit and upgrade projects on various nuclear power plants in the US.
- 1977 – 1980, Mechanical Engineer, detailed engineering and design work for Puget Sound Power and Light Company, Bellevue, WA.
- Owner design review and safety review of the nuclear steam supply system (NSSS) for the 1200 MW twin unit Skagit nuclear power plant.
- Owner oversight of major overhaul activities at the Colstrip 300 MW Unit 2 coal fired plant.

Colin L. McRae, P.E.

Principal Mechanical Engineer II
Project Manager II

IEC Corporation

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Sacramento, CA 95826
916.383.6000 main

Education

BS Mechanical Engineering,
Gonzaga University, 1977
Graduated with honors

Honors

- “Excellence in Construction award 2001” for the SMUD SCA Peaker Project in Sacramento, CA from Associated Building and Contractors Golden Gate Chapter. Colin was Lead Mechanical engineer on the project.
- “Best 2011 Industrial/Manufacturing Project” for the Coolidge Generation Station, Coolidge AZ from Engineering News Record Southwest. Colin was project manager as well as project engineer on the project.
- “2011 Project of the Year” for the Coolidge Generation Station, for WSP/Parsons Brinckerhoff internal competition. Colin was project manager as well as project engineer on the project.

Areas of Expertise

- Professional engineer of record on various projects
- Engineering management
- Project management scope/schedule/budget control
- Plant heat and mass balances expertise
- Piping and instrument diagram preparation
- Equipment and construction specification preparation
- Plant performance testing
- Plant condition assessment
- Plant commissioning and operating procedures
- On site plant commissioning
- Feasibility studies and economic analysis
- Front end engineering design (FEED) studies
- California Energy Commission permitting
- Combined cycle plants
- Simple cycle plants
- Combined heat and power (CHP) plants
- Reciprocating engine plants
- Cogeneration plants
- Chilled water plants
- Steam heating plants
- Nuclear power plants
- Coal fired plants
- Renewable energy plants
- Storm water pumping stations



Project Experience

WSP/Parsons Brinckerhoff US Industrial and Energy Division, San Francisco, CA

(1989 to 2017)

Stanton Electric Reliability Center, Stanton, CA: Project engineer for the State of California CEC permitting for a new simple cycle gas turbine peaking plant that included energy storage batteries. The work involved preliminary plant design to support the CEC AFC application effort. Colin was responsible for preparing heat balance calculations and diagrams, water balance diagrams, plant fire protection evaluations, plant hazardous area evaluations as well as plant general arrangement drawing reviews.

Calpine Garrison Combined Cycle Project, Dover, DE: Project manager for the new 300 MW 1 on 1 combined cycle plant based on a GE Frame 7FA.04 combustion turbine generator. The plant design includes a new 125 MW reheat steam turbine generator, new three pressure reheat heat recovery steam generator, new 5-cell cooling tower, steam surface condenser, new generator step-up transformer as well as balance of plant equipment. The plant is designed for rapid startup and daily cycling operation. Colin was responsible for engineering and design project management as part of an EPC team.

GWF Tracy Combined Cycle Retrofit Project, Tracy, CA: Project engineer and lead mechanical engineer for the addition of a new 167 MW steam turbine generator on an existing twin unit simple cycle plant. The existing plant used two simple cycle GE 7EA dry low NOx combustion turbine generators. The upgraded combined cycle plant is designed to increase the plant power output from 170 MW to 335 MW and includes the new steam turbine generator, new two pressure non-reheat heat recovery steam generators, new 25-cell air-cooled steam condenser, new generator step-up transformer as well as balance of plant equipment. The plant is designed for rapid startup and daily cycling operation. Colin was responsible for all engineering and design on the project.

Coolidge Generating Station, Coolidge, AZ: Project engineer and lead mechanical engineer for a 500 MW simple cycle power plant project for TransCanada Pipelines. The project included twelve 43 MW LM6000 SPRINT combustion turbine generators using evaporative cooling, simple cycle selective catalytic reduction equipment, fuel gas compressors, water treatment equipment, zero liquid discharge design using onsite evaporation ponds, and all balance of plant equipment. Colin was responsible for all engineering and design on the project.

Navasota Energy Combined Cycle Power Plants, Odessa and Wharton, TX: Project engineer for two separate 250 MW combined cycle power plants. The plants use GE 7EA combustion turbine generators in 2 on 1 combined cycle arrangement. These projects are specifically designed to cycle on and off 7 days a week. Each facility used grey market equipment to accommodate a fast track schedule of 13 months NTP to mechanical completion.

Simple Cycle Power Plant, Ripon, CA: Project engineer and lead mechanical engineer for a 100 MW simple cycle power plant project. The project included two 50 MW LM6000 SPRINT combustion turbine generators, simple cycle selective catalytic reduction equipment, chilled water equipment, fuel gas compressors, water treatment equipment, zero liquid discharge equipment, and all balance of plant equipment. Colin was responsible for all engineering and design on the project.

Combined Cycle Power Plant, Modesto, CA: Project engineer and lead mechanical engineer for this 80 MW combined cycle power plant project. The project included a single 50 MW LM6000 SPRINT combustion turbine



generator, duct-fired two-pressure heat recovery steam generator, 37 MW steam turbine-generator, 3-cell mechanical draft cooling tower, fuel gas compressors, chilled water equipment, and all balance of plant equipment. Colin was responsible for all engineering and design on the project.

Combined Cycle Cogeneration Project, Elk Grove, CA: Lead mechanical engineer for a 95 MW combined cycle cogeneration project for the Sacramento Municipal Utility District (SMUD). The facility's two LM6000 gas turbines were partially fueled with digester gas from an adjacent wastewater treatment plant which in turn was supplied with steam during winter months to heat digesters. Effluent water from the wastewater treatment plant was used as makeup water for the plant's cooling tower. Colin was responsible for all mechanical engineering on the project which also included the installation of multimedia filters in conjunction with chlorination equipment to meet the cooling tower water quality requirements.

Peaking Facility, Sacramento, California: Project manager and lead mechanical engineer for the design of a 45 MW LM6000 peaking facility at the existing Proctor & Gamble cogeneration plant for SMUD. Colin was also responsible for design of balance of plant equipment including a selective catalytic reduction (SCR) flue gas cleanup system, combustion turbine generator (CTG) air inlet cooling systems and mechanical auxiliary systems.

Los Medanos Energy Center, Pittsburg, California: Project manager for a steam intertie project at the Calpine 500 MW Los Medanos Energy Center. Colin was responsible for engineering and design of a new 4,000-foot-long steam line connecting the Los Medanos Energy Center to two steam hosts at a Dow Chemical plant and a USS-POSCO steel mill. Work included steam and condensate piping, pipe racks, pipe stress analysis, pipe supports, auxiliary boilers, continuous emissions monitoring (CEM) systems, revenue metering and submittal of work packages to the California Energy Commission.

Sabine Cogeneration Project, Orange, Texas: Lead mechanical engineer for the 120 MW Sabine Cogeneration Project in Orange, Texas. The plant was comprised of two GE Frame 6 combustion turbines in combined cycle with cogeneration. The project was constructed on a fast-track schedule. Colin also provided on-site engineering support during plant commissioning activities.

Watsonville Cogeneration Project, Watsonville, California: Mechanical engineer on the 30 MW Watsonville 1 on 1 Combined Cycle Cogeneration Project. Colin was responsible for plant piping and instrumentation diagram (P&ID) development, and pre-operational and startup test procedure preparation. He also was involved in design of specialized water treatment trains to meet three different water quality requirements at separate supply points in the plant.

Combined Cycle Cogeneration Plant, Boardman, Oregon: Project engineer responsible for financial analysis and environmental compliance issues concerning a 500 MW 2 on 1 combined cycle cogeneration plant constructed by Portland General Electric Company near Boardman, Oregon. Colin was also responsible for execution of the preliminary engineering design for this facility to support the plant permit application to the State of Oregon.

City of Anaheim Peaking Plant, Anaheim, California: Lead mechanical engineer to correct operational deficiencies on an LM5000 STIG cycle installation at a peaking plant owned by the City of Anaheim, California. Colin's efforts included an evaluation of the water treatment system which was unable to meet the LM5000 STIG system capacity requirements.

MCI Framingham Women's Prison Cogeneration Central Plant, Framingham, Massachusetts: Project engineer for the new central cogeneration plant that serves the prison with electric power and heating steam. Colin prepared



and provided various engineering and design deliverables including major cogeneration equipment specifications as well as and plant piping and instrument diagrams.

University of Washington Medical Center, Seattle, Washington: Project engineer for the detailed evaluation of the medical center chilled water plant facilities to determine reliability improvements, capacity expansion options, and environmental compliance issues. The university accepted the PB design recommendations and then PB completed detailed engineering and design of the medical center chilled water plant improvements. Colin was the lead mechanical engineer for the detailed engineering and design improvements to the chilled water plant for the medical center.

University of Washington Central Utilities Plant Boiler 7 Addition, Seattle, Washington: Project engineer for the new 250,000 pph high pressure Boiler 7 addition at the campus central utilities plant. Colin was the lead mechanical engineer for the detailed engineering and design for the boiler addition project. The design work included a building extension for the new boiler, new gas and oil fired steam boiler, FD fan addition, fuel system design, steam and feedwater interties, new feedwater pump and control system upgrades.

Biosphere II Complex, Oracle, Arizona: Project engineer on the reciprocating engine power, heating, and chilled water plant serving the Biosphere II Complex. Colin was responsible for mechanical plant design; and coordination of electrical, structural, and architectural interface work on the project.

Cedars-Sinai Medical Center, Los Angeles, California: Project engineer for an assessment of facility energy usage and an evaluation of alternative designs to meet future demands at Cedars-Sinai Medical Center. As part of this comprehensive assessment, Colin was responsible for an evaluation of the hospital mechanical systems and their ability to meet requirements for reliable service in the future.

Orange County Central Utility Facility Upgrade, Santa Anna, CA: Project engineer for the Orange County Central Utility Facility Upgrade. This effort entailed upgrades to the existing central plant to achieve compliance with regional air quality regulations.

Mare Island Naval Shipyard Dry Dock Upgrade Project, Vallejo, CA: Project engineer for the upgrade project to dry dock 4 mechanical and electrical utilities to make the dry dock nuclear submarine capable. Dock side utilities included upgrade of sewage transfer facilities, addition of compressed breathing air systems and the addition of an emergency diesel generator with test load bank.

Point Molate Navy Refueling Pier Replacement Pxroject, Richmond, CA: Project engineer for the upgrade project to replace the aging Navy refueling pier including extensive fuel piping systems as well as ship loading arm equipment. Upgrades included full replacement of the pier and approach trestle structures, new fuel oil and jet fuel piping systems, utility systems, modernization of ship loading arm equipment and secondary containment for fuel piping systems over water. Colin was responsible for all mechanical engineering activities.

University of San Francisco Cogeneration Project, San Francisco, CA: Project engineer for the new campus cogeneration project. The project involved the addition of a 1 MW gas fired reciprocating engine generator operating in cogeneration. Low pressure steam was used to heat the campus library. Colin was responsible for preparing piping and instrument diagrams and major equipment specifications. Engine generator was in the basement of the campus library with strict noise mitigation designs.



Stone & Webster Engineering Corporation, Denver, CO

(1980 to 1989)

Prairie Island Nuclear Generating Station, Welch, MN: Mechanical engineer for the addition of a new plant circulating water system intake traveling water screen house on the Mississippi River. Colin was responsible for preparing piping and instrument diagrams, major equipment specifications and screen house power ventilation and heating designs.

Prairie Island Nuclear Generating Station, Welch, MN: Mechanical engineer for the NRC mandated upgrade of the steam generator blowdown system to increase steam generator blowdown capacity for better water chemistry control. Colin was responsible for blowdown tank sizing, preparing piping and instrument diagrams as well as major equipment specifications.

Prairie Island Nuclear Generating Station, Welch, MN: Mechanical engineer for the NRC mandated upgrade of the reactor coolant pump safety related seal water flow instrumentation. Colin was responsible for preparing piping and instrument diagrams as well as valve and instrumentation specifications.

Trojan Nuclear Generating Station, Rainier, OR: Mechanical engineer for the NRC mandated upgrade of the steam generator blowdown system to increase steam generator blowdown capacity for better water chemistry control. Colin was responsible for blowdown tank sizing, preparing piping and instrument diagrams as well as major equipment specifications.

Four Corners Generating Station, Farmington, NM: Mechanical engineer for the critical documentation upgrade project for units 1, 2 & 3. The work involved providing as-built P&IDs as well as detailed system descriptions for the older units. All mechanical systems in the plant were walked down in the field to generate accurate and up to date P&IDs. Detailed system descriptions were also prepared as an updated aid in operator training.

Puget Sound Power and Light Company, Bellevue, WA

(1977 to 1980)

Skagit Nuclear Power Generating Station, Sedro Woolley, WA: Mechanical engineer on the Puget Power owner design review team overseeing Bechtel Engineering on the project. Colin's work involved design and safety reviews of the GE nuclear steam supply system (NSSS).



IEC Corporation

Raymond J. Stankowski

Key Qualifications

Ray Stankowski has over 44 years of both hands-on engineering and management experience of mechanical systems and components in the power generation industry. Ray's specific project management experience includes utility generating stations, industrial heating and cogeneration plants, municipal solid waste facilities, biotech production plants and industrial and commercial facilities. He also has expertise in feasibility studies; development of design criteria; system design; equipment selection; specification writing; scheduling and controls; construction planning; and execution, testing and operation of plant equipment.

Ray possesses a power industry background in engineering and design, construction and field support, and operations. He has coordinated engineering design and construction projects as well as multidisciplinary staffs, including civil, structural, architectural, mechanical, electrical, and instrumentation professionals. He has prepared records, reports, studies, designs, plans, specifications, bid documents, surveys, market analyses, operating plans, and schedules. During his career, Ray also oversaw scheduling, quality assurance, customer relations, project estimating, and cost controls.

Power Project Experience

McKee Power Plant, New Plymouth, New Zealand: Project Manager for NOVA Energy's 100 MW greenfield plant in New Zealand. Ray's work activities included project management and detail design engineering for two GE Classic LM6000 gas turbines with Sprint grade BOP equipment to support plant operations.

Chugach Electric Association Southcentral Power Plant, Anchorage, Alaska: Ray provided project manager responsibilities for the 196 MW CEA Southcentral Power Plant Owner's Engineering contract. His activities involved the management of the EPC consultant and the procurement of the steam turbine generator and boiler. The enclosed plant building is designed to house three GE LM6000 gas turbines and one MPS 2-P Axial steam turbine generator.

Sand Hill Energy Center, 100MW Expansion, Austin, Texas: project manager for Austin Energy's 100 MW expansion at the Sand Hill Energy Center, which includes engineering design, procurement and construction (EPC) services of two GE 'Classic' LM6000 PC Sprint gas turbines with SCR catalyst system, chiller-cooling tower, gas compressor system and BOP equipment to support plant operations.

LCRA Winchester Power Park Project Winchester, Texas: project manager for the 200 MW - EPC Peaking Plant and provided prime mover technology selection, EPC cost estimate and Owner Engineering Services. Project includes four GE "Classic" LM6000 DLN and Sprint gas turbines with SCR and CO catalyst.

Raymond J. Stankowski

Project Manager II

IEC Corporation

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916.383.6010 fax

Education

- B.S., Mechanical Engineering,
University of Michigan, (1975)
-

Areas of Expertise

Feasibility Studies
Project Estimating
Scheduling
Field Engineering
Project Interface
Construction Oversight
Plant Start-Up and Commissioning
Performance Engineering
Engineering Design



Walter B Hall Steam Turbine Addition, Tulsa, Oklahoma: project manager for the conceptual design and EPC cost estimate for the relocation of a grey market (used) 11.5 MW steam turbine generator including new turbine building and all required BOP equipment for control and inter-tie to existing 69 kV utility system.

ConocoPhillips NISCO Stand Alone EPC Study, Westlake, Louisiana: project manager for an engineering study and EPC cost estimate of all stand alone utilities that are currently provided by Entergy including new BOP systems and modifications to existing facilities.

LUS Plant Betterment Projects 5-year Plan, Louisiana: project manager to provide system design and RFP specification development covering ongoing upgrade projects at the existing LUS Doc Bonin steam turbine generation power plant facility.

LUS Hargis-Hebert Electric Generating Station, Lafayette, Louisiana: project engineer responsible for the overall engineering and design of the plant utilizing two GE "NXGEN" LM6000 Sprint gas turbines providing 100 MW in Lafayette, Louisiana.

LUS T.J. Labbé Electric Generating Station, Lafayette, Louisiana: project engineer responsible for the overall engineering and design for the plant which utilizes two GE "NXGEN" LM6000 Sprint gas turbines generating 100 MW to the Lafayette Utilities System.

Silas Ray Unit 10 Power Plant, Brownsville, Texas: project engineer for a 50 MW combustion turbine simple cycle power plant. Major equipment includes a GE LM6000 PC Sprint CTG (Norway Design), SCR Catalyst System, Chiller/Cooling Tower, CEM System, GSU Transformer, Gas Compressor System and BOP equipment as necessary to support plant operations.

Grayson Unit 9 Power Facility, Glendale, California: project manager for the owner's engineer services contract with Glendale Water and Power for installation of LM6000 peaking power facility at the existing Grayson Power Plant. Responsibilities included visual simulations, alternative layout arrangements, preparation of EPC contract documents, and assistance with evaluation and pre-purchase of major plant equipment.

Pinnacle West (APS), Saguaro Power Plant, Unit 3, Redrock, Arizona: project manager and project engineer for a 75 MW combustion turbine peaking plant in Saguaro, Arizona. Designed around a GE Frame 7EA with Dry Low NOx combustors, this fast-track project will be brought on line less than 10 months after groundbreaking.

AES Montezuma Project, Central Arizona: Ray was responsible for providing all technical input during the siting and permitting phases of the Owner's Engineer contract on the AES Montezuma 2x1 F class project.

Tucson Electric Power (TEP), Tucson Peaking Project, Tucson, Arizona: project engineer on a GE Frame 7EA simple cycle plant in Tucson, Arizona. Ray was responsible for all technical interfaces with GE and was responsible for the coordination between civil, structural, mechanical, electrical, and I&C discipline engineers and designers. This fast track project was completed 25 days ahead of schedule.

Miramar Cogeneration Facility, City of San Diego Landfill Gas Project, San Diego, California: project engineer for a landfill/digester gas to energy cogeneration power plant in San Diego, California. Raymond was responsible for the design of plans and specifications for a 6.4 MW cogeneration facility including gas engines, heat exchangers, absorption chiller and fire-tube boiler. He provided critical safety systems consisting of methane gas leak detection, monitoring and alarm, sound attenuation, odor control, and emergency ventilation for a complete and safe operating facility.

Livermore Labs, Berkeley, California: start-up project engineer for a multipurpose biotechnology plant in Berkeley, California. Ray provided engineering system checkout, start-up, testing and operation in support of FDA validation approval. He developed preventative maintenance procedures (PMP), standard operating procedures (SOP) and hazardous material handling procedures.

Norfolk Naval Shipyard, Portsmouth, Virginia: project manager and on-site construction services for the RDF cogeneration plant supplying steam and electricity.



IEC Corporation

Han Lie

Professional Summary

Mr. Lie is a mechanical engineer with 32 years of experience in the power industry. Mr. Lie's extensive expertise is in the design and analysis of various mechanical and structural systems. For a number of cogeneration plants, he has performed piping layout, pipe support design, and piping stress analyses for Main Steam, Extraction Steam, Process Steam, Feedwater System and other auxiliary piping. Mr. Lie has also provided design modifications and performed structural analyses for existing boiler platforms to accommodate new equipment and support. He is well-versed in a number of software programs including PIPEPLUS, and STAAD III.

Highlighted design experience includes:

- For a number of cogeneration plants, performed piping layout, pipe support design, and piping stress analyses for Main Steam, Extraction Steam, Process Steam, Feedwater System and other auxiliary piping.
- Performed design modification and structural analysis for a heat exchanger platform inside a turbine building of a cogeneration plant. Performed design modification and structural analysis for an existing boiler platform to accommodate new equipment and support.
- Designed heating ventilation and air-conditioning (HVAC) systems for control rooms and electric room of cogeneration plants. Prepared working drawings for building permit application.
- Developed new design concepts for several passive safety systems in the simplified and the advanced boiler water reactors.
- Calculated flow requirements and designed bottom vessel drain system in a 2000 MWe reactor vessel to mitigate thermal stratification during plant startup.
- Performed numerous mechanical system design and structural analyses for Safety and Non-Safety related systems for nuclear power plants.

Project Experience

Campbell Soup Cogeneration Plant – 150 MW

Provided piping and stress analysis consultation for the 150 MW cogeneration power plant consisting of a Siemens V84.2 combustion turbine in combined cycle configuration. Responsibilities included: Reviewed steam piping system that connects the new plant to the old boiler house. Provided new support design to mitigate thermal cracking due to high stresses. Performed piping layout and piping stress analysis for the startup line, designed pipe supports and prepared a stress report. Performed piping stress analysis for the extraction steam and bypass line,

Han Lie

Principal Mechanical
Engineer II

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Education

BS Mechanical Engineering,
University of California,
Berkeley

Areas of Expertise

Mechanical Engineering
Structural Systems
Cost & Schedule Control
Construction Methods &
Procedures
Utility Support



corrected problems with the pipe supports around the desuperheater unit. Performed support analysis and modified pipe support structure to mitigate high stresses on existing building structure.

Procter & Gamble Cogeneration Plant – 120 MW

Prepared the structural design for a service platform, and piping layout and analysis for a cooling water system. IEC was contracted to provide performance and acceptance testing for the 120 MW GE LM6000 power plant, located adjacent to the Procter & Gamble Manufacturing Facility in Sacramento, California. In addition to providing performance engineering services, IEC was also tasked to perform field engineering and inspections throughout the construction process.

Cosumnes Power Plant – 500 MW

Assigned to SMUD CBO Group. Performed design review of the boiler pressure vessels and other ASME vessels. Also performed engineering design review on the Main Steam, Hot/Cold Reheat, and Feedwater piping systems. Report included findings and corrective actions, and suggestions on how to inspect, maintain, and prepare a record keeping system for the high energy piping. Prepared engineering analysis and layout for the STG Mist Oil Drain piping.

Fresno Peaker Facility – 21 MW & Panoche Peaker Facility

Provided structural design and analysis for turbine exhaust systems for both plants. IEC provided project and design engineering for the facilities. For the Fresno Peaker Facility, the original vertical exhaust discharge was changed into a side discharge configuration to allow for the new CO- and SCR-equipped exhaust duct. The project included the design and installation of a complete ammonia storage and forwarding system to support the new SCR equipment. IEC also designed the transition ducting to mitigate thermal expansion loads on the turbine exhaust elbow as well as to provide an air tight seal for fire protection equipment operation.

McClellan Peaker Upgrade Project – 50 MW

Performed structural review and analysis for a catalyst frame and baffle plates inside the exhaust duct. IEC Corporation provided owner's engineering services from conceptual engineering through construction for the McClellan Retrofit Project to upgrade the plant from 49 MW to 80 MW. This included project engineering, project management support, field engineering, and construction management services. The 80 MW GE 7EA Peaker Plant, owned and operated by SMUD, is located on the former McClellan Air Force Base. The retrofit was performed to ensure the plant complied with California emissions requirements.

Rancho Seco Nuclear Facility

Designed and analyzed Makeup Water piping for Spent Fuel Pool cooling system and provided fire pump well modifications.

Los Medanos Energy Center – 555 MW

The Los Medanos Energy Center is a 555 MW 2X1 GE Frame 7FA combined cycle plant. Reviewed all stress reports and support design for the high energy piping systems – Main Steam, Feedwater, HP Extraction Steam, LP Extraction, Rack Piping, Cooling System, and Make-Up Water System.

Nationwide Boiler Inc.

Prepared design drawings and provided structural analysis for economizer support structures for two large industrial facilities. For another project, designed weather enclosures for Air Compressor and Feedwater Facilities, and for Trail Mounted Burner (70,000 PPH) unit. Prepared structural drawings and performed analysis for permit applications.

**General Electric Nuclear Facility**

Provided structural design and analysis for the spent fuel rod structured placed inside the Reactor Containment fuel pool. Prepared fabrication and installation drawings.

List of Supported Generation Facilities**SMUD Facilities**

- Carson-Ice Cogen Plant. Piping layout, and structural design.
- Campbell Soup Cogen Plant. Piping and structural design.
- Procter-Gamble Cogen Plant. Piping and structural design.
- Rancho Seco Nuclear Power Station. Piping and structural design for Spent Fuel Pool
- McClellan Power Facility. HRSG support structure.
- Cosumnes Power Project. Assigned to SMUD CBO Group. Design review engineering analysis.

Other IEC Client Projects

- Clean Energy System Kimberlina plant. Plant layout, piping analysis and support design.
- Panoche Power Plant. Structural design for exhaust system tower.
- Fresno Power Generating Facility. Piping system and structural design.

General Electric Co. (California, North Carolina, and Virginia offices)

- Pacific Lumber Cogen plant. Piping and structural design.
- Cardinal Stanford Hospital cogen Plant. Piping and mechanical design.
- Burney cogen plant. Piping and mechanical design.
- Concord Paper Cogen plant. Piping and structural design.
- Mendota Cogen facility. Piping design.
- Kashiwasaki Unit 6&7 Nuclear Power Plants. Structural design.
- Tsuruga Nuclear Power Plant. Structural design.
- ABWR. Standard Review Plant study.
- SBWR. Plant Startup study and Passive cooling and dose reduction system design.
- BWR Outages. Design and analysis of various service platforms and equipments.

National Boiler Inc. (NBI)

- Keystone Steam Generator. Economizer Support Frame.
- Inland Paperboard. Exhaust System Structural Support.
- Designed and analyses of Economizer/SCR system, supporting structures and foundations for Gallo, Del Monte, Los Gatos Tomato, Williams Paperboard, Signature
- Foods, Conoco-Phillips, Sinclair, Cargill, and J.G boswell plants.



IEC Corporation

Brandon Doering, P.E.

Professional Summary

Mr. Doering is a California licensed professional mechanical engineer with more than 20 years of experience. He provides a variety of engineering services for generation facilities and has extensive experience in the design and inspection of power plant systems and equipment. His experience includes: engineering design and modifications; field inspections; coordination and management of projects and inspections; and the development of equipment specifications. Mr. Doering is responsible for performing on-site inspections of the power plants to verify completion of work, record construction schedule and progress, and to verify construction technique and procedures with approved documentation.

Project Experience

Field Engineering for Modesto Irrigation District (MID)

Mr. Doering provided onsite field engineering support of the Modesto Irrigation District's Woodland Generation Station Unit 3 (WGS3) Project. The facility is powered by reciprocating engines with a net output of 49.6 MW. Mr. Doering, as part of IEC's Construction Team, was on site at the Project coordinating and managing the activities of the onsite construction contractors and directing safety, scheduling, quality control, and regulatory items during the build out of the new facility. IEC carefully coordinated all plant tie-in (interface) construction activities in order to minimize the amount of down time at the existing Woodland Generation Station. Mr. Doering supported IEC's construction manager and performed all management, administration, monitoring, inspections, controls, quality assurance, and oversight for the Project. The successful project was completed on-time and within budget and is now online and providing power.

Cogeneration Plant RTU Upgrade for Sacramento Municipal Utility District (SMUD)

Mr. Doering assisted with the preparation of the engineering design package for the retrofit of an upgraded data collection and communication system for three 100 MW power plants. The project involved field inspection and verification of existing controls, design layout of new system, coordination with owner and vendor personnel during design and installation, provision of technical assistance during the installation of upgrade equipment, and site inspection verification of installation details.

SCA Procter & Gamble Fire Protection Pump Test Project for SMUD

Mr. Doering prepared design calculations and layout for modification of the Fire Pump Test Loop piping and performed site inspections to evaluate existing system layout and performance.

Brandon Doering, P.E.

Principle Mechanical
Engineer I

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Education

BS Mechanical Engineering,
Pensacola Christian College

Professional Licenses

Mechanical #M32531
California General Contractor
#907754

Areas of Expertise

Construction Oversight
Construction Maintenance,
Inspections, and Documentation
Energy Consulting
Utility Support
O&M Engineering
Testing



57 MW Sanger Cogeneration Repower Project for Algonquin Power

Mr. Doering performed site inspections of critical mechanical and instrumentation systems for design of plant upgrade modifications for a 57 MW power plant located in Fresno California as part of a Repower Design Project. Mr. Doering's responsibilities included walking down all systems and updating associated drawings with new routing and equipment and developing new piping and mechanical equipment specifications. During construction, work involved inspection and testing of completed systems to conformance with specifications.

MID Woodland Generation SCR Blower for Modesto Irrigation District (MID)

Mr. Doering analyzed and provided recommendations to solve SCR blower reliability issues, and elected a forced water cooled bearing lubrication system for blowers to correct failure.

Ripon Generation Station Gas Supply Project for MID

Mr. Doering performed site inspections of Natural Gas supply piping and systems to correct fuel supply conditions to 50 MW gas turbine units. He inspected existing mechanical and electrical systems and designed modifications to add additional fuel conditioning equipment to improve plant reliability and performance. Mr. Doering also performed site inspection of new equipment to verify construction and performance details.

MID Woodland Generation Steam Turbine Fire System for MID

Mr. Doering performed site inspections and field measurements of piping and turbine systems in preparation for fire protection deluge system design.

Kimberlina Demonstration Plant for Clean Energy Systems

Mr. Doering assisted with the mechanical design of a new prototype power plant for an experimental facility. He performed inspections and documented existing systems for evaluation and modification.

CVFA Plant Boiler Project for SMUD

Mr. Doering assisted with piping layout and drawing preparation and review for a project to add an auxiliary boiler to the plant for improved operational efficiency.

Substation Upgrades for PG&E

Mr. Doering assisted with preliminary design of substation switch support structures for improvements to the PG&E Tiger Creek Power Plant facility.

Engineering and Layouts for TTSC Wellhead

Mr. Doering assisted with design and drawing preparation for foundations, piping layouts, piping line lists, electrical conduit routing, and plant general arrangement.

Renewable Power Plant Water Supply Practices for Imperial Irrigation District (IID)

Mr. Doering provided consulting services to review Renewable Power Plant Water Supply Practices for the Imperial Irrigation District (IID). The initial study included a review of current operating practices at the generation facilities in the IID service area. The analysis included an economic comparison of technologies related to plant water treatment and cooling requirements, and a summary of regulations governing water usage affecting IID area power plants, including state, local, and special district policies, including those of the California Energy Commission. Mr. Doering worked with plant representatives of the existing facilities to obtain relevant plant information, water usage, and current cooling systems and technologies employed. The final report provided IID with a summary of the results and findings as well as suggested opportunities for water conservation at these IID plants. Mr. Doering assisted IID in reviewing the Water Supply Applications from power generators to ensure that each application met all requirements as set forth by IID through their Interim Water Supply Policy (IWSP) adopted



in 2009. This included determining if the applicant or other party performed an acceptable water supply assessment; determining if the applicant sufficiently considered all current or future water supply resources; and determining if the applicant sufficiently considered best management practices for water usage during the power plant design. Mr. Doering performed an assessment of each application and addressed any issues that may be problematic to IID and the IWSP in the development of each project.

UARP Facilities Improvements for SMUD

Mr. Doering prepared construction cost estimates for various facility improvement projects within SMUD's Upper American River Project area, including road improvements and stream flow measurement weir construction.

PV Recommissioning/Decommissioning for SMUD

For the SMUD Cal Expo, PV-1, PV-2, PV 3 & 4, PV-6, and Arden/Limn PV arrays, Mr. Doering led the IEC team in preparing cost estimates for decommissioning each of the arrays and for repowering the Cal Expo array with both fixed and tracking options. Cost estimates included a breakdown of the tasks required for the demolition, removal, and disposal of the array, including the supporting structure and foundations; and restoration of the site to original conditions. Also included was a credit for the reclamation value of the structural materials that can be salvaged. Mr. Doering developed a complete, itemized breakdown of task details and finalized the report deliverable, with the summary estimates. For the repower estimates, the report included preliminary design layouts, equipment selections, and electrical single line diagrams. Also included was the cost of partial demolition of the existing array to the point that best accommodates the new panels and equipment. Mr. Doering also obtained actual equipment quotes from vendors and manufacturers were obtained for major items, with costs for the other materials based on industry averages and standard construction costs.

Renewable Generation Asset Management Support for SMUD

Mr. Doering served as Senior Mechanical Engineer to provide professional engineering and technical services for SMUD's Renewable Generation Assets. Responsibilities included: collecting, monitoring, reviewing, analyzing, and/or reporting on data produced by Renewable Generation Assets owned or administered by SMUD. Mr. Doering conducted facility inspections and reported to document conditions found, including but not limited to photographic documentation, GIS information capture, and/or physical measurement. He also developed project proposals and cost estimates for O&M and/or capital projects as requested for Renewable Generation Assets owned or administered by SMUD. Additional tasks included coordinating the operation of interconnection facilities, meteorological tower monitoring, site services, and other miscellaneous tasks as needed. Specific tasks include:

- O&M Plans Development
- Solano Wind Project Meteorological Tower Data Monitoring
- RFP Development for Solano Wind Project Performance Assessment
- RFP Development for Solano Wind Project Site Services Contract
- Solar Project Decommissioning Cost Estimates
- Solano Wind Project Tariff Analysis
- Solano FAA Light Coordination
- Collinsville-Roberts Development (Solano 4)
- As-Needed Solano Asset Support Tasks and Analysis
 - Weed Management Services
 - Generator Failure Analysis
 - SMUD Public Relations Documents

BBE Properties – Owner and General Manager

Mr. Doering performed on-site inspections of facilities to evaluate condition of electrical, mechanical, and structural systems and to verify general code compliance. He also prepared evaluation reports and cost estimates for clients detailing work required for facility rehabilitation and code compliance.



IEC Corporation

Eric Tau

Professional Summary

Mr. Eric Tau is an Associate Engineer with a wide range of experience in mechanical, electrical and civil engineering. His experience includes engineering support for hydro, solar, gas-fired and substations for electric utilities and public entities in California. Mr. Tau is certified in Plant 3D Modeling and Design, Civil 3D, ETAP, Elecdes and AutoCAD. Below is a list of projects that demonstrate his broad engineering experience.

Project Experience

SPCC Plan, Roseville Energy Park & Roseville Power Plant 2

Roseville Energy Park and Roseville Power Plant 2, the City of Roseville's two power plant facilities, both meet the 40 CFR 112 requirements for a Spill Prevention Control & Countermeasures (SPCC) plan. The City has tasked IEC to update and renew the existing plans. Mr. Tau's responsibilities in this project were to review the 40 CFR 112 requirements and update the existing SPCC plans for both facilities. To update the existing SPCC plans, Mr. Tau performed a site visit and requested equipment documentation and site drawings from Roseville staff to verify and correct the information on the existing plans.

Electric Boiler Feasibility Study, Roseville Energy Park

The City of Roseville was interested in performing upgrades to their Roseville Energy Park's combined cycle power plant to reduced startup times. IEC was tasked with providing a feasibility report and cost estimate for several plant upgrades such as installation of an auxiliary electric boiler, steam turbine electric blanket, upgrading the anti-icing system, and installing a steam jet air ejector.

Mr. Tau's responsibilities included obtaining quotes for major equipment and preparing the feasibility report. To fulfill his responsibilities, Mr. Tau reviewed existing plant documentation, contacted equipment vendors for quotes, contacted the original equipment manufacturers for existing equipment documentation, and prepared a general arrangement drawing and pipe layout drawing. The City of Roseville used the feasibility report and cost estimate to select upgrades to perform in the following year.

Eric Tau

Associate Engineer

IEC Corporation

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Education

B.S. Mechanical Engineering, University of California, Davis

Credentials

Engineer-In-Training
E.I.T. License No: 165690

Additional Training

OSHA 10 Hour Construction Safety Training
Civil 3D Level 1, CAD Masters
Plant 3D Level 1, ECAD
ETAP Power Systems Analysis
ETAP Arc Flash Analysis

Areas of Expertise

Pipe Design
AutoCAD Design
Plant 3D Modeling and Design
Civil 3D Design
Solar O&M Reporting
ETAP Modeling
Elecdes Design

**General Electrical Engineering Support, Roseville Power Plant 2**

IEC provided general electrical engineering support for the Roseville Power Plant 2 facility, operated by Roseville Electric Utility. The scope of work included three separate subtasks: GTG Enclosure Switchgear Equipment Procurement Support, 125VDC Battery Charger Equipment Procurement Support, and Facility Air Conditioning Repower Design Support.

Mr. Tau was closely involved in the Facility Air Conditioning Repower Design Support subtask in which the existing air conditioners for the battery rooms needed to be powered from the existing alternate medium-voltage source so the air conditioners could run when the facility line breaker was open. For this scope of work, the IEC team investigated existing equipment and drawings to identify options for a new source, created a design package for the repower of air conditioning units, attended a site walk to discuss the design package, answered technical questions during the construction process, and updated drawings with field markups and provided an as-built drawing set.

Generator Protection Relay Upgrade, Roseville Power Plant 2

Roseville Electric Utility learned the existing generator protection relays at Roseville Power Plant 2 had exceeded their design life. The relays were testing outside the acceptable accuracy range and were no longer supported by the manufacturer. The City of Roseville decided to upgrade the existing generator protection relays with a new single multifunctional digital SEL relay. The City chose IEC to prepare a design package for the replacement of generator protection relays. The design package included demolition drawings, single-line drawing, three-line drawing, schematic drawings, connection diagrams, panel layout and bill of materials. IEC also developed the relay programming file.

Mr. Tau assisted in the design of the protection scheme, developed an ETAP model for protection coordination between the new and existing protection schemes, and led the drafting and review team for the design package. Mr. Tau also developed the sheet border and new drafting standard for the RPP2 electrical drawings.

LM6000 Turbine Repower, International Paper Plant

The International Paper Plant in Louisiana has an existing Frame 5 turbine package powering their paper plant. This package was reaching its end of life and needed to be replaced. IEC was tasked with the layout and interconnection of the new LM6000 turbine package and auxiliary equipment with the existing plant.

Mr. Tau's responsibilities in this project were managing the 3D model, managing the P&ID, and vendor equipment review. Tasks included in managing the 3D model consisted of recreating existing conditions using point cloud scan data, modeling and locating all vendor equipment on existing plant, routing cable tray and piping, evaluating and resolving all interference conflicts, meeting all access area requirements by plant owners, modeling new support structures, outputting 2D design drawings, outputting flyby movies for client, presenting 3D model for design approval, and general design support. Tasks included in managing the P&ID consisted of updating the P&ID, line list, valve list, instrument list, and specialty items list based on changes in piping design or vendor equipment. Tasks included in vendor equipment review consisted of verifying dimensions of equipment, verifying customer connection sizes and locations, verifying anchor bolt sizes and locations, and updating both the P&ID and 3D model based on all verifications.

Feeder Relay Upgrade, City of Palo Alto Hanover Substation

The City of Palo Alto plans on upgrading their feeder protection relays and associated devices at the Hanover Substation. IEC was tasked with providing the electrical design package for this relay upgrade project. Mr. Tau's responsibilities in this project were reviewing existing electrical drawings and relay documentation, creating as-built drawings, reviewing new equipment cutsheets, and preparing demolition and add sheets for the installation of the



new equipment. Mr. Tau utilized the Elecdes software to create an “intelligent” drawing package for automated wiring diagram generation and project reporting.

69kV Cable Replacement, SMUD 69kV Pocket Distribution System

Sacramento Municipal Utility District’s (SMUD) 69kV distribution system in the Pocket region of Sacramento is aging and the cables are due for replacement. SMUD has tasked IEC with the electrical and civil design for the replacement of the cables.

Mr. Tau was responsible for designing the manhole layout. To design the manhole layout, Mr. Tau evaluated the existing cable routes, performed cable pulling tension calculations, and determined the locations for the manholes to meet requirements for maximum cable length, maximum pulling tension, and maximum sidewall bearing pressure, while minimizing the number of manholes to reduce project cost. Mr. Tau was also responsible for responding to SMUD RFIs regarding the manhole layout and attempts to further reduce the number of manholes. IEC’s design package and responsiveness to SMUD RFIs enabled SMUD to quickly make cost saving decisions on the project.

Nevada Irrigation District Drawing Consolidation Projects

NID powerhouse facility drawings were disorganized, outdated, and located in multiple locations. Revision changes that occurred over years of upgrades had not been incorporated into the onsite set. Mr. Tau assisted in developing drafting standards, a document control procedure, and a drawing consolidation procedure. Mr. Tau then led the process of implementing the standards and procedures for both the Bowman and Rollins powerhouses.

For each powerhouse, all facility drawings were collected, scanned, reviewed and sorted to create a full set of drawings. The drawings were then standardized, organized, re-numbered, placed into a new sheet border, and made to meet the approved drafting standards. Under Mr. Tau’s direction, IEC engineers then performed site visits to field verify discrepancies identified in the drawings. IEC’s organization, attention to detail, and ability to coordinate complex tasks allowed the projects to be completed with minimal involvement from District management.

Hydroelectric Retrofit Project, Warm Springs Dam

Sonoma County Water Agency (SCWA) owns and operates part of the Warm Springs Dam Hydroelectric Facility. The facility is outdated and in need of several electrical and mechanical upgrades. The major upgrades include generator switchgear replacement, main control board upgrade, PLC upgrade, and turbine and generator repairs. SCWA tasked IEC with preparing a design package to address the electrical and mechanical upgrades.

Mr. Tau’s responsibilities on this project included providing a substation clearance evaluation to meet code requirements, reviewing previous generator and turbine assessment reports, and developing construction specifications for the mechanical and electrical repair work.

PV Land Acquisition, Sacramento Municipal Utility District

SMUD’s Integrated Resource Plan requires the addition of 250 MW of solar projects by the end of 2024, which requires approximately 1,000 acres of land. The first step to meeting this goal is to acquire land suitable for solar projects within the District’s service area. IEC was tasked with project management coordination for the selection and evaluation of potential land.

Mr. Tau’s responsibilities in this project included compiling and organizing all known information for potential solar sites and providing a “top 10 sites” list for acquisition. Mr. Tau fulfilled his responsibilities by creating a spreadsheet inclusive of all land evaluations previously performed by SMUD, coordinating with SMUD to add new properties to the list of potential land acquisition, developing site selection criteria, receiving and incorporating SMUD’s electrical



and environmental feedback to remove sites, performing a GIS analysis based on size of site and distance to nearest substations to further filter out unsuitable sites, and finally compiling the results into a summary presentation for SMUD. The SMUD project manager used this summary presentation for her meeting with the SMUD Resource Planning Coordination Committee for approval to move forward with purchasing land.

Steam Turbine Generator Enclosure Design, Roseville Energy Park

The City of Roseville plans on installing a permanent, metal shed enclosure to protect the steam turbine generator (STG) against the elements. IEC was tasked with the design of the enclosure. Mr. Tau's responsibilities in this project were the electrical design, including providing power to space heaters, fans, receptacles, lights, CO and smoke sensors, access keypads, and motorized gates. Mr. Tau was also responsible for designing the lighting to meet OSHA requirements and sizing the fans to meet the ASHRAE minimum room ventilation rate for an STG enclosure. Mr. Tau utilized ETAP electrical modeling to size electrical equipment and conductors, and Visual3D to perform the lighting design calculations. Mr. Tau developed the electrical portion of the design package for the City's Roseville Electric Utility and the California Energy Commission's review prior to construction.

Asset Retirement Cost Estimate, Roseville Energy Park & Roseville Power Plant 2

The City of Roseville is subject to the requirements of the Governmental Accounting Standards Board (GASB). With the implementation of GASB 83, the City is required to provide their accounting department with a cost estimate for decommissioning their major assets, including power plants. The City tasked IEC with determining the overall decommissioning costs for the Roseville Energy Park and Roseville Power Plant 2.

Mr. Tau's responsibilities in this project were to develop the cost estimate and provide an asset retirement plan describing the process of decommissioning each facility. Mr. Tau reviewed the GASB 83 requirements and performed site visits to each power plant to evaluate approximate material on site and verify all major equipment on site. Mr. Tau then contacted disposal companies, recycling companies, major equipment resellers, and demolition contractors to gather information for the cost estimate. The cost estimates developed for each facility include disposal costs, demolition costs, and salvage values of major equipment.

Bus Electrification Upgrade, City of Fairfield

The City of Fairfield plans on upgrading their bus fleet to all electric buses. Their existing Corporate Yard will need to be upgraded with bus chargers, bus washes, and new lights. IEC was tasked with the electrical design for this project. Mr. Tau's responsibilities included determining load requirements, sizing all major electrical equipment and conductors, creating a single line, creating a general arrangement for the new incoming service from PG&E, and understanding and implementing PG&E interconnection requirements into the design.

Nevada Irrigation District Hydroelectric Electrical Engineering

The Nevada Irrigation District (NID) required electrical engineering and maintenance support for its various powerhouse facilities as the District took over tasks previously provided by PG&E. IEC was selected to provide NID with ongoing electrical engineering and staff augmentation services to support the backlog of identified repair and replacement work that was necessary to ensure the powerhouse facility infrastructure remained in working order. NID owns, operates, and maintains the Yuba-Bear, Combie, and Scotts Flat Hydroelectric Plants which include seven (7) individual powerhouses. The District has the capacity to generate approximately 82 Megawatts (MW) of hydroelectric power using a combination of rivers, lakes, canals, tunnels, and powerhouses. Mr. Tau provided engineering support on the following projects:

- NID Communications Network Planning
- Rollins Emergency Backup Generator Design
- Rollins Bypass Valve Replacement Design

**Arc Flash Analysis, City of Victorville 12kV Distribution System**

Mr. Tau assisted in creating the City of Victorville's SCLA 12kV distribution system ETAP model based on existing electrical single lines. From the model, Mr. Tau performed an Arc Flash analysis and report on the City's distribution switches, transformers, and switchgear. The report included the ETAP single line, protection coordination, arc flash labels, and recommendations on reducing arc flash incident energy at equipment with high arc flash levels.

High Efficiency Reverse Osmosis (HERO) Design Support, Turlock Irrigation District

The Walnut Energy Center (WEC) is a Zero Liquid Discharge (ZLD) plant which requires power plants to recycle their water. One of the ways WEC achieves this is by using HERO filtration equipment which filters water so that it can be reused in the cooling towers. TID recently purchased new RO membranes, and IEC was tasked with designing the skid and piping for this new equipment. Mr. Tau assisted in designing pipe layout, locating pipe supports, reverse osmosis housing layouts, drafting the skid on AutoCAD, and performing quality control on the design.

Solar PV O&M Reporting - 68 Generation Facilities (11.4 MW)

Mr. Tau is a part of the Solar O&M team at IEC. He assists in monitoring and maintaining 68 solar PV generation facilities at 12 different school districts. Responsibilities include producing annual and semi-annual inspection reports, generating production reports, updating and maintaining maintenance logs, inverter replacement logs, and PV panel replacement logs.

Preliminary Grading Plan, Rancho Seco Solar II

Mr. Tau performed a Cut/Fill analysis with the design grade and the existing topography using Civil 3D software. He also assisted in drafting the design grades overlaying the existing topography, with details such as fire lanes, mitigation zones, setbacks, and roadways taken into consideration.

RESUMES

Electrical Engineering Team



IEC Corporation

Aaron Leach, P.E.

Professional Summary

Mr. Leach is an electrical engineer knowledgeable about electrical systems for power generation facilities and substations. He has extensive experience in the electrical power industry and provides project management, electrical engineering support, including design, system upgrades, and construction/implementation oversight, for IEC's utility and public agency clients. Mr. Leach is currently our lead electrical Responsible Engineer and project manager for generation, distribution and transmission facility projects.

Mr. Leach has repeatedly served as a technical expert and owner's representative for IEC's utility clients to ensure their interests are achieved in each project. This includes working as part of a combined team with client management and staff to develop and prioritize capital improvements and develop corresponding budgets and milestone schedules for multiple projects. This means he has the communication and people skills necessary to work with a variety of individuals. In the field, Mr. Leach possesses real-world experience for a variety of generation projects and electrical systems and is able to provide independent design review and on-site solutions as needs arise.

Project Experience

La Luz Energy Center Generation Facility, Public Utility of New Mexico (PNM)

Responsible Engineer for new GE LM6000 combustion turbine LLEC generation facility. Responsibilities included creating a facility design package, PNM design coordination, and project field support for the new generating facility and new interconnecting substation. Responsibilities included review of the GE and balance of plant equipment, design of the site layout, ground grid, bus structures, wireway routing, communications, power, instrumentation & controls, metering and protection schemes, performing calculations for relay coordination and settings, load flow analysis, short circuit analysis, equipment sizing, wireway fill and voltage drop, battery sizing, and shielding analysis. Provided RFI and onsite field support during construction, back-feed and startup.

Roseville Electric – Electrical Support Services

For Roseville Electric, IEC holds a Master Service Agreement for engineering and design support for their power generation facilities. Through this contract, Roseville Electric was able to rely on IEC staff for flexible and responsive engineering support.

Aaron Leach, P.E.

Principle Electrical Engineer I

IEC Corporation

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Education

BS Electrical Engineering, California State University, Sacramento

Professional Licenses

CA Electrical #E20071
NM Electrical #E22799
TX Electrical #E122784
C-10 #786949

Additional Training

SEL University Engineer Program
- Generation System Protection
- Substation Protection/Integration

Areas of Expertise

Electrical Engineering, Design,
Construction & Oversight
- Substations/Switchyards
- Generation Facilities
- Distribution and Transmission Facilities
System Protection Engineering
Electrical Design
Specification Development
Power System Studies
Plant Side Electrical Engineering
Utility Support
Project Interface



Mr. Leach provided local support, performed site visits, attended meetings and worked with staff as directed by the City. Mr. Leach's attention to detail, local support, and ability to develop close working relationships, creates a combination that ensures IEC provides responsive and effective results for the City.

One example of electrical support Mr. Leach provided to the City was a review of the generator frequency and voltage relay protection settings for the combustion turbine and steam turbine generators at the Roseville Energy Park. Mr. Leach reviewed the protective relay programming files to determine existing element settings and compared the values with the NERC Standard PRC-024-2 requirements. NERC Standard PRC-024-2 defines regions in which generating units must remain connected during frequency and voltage excursions. Mr. Leach created a technical report which included recommended relay element settings changes which would allow compliance with the NERC standard.

Another example of electrical support Mr. Leach provided to the City was to investigate and resolve an issue where two (2) Emerson remote I/O service drops were having repeated 24VDC control relay output failures. Mr. Leach investigated the issue and discovered the failed 24VDC control relays were directly operating the trip and close coils on balance of plant switchgear breakers. The current drawn by the breaker coils exceeded the rating of the control relay output contacts. Mr. Leach investigated the possible solutions and provided options and recommendations to the City to resolve the issue. IEC was then directed by the City to prepare a detailed design for implementing auxiliary interposing relays for the Emerson remote I/O panels. Mr. Leach served as Responsible Engineer and Project Manager to utilized Allen Bradley interposing auxiliary relays, performed the detailed interconnection design, specified equipment, and completed the design package on time and on budget.

Roseville Electric – RPP2 Generator Protection Upgrade

For the Roseville Power Plant 2 (RPP2) facility, Roseville Electric decided to restart a unit generator after five years of non-operation. Prior to startup, the generator protection relays were tested and failed. Roseville Electric called upon IEC to evaluate the issue and propose a solution as soon as possible to support the summer generation schedule.

The unit generator package was unusual for this location as it was designed and assembled by an Italian packager and utilized generator protection relays made by a European manufacturer. Mr. Leach contacted the relay manufacturer and confirmed the failed relays were no longer supported requiring a complete upgrade. Mr. Leach evaluated available U.S. manufacturer generator protection relays and provided options and recommendations for the relay replacement.

Mr. Leach served as Responsible Engineer and Project Manager to utilize an SEL-700G relay to provide generator protection, added an SEL-2664 to provide stator ground fault protection, and used a Basler-59N relay to detect a ground fault on an ungrounded system. IEC performed the detailed interconnection design, panel layout drawings, specified equipment for procurement, performed relay protection element calculations and developed a relay logic and control scheme which seamlessly integrated into the Italian designed package.

Mr. Leach then supported the installation in the field, and lead start-up and commissioning for the generator protection portion of the upgrade. In addition to the generator protection fast-track upgrade, the team discovered issues with the generator breaker during start-up. IEC was there to help troubleshoot the issue and recommend a fix to keep the start-up team on schedule. The fast track design, construction, startup & commissioning was completed in only a few months to meet the summer generation schedule.

Generator Protection Upgrade for the TID Almond 1 Power Plant (A1PP)

Electrical design services for the removal of old electromechanical and solid state generator protection relays and replacement with redundant SEL-700G relays. Responsibilities included electrical design of power, revision of the



controls scheme, communications, determination and termination schedule, layout, evaluating and revising relay protection settings, providing a relay programming file, and preparation of a relay test plan.

Generator Protection Settings for Walnut Energy Center, Turlock Irrigation District (TID)

Provided engineering calculations and recommended protection settings for the generator Inadvertent Energization Relay. Provided relay setting and programming logic file.

Electrical Field Engineering Support for the Turlock Irrigation District (TID) Almond 2 Power Plant (A2PP)

Provided field support for the resolution and documentation of electrical related commissioning issues at the A2PP. Closeout issues included causation of induced current in dead end structures, gas compressor tripping, transformer fuse operations, and ground faults. Responsibilities included root cause analysis, reviewing of relay fault data, evaluating and revising relay protection settings, coordination of metering and testing protocols, performing engineering calculations, and writing detailed reports for plant documentation.

NERC Support & Facility Ratings for the Modesto Irrigation District (MID) Generation Department

Created Facility Rating Methodology and Facility Ratings Documentation Operating Bulletins to allow compliance with NERC Standard FAC-008. Performed engineering evaluation and calculations to determine the Facility Rating. Reviewed and revised other MID internal Operating Bulletins as needed.

Backup Generator Design Services for the Modesto Irrigation District (MID) Ripon Generating Station

Led project for the installation of a backup generator that was installed at the Ripon Generation Station. Project management responsibilities included project budgetary cost estimate, project schedule, coordinating major equipment bid process, writing of contractor Scope of Work, coordinating the contractor RFP process, and air board permitting. Design responsibilities included sizing of major equipment, writing technical specifications, electrical design of power, controls, communication, protection schemes, transfer scheme and relay coordination.

Sanger Power Plant Ground Grid Evaluation for Algonquin Power Sanger LLC

Created a ground grid model of the existing generating facility and substation ground grids. Provided recommendations for interconnection of the ground grids by performing step and touch potential calculations based on IEEE standard 80. Created a design package, Ground Grid Analysis Report and specifications for the interconnection of the ground grids.

Algonquin Substation Upgrade for Algonquin Power Sanger LLC

Electrical design and equipment implementation for upgrading a generator step-up substation from 69kV to 115kV. Modified systems include instrumentation, protection and controls. Responsibilities included writing technical equipment specifications for new substation equipment, monitoring bid processes, electrical design including single line, three line, control, communication, schematic and point to point drawings, performing calculations for equipment sizing, and coordinating relay settings.

Sanger Steam Turbine Generator Replacement Project

Detailed engineering design to develop a design document package for construction in support of the Steam Turbine Generator (STG) Replacement Project at the Sanger Cogeneration Facility. Responsibilities included detailed design engineering, PG&E design coordination assistance, and project management support for the STG generator replacement task. This included revising the facility single line diagram and three line diagrams and the designing a new STG generator protection system, with redundant protection relays and in compliance with PG&E requirements. Interfaced with PG&E engineers to determine the appropriate design requirements for the protection design. Provided the cable run design for the new 13.8 kV cable run between the STG and the main switchgear and interconnection wiring drawings to connect the new Brush generator and AVR with the existing plant control system. Tasks also included electrical system modeling to determine the best solution for the protection of system equipment from unsafe fault current scenarios and providing the resulting arc flash study



documentation, based on new equipment revisions to the existing study. During the bid process, solicited quotes for specialty equipment and submitted quotes to Algonquin for purchase, provided construction requirements for the new equipment and cabling for the project, and provided construction RFI support.

Automatic Voltage Regulator Retrofit for Redding Electric Utility

Electrical design and equipment implementation for upgrading the existing Unit 2 and Unit 3 analog voltage regulator with new Basler DECS 400 automatic voltage regulators with integrated power system stabilizers. Modified systems included instrumentation, communication, protection, power, and controls. Responsibilities included writing technical equipment specifications for new equipment, working with vendors for integration of new hardware, relocation and re-energizing of existing equipment, creating and editing detailed electrical drawings, developing initial automatic voltage regulator, power system stabilizer and protection settings, and creating construction package.

Automatic Voltage Regulator and Power System Stabilizer Upgrade for CVFA/SMUD

Electrical design and equipment implementation for upgrading an Automatic Voltage Regulator and two Power Systems Stabilizers at the Central Valley Financial Authority Cogeneration Plant. Modified systems included instrumentation, communication, protection, and controls. Responsibilities included writing technical equipment specifications for new generator controls equipment, monitoring bid processes, editing electrical drawings and reviewing installation, start-up and tuning of new components.

Kimberlina Power Plant Demonstration Facility for Clean Energy Systems, Inc.

Modification of existing 12kV and 480V electrical equipment. Modified systems included instrumentation, protection, motor soft-starts, and controls. Designed systems and wrote technical specifications for new equipment and enclosures, creating and editing detailed electrical and mechanical drawings, modeling the plant electrical equipment, performing fault calculations, plotting TCC curves, and resetting relays for coordination.

Redundant Meter Analysis for Northern California Power Agency (NCPA)

Evaluation of thirty six (36) existing sites in preparation to meet CAISO redundant metering requirements. Responsibilities included preliminary design of metering equipment layout, power, communications, metering scheme, specifying equipment, performing burden calculations, knowledge of CAISO Manual, obtaining equipment and labor cost estimates, and providing a written evaluation and total budgetary cost for meter redundancy.

Boiler 3 Standalone and Arc Flash Study for Pasadena Water & Power Department

Designed and supported the modification of existing 2.4kV and 480V electrical equipment to allow for the isolation of Boiler 3 from Boilers 1 and 2, which will be removed. Responsibilities included designing a backup power scheme for operation during construction and plant power outage, relocation and re-energizing of existing equipment, creating and editing detailed electrical drawings, writing technical equipment and construction specifications, and performing an arc flash study on Boiler 3 and four other generation facilities on site.

Arc Flash Analysis and Relay Coordination Study for the Modesto Irrigation District (MID) Terminal Reservoir Pump Station Facility

Responsible Engineer and Project Manager for an arc flash engineering analysis of the existing Terminal Reservoir Pump Station facilities. This study included accurate verification of the installed equipment and development of a system model of each plant electrical system. IEC used this model to perform a short circuit analysis, a protective device coordination analysis, an electrical arc flash hazard analysis, and to develop recommendations to mitigate the arc flash hazard and minimize the arc flash incident energy level. Where alternate relay protection settings were recommended, revised relay programming files were provided. In addition to the analysis, printed and installed arc flash labels as required.

**Arc Flash Analysis and Relay Coordination Study for the Modesto Irrigation District (MID) Outlet Works Facility**

Responsible Engineer and Project Manager for the existing Outlet Works facilities. This study included accurate verification of the installed equipment and development of a system model of each plant electrical system. IEC used this model to perform a short circuit analysis, a protective device coordination analysis, an electrical arc flash hazard analysis, and to develop recommendations to mitigate the arc flash hazard and minimize the arc flash incident energy level. Where alternate relay protection settings were recommended, revised relay programming files were provided. In addition to the analysis, printed and installed arc flash labels as required.

Arc Flash Analysis and Relay Coordination Study for the Modesto Irrigation District (MID) Water Treatment Plant

Responsible Engineer and Project Manager for the existing water treatment plant facilities. This study included accurate verification of the installed equipment and development of a system model of each plant electrical system. IEC used this model to perform a short circuit analysis, a protective device coordination analysis, an electrical arc flash hazard analysis, and to develop recommendations to mitigate the arc flash hazard and minimize the arc flash incident energy level. Where alternate relay protection settings were recommended, revised relay programming files were provided. In addition to the analysis, printed and installed arc flash labels as required.

Arc Flash Analysis and Report for Turlock Irrigation District (TID) Walnut Power Plant

Responsible Engineer and Project Manager for an arc flash analysis and report project for the Turlock Irrigation District's Walnut Power Plant. The analysis and subsequent report identified equipment ratings and compliance with the arc flash regulations of NEC 110.16, OSHA, NFPA 70E and IEEE 1584. In addition to the analysis, provided draft arc flash labels in electronic format for each major piece of equipment.

Arc Flash Analysis and Report of SMUD Solano Wind Park

Responsible Engineer and Project Manager for an arc flash engineering analysis of the existing power plant generation facilities at the SMUD Solano Wind Project. This study included accurate verification of the installed equipment and development of a system model of each plant electrical system. IEC used this model to perform a short circuit analysis, a protective device coordination analysis, an electrical arc flash hazard analysis, and to develop recommendations to mitigate the arc flash hazard and minimize the arc flash incident energy level values where possible. In addition, IEC engineers provided arc flash and electrical safety training, Personal Protective Equipment (PPE) training, and consulting services to assist SMUD power generation facilities with development of safe work practices and procedures.

PG&E Electra Powerhouse Arc Flash Remediation Design

Mr. Leach is currently leading the PG&E Electra Powerhouse arc flash remediation design project. The project will remediate the excessive arc flash incident energy calculated at the station service switchgear for facility employee safety. The modifications include installation of new arc flash relays with fiber optic detection, the associated protection, annunciation and controls hardware, and new low voltage vacuum circuit breaker. The IEC team provided a complete design package for the project and is providing field engineering services during construction and as-built drawing services. The design package included approved for construction drawings, circuit schedule, conduit schedule, bill of materials, calculation package, design criteria, construction specifications, relay programming files, procurement support, and start-up and test plans.

PG&E Rock Creek Powerhouse Arc Flash Remediation Project Support

Mr. Leach led the IEC team in support of the PG&E Rock Creek Powerhouse arc flash remediation project. An outside contractor assigned with installation of the arc flash remediation equipment did not directly follow the approved for construction design documents and failed to redline the drawing set where the deviations occurred. IEC performed a site walk-down of the design drawings and provided redline markups. IEC then reviewed the redlines to ensure the field changes were acceptable from an engineering standpoint and as-built the drawing set.

**PG&E Tiger Creek Powerhouse Disconnect Project**

Mr. Leach led the IEC team in support of the PG&E Tiger Creek Powerhouse Disconnect Project. The Tiger Creek Powerhouse required the installation of two open air group-operated disconnects for isolation of each unit generator. The IEC team provided a complete design package for the project and provided field engineering services during construction. The design package included approved for construction drawings, circuit schedule, conduit schedule, bill of materials, structural calculation package, design criteria, construction specifications, insulated cable assessment report, arc flash modeling and labels, and start-up and test plans.

PG&E Helms Powerhouse Alternatives Analysis

Mr. Leach led the IEC team in support of the PG&E Helms Powerhouse Alternatives Analysis. Helms Powerhouse uses a vertical elevator shaft to route power, control and communications cables to the switchyard above. The facility has terminal enclosures located at both the top and bottom of the elevator shaft. The elevator shaft is a year-round high moisture environment which has promoted corrosion of the terminal enclosures and terminations within. In support of PG&E management and the Helms facility, IEC created an alternatives analysis report which provided four alternatives for corrosion mitigation. For each of the four alternatives, IEC provided a detailed description of each alternative, risk evaluation, outage requirements, reliability evaluation, ongoing maintenance efforts, and an engineer's cost estimate.

Jaybird Powerhouse 230kV Breakers Alarms Upgrade (SMUD)

Mr. Leach served as Responsible Engineer and Project Manager for the 230kV Breakers Alarms Upgrade at the SMUD Jaybird Powerhouse. The 230kV breaker alarms at Jaybird Powerhouse Switchyard were consolidated into two alarms and brought into the powerhouse annunciator. Grouping the breaker alarms made it difficult for SMUD technicians to identify the cause of the alarmed condition. To solve this issue, Mr. Leach provided a design package and specifications of equipment to bring in individual alarms via fiber communications from the breaker cabinet to the powerhouse control room for ease of troubleshooting. New SEL-2411 programmable automation controllers were installed into the 230kV breaker enclosures and routed to a new SEL RTAC located in the powerhouse control room. New relays status and automated digital outputs for the individual breakers alarms were wired to a new annunciator and the existing RTU for remote indication.

Jaybird Powerhouse Station Service Split Bus Design (SMUD)

Mr. Leach served as Responsible Engineer and Project Manager for modifying the existing station service scheme to a hot transfer split bus at the SMUD Jaybird Powerhouse facility. The new station service split bus configuration facilitated independent unit operation for station service and will not affect the operation of other units if one unit, and/or its associated station service, trips. A similar split bus scheme was incorporated at the SMUD Camino Powerhouse. Responsibilities included developing a design package, specification of equipment, developing relay programming files, and construction RFI support. Two new SEL-751A relays were installed for sync check, time delay, trip coil monitoring, logic and control functions, and lockout of the 52-3 breaker. Annunciation was provided for the relay fail and trip coil fail alarms.

Iowa Hill Pumped Storage Facility for the Sacramento Municipal Utilities District (SMUD)

Provided electrical engineering support on the preliminary design and layout for the 400 MW Iowa Hill Pump-Storage Project being developed by SMUD. The pump-storage project consists of three variable speed pump-turbines in an underground powerhouse cavern. Mr. Leach supported the design, specifications, and recommendations for the electrical transmission system from the generator step-up (GSU) transformers to the point of connection at the existing 230 kV transmission lines. Included in this scope is an 11-breaker switchyard utilizing a breaker-and-half bus configuration, two miles of transmission line on mono-pole towers to connect the switchyard to the existing 230 kV transmission line, 230 kV underground conductors from the switchyard to the GSU transformers, and specification of the GSU transformers. Mr. Leach served as the project electrical engineer on the switchyard project team to develop the project scope of work, functional description, detailed



specifications, and preliminary design drawings of the electrical transmission systems for development and solicitation of the project.

NERC Non-Compliance Mitigation Support & Relay Testing Procedures for the Modesto Irrigation District (MID) Transmission & Distribution Department

Responsible Engineer and Project Manager for NERC Non-Compliance Mitigation Project for MID. Worked directly with MID management, engineers, support staff and field personnel to identify issues and develop mitigation measures. Revised existing relay testing procedures to allow compliance with NERC Standard PRC-005. Reviewed and revised MID internal Operating Bulletins and Work Procedures. Implemented new relay testing software and standardized relay testing templates. Created testing documentation sheets that included testing tolerances for pass/fail criteria.

12th Street Substation Project for Modesto Irrigation District (MID)

Responsible Engineer and Project Manager for the MID 12th Street Substation Project, which entails removing, redesigning and replacing certain existing equipment and foundations at the substation. Mr. Leach is responsible for providing demolition drawings and design, arrangement, layouts, specifications, diagrams, plans, and details for replacement of the 12kV main and transfer bus structure, 69kV and 12kV bus routing, breakers, PTs, protection scheme, and control building. Mr. Leach is also providing construction management support, include development of construction specifications, solicitation support, vendor negotiation, scheduling, document control, design review coordination, RFI and DCN coordination, inspection services and closeout coordination.

Progress Substation Design, Xcel Energy

Electrical lead for design and construction of a new 161kV to 34.5kV substation and switching station. Responsibilities included design of the site layout, ground grid, bus structures, wireway routing, communications, power, controls, metering and protection schemes, relay coordination and settings, performing calculations for equipment sizing, wireway fill and voltage drop, battery sizing, shielding analysis, and writing technical specifications for new substation equipment.

Facility Metering Project for Northern California Power Agency (NCPA)

Project Manager and Electrical Lead for creating detailed Scope of Work for Public Works project. Responsibilities included preliminary detailed design of metering equipment layout, power, communications, metering scheme, equipment specifications, and thorough definition of contractor scope. Managed bid process. Provided bid summary and evaluation analysis.

Medium Voltage Switchgear Design Services for the Modesto Irrigation District (MID) Water Treatment Plant

Electrical design and reconfiguration of the automatic transfer scheme in existing 15kV switchgear. Responsibilities included electrical design of power, controls, metering and protection schemes, relay coordination and settings, relay logic programming, and equipment specification.

Victorville Municipal Utilities Services (VMUS) – SF6 Switch Replacement

Mr. Leach was the Responsible Engineer for the SF6 Switch replacement projects. For the City of Victorville, IEC prepared the SF6 gas switch replacement design for the Southern California Logistics Airport 12kV distribution system. The design replaced seven (7) existing SF6 gas insulated switches with new pad-mount air switches. The design package included the drawings and construction specifications needed for a construction contractor to accurately bid, procure, and construct the new switch installations. Design deliverables included layout drawings, duct bank trench details, wiring details, retaining wall details, foundation details, anchoring details, grounding details, bill of materials, and updated distribution single line.

**Victorville Municipal Utilities Services (VMUS) – SCLA Street Lighting Design**

Mr. Leach was the Responsible Engineer for the SCLA streetlight design project. IEC developed a street lighting electrical design for the City of Victorville Southern California Logistics Airport (SCLA). The street lighting design consisted of pole mounted streetlights along Phantom West. The design process involved creating a complete design package consisting of streetlight layout, electrical single line, voltage drop calculations, conduit fill calculations, pull box details, transformer connection details, switch connection details, transformer sizing, and cable sizing.

Victorville Municipal Utilities Services (VMUS) – Arc Flash Hazard Analysis Reports (SCLA and Foxborough)

Mr. Leach was the Responsible Engineer for the Arc Flash hazard analysis projects. The City of Victorville owns and operates two 12kV electrical distribution systems; 1. Southern California Logistics Airport (SCLA) and 2. Foxborough. IEC performed an arc flash hazard risk analysis for each of the distribution system. IEC's analysis of each distribution system used current ANSI, IEEE 1584, NEC, NFPA 70E, and CAL/OSHA standards. Our strong working relationship with Victorville allowed IEC to work with staff to collect information. Using this information, IEC developed an electrical model of the existing system using ETAP modeling software. We evaluated existing equipment capacities, identified any under-rated equipment, and prepared a protection coordination report. The report recommended protection setting modifications, calculated arc flash intensities and shock protection boundaries, and determined proper PPE ratings. The resulting Arc Flash Hazard Analysis Report included code requirements, assumptions, input values, protection coordination curves, output tables, and equipment labels.

Victorville Municipal Utilities Services (VMUS) – Electrical Service Connections

Mr. Leach was the Responsible Engineer for the design of new medium voltage service connections. IEC prepared multiple construction solicitation design packages for new commercial customer service interconnection with the City of Victorville Southern California Logistics Airport (SCLA) 12kV electrical distribution system. Each interconnection required new vaults for pad mount transformers and pad mount air switches. Each design package included layout drawings, duct bank trench details, wiring details, retaining wall details, foundation details, anchoring details, grounding details, equipment selection, protection coordination, bill of materials, and updated distribution single line. Each design was unique and prepared for the specific project. IEC provided each design package meeting the owner's schedule. In some instances, expedited schedules were supported to meet the property developer's timeline. Following is a list of facilities for which IEC prepared new electrical service connection designs.

- Building 518
- Building 13B
- Flannery Building
- Lot 6 Building
- Rubbermaid Building
- VDRP (Dr. Pepper) Building

Nevada Irrigation District (NID) – Hydroelectric Electrical Engineering & Project Management

For the Nevada Irrigation District (NID), IEC holds a multi-year Master Service Agreement for engineering and design support for their eight (8) hydroelectric facilities. IEC's engineers provided onsite engineering support at NID's hydroelectric field office for all eight hydroelectric facilities. IEC's highly skilled staff provided seamless integration with the District. IEC personnel also worked directly with the NID electronic file management systems to efficiently integrate with District staff. Mr. Leach provided local onsite engineering support, working out of the NID hydroelectric field office multiple days per week, quickly becoming familiar with the local facilities, personnel, culture, standards, preferences and goals. Mr. Leach performed detailed design and worked through NID staff to define the scope of the projects, review bid solicitations, provide technical peer review, and ensure compliance with District standards.

**Nevada Irrigation District (NID) – Regulatory Compliance**

Mr. Leach provided technical support for regulatory and contract compliance. NID was regularly required to complete forms, submit documentation, perform testing, submit records, and perform other regular maintenance activities which were required to stay in compliance with NERC, CAISO, and PG&E requirements. IEC supported NID efforts by providing internal compliance personnel with generator performance curves, frequency response curves, turbine performance and efficiency curves and similar documentation as requested.

Nevada Irrigation District (NID) – Rollins Powerhouse Penstock Valve & Actuator Replacement

Mr. Leach provided support for the Rollins Powerhouse penstock bypass valve actuator replacement project. The existing actuator was hydraulically actuated and nearing the end of the useful design life. NID decided to switch to an electric actuator to eliminate the environmental risk of a possible hydraulic fluid leak. IEC supported NID by attending technical meetings, reviewing manufacturer submittals, developing a redundant power delivery scheme, sizing batteries and battery chargers, and performing detailed design for powering the new actuator. IEC also performed the detailed design for installing a backup generator transfer switch that could be used during emergency situations.

Nevada Irrigation District (NID) – Emergency Standby Power Assessment

Due to California's devastating wildfires, PG&E has expanded its Public Safety Power Shutoff Program (PSPS) to de-energized lines connecting NID's generation facilities. The loss of power to NID facilities requires the sites to be staffed per Federal operating requirements, which caused a significant amount of overtime and a strain on staff. As these outages are becoming more regular, NID called upon IEC to assess the situation and provide recommendations. Mr. Leach led a team to review the regulatory requirements, evaluate the operational, economic and non-economic impacts of the power outages, and provide technical, operational and financial based recommendations for the addition of emergency standby power. IEC also used our excellent relationships with other operators (PCWA, EID, SMUD, NCPA, PG&E) in the region to perform a best practice survey. The recommendations allowed NID to move forward with a clear path to resolving the issue.

Nevada Irrigation District (NID) – Drawing Consolidation Project

NID powerhouse facility drawings were disorganized, outdated, and located in multiple locations. Revision changes that occurred over years of upgrades had not been incorporated into the onsite set. Mr. Leach led the IEC team to develop drafting standards, document control procedures, and a drawing consolidation procedure. IEC then implemented the standards and procedures for the Bowman, Chicago Park, and Rollins powerhouses.

For each powerhouse, all facility drawings were collected, scanned, reviewed and sorted to create a full set of the latest drawings. The drawings were then standardized, organized, re-numbered, re-named, placed into a new sheet border, and made to meet the approved drafting standards. All drawing sheet references were updated by IEC engineers to ensure technical accuracy. Any technical inconsistencies in the drawings were identified and labeled with "hold" clouds for field verification.

Mr. Leach then performed site visits to field verify discrepancies identified in the drawings. IEC coordinated with District staff to gain access to powerhouse facility electrical enclosures as necessary to redline drawings with the "as-found" condition. IEC then incorporated the redlines into a final powerhouse drawing set. IEC's organization, attention to detail, and ability to coordinate complex tasks allowed the project to be completed with minimal involvement from District management.

Nevada Irrigation District (NID) – Backhaul SCADA Wide Area Network Communications Project

NID is in the process of building a backhaul Wide Area Network to allow SCADA communications between their hydroelectric facilities. This multi-year project is very complex and demanding due to the scale and distances between the facilities. NID had started the project with another engineering group and was unhappy with the results. NID called upon IEC to provide recommendations on how to proceed.



Mr. Leach's strong working relationships with District staff allowed him to smoothly organize the results of existing work to date, identify the correct stakeholders to provide input, and effectively identify and communicate the recommendations and next steps for the project. Mr. Leach then led the IEC team to present NID with network topology options, identified District preferences, and estimate the bandwidth requirements for each site. Once this was accomplished, IEC identified the available communication technologies that would meet the project technical requirements and would allow compliance with the North American Electric Reliability Corporation's (NERC) Critical Infrastructure Protection (CIP) requirements for security.

As many of the connections required microwave radio transmission, IEC developed elevation profiles based on available GIS data to perform a radio path study. This study was then used to develop a network configuration incorporating District network topology preferences. IEC created a SCADA wide area network facility layout diagram and block diagram to clearly present the overall backhaul communication system, which included multiple communication technologies. IEC then provided "next step" recommendations for moving forward and completing the project over several budget cycles.

Nevada Irrigation District (NID) – Dutch Flat 2 Powerhouse Root Cause Analysis

For the Dutch Flat 2 Hydroelectric facility, NID experienced a major relay protection trip event (87G) associated with the generator. The event occurred late afternoon after which NID called Mr. Leach after hours for emergency engineering support. NID relay techs emailed Mr. Leach the "trip event files" in the evening for analysis although he was at home. After review of the event reports and troubleshooting over the phone with NID's relay techs, Mr. Leach was able to identify the issue and make recommendations to address the problem. NID was able to bring the generator online the next morning due to Mr. Leach's flexibility, responsiveness, and willingness to work with the client after hours.

Nevada Irrigation District (NID) – Chicago Park Powerhouse Relay Upgrade Project

For the Chicago Park Hydroelectric facility, Mr. Leach provided Owner's Engineering support for a relay protection upgrade. The project was midway through the detailed design phase when IEC was asked to provide support. During the design review phase of the project, IEC identified several technical issues that could have significantly derailed the project budget and schedule.

One issue was the new line protection relays required a 3-phase voltage input and the facility only had a 1-phase PT. The new protective relays would not operate as intended. NID elected to call upon IEC to provide an expedited detailed design and onsite construction support to install 3-phase PT's for the project. Mr. Leach led the IEC team and was the Responsible Engineer for developing a specification and coordinating expedited purchasing of three new high voltage potential transformers and completed the detailed foundation and interconnection design in only a few weeks to keep the project on schedule.

Another issue identified was a lack of startup and testing personnel and procedures that would meet the PG&E interconnection requirements. IEC identified additional qualified personnel, reviewed and commented on startup and testing procedures, and provided onsite engineering support during construction, startup and commissioning for the project. Due to IEC's familiarity with the facility, responsiveness and quality of performance, the project was able to avoid schedule delays and meet the outage schedule.



IEC Corporation

Mike Bregar, P.E.

Professional Summary

Mr. Bregar has over 32 years of engineering design experience gained as a consultant and utility design engineer to industry and to electrical and water utilities. Mr. Bregar's expertise is in the design and specification of electrical systems, instrumentation and controls. Areas of expertise include power generation, transmission and distribution; waste and water treatment facilities; flood control, irrigation and water system distribution pumping plants; industrial plant controls, power distribution and co-generation facilities; and electrical design of central environmental control systems for large facilities.

Industry Experience

Mr. Bregar serves as a Principal Electrical Design Engineer. His expertise includes:

- Transmission & Distribution Systems-Switchyards
- Substations
- Overhead/Underground Lines
- Generation Projects – Wind, Hydroelectric, Gas-Turbine, etc.
- Energy Management, Telemetry and SCADA Systems
- Industrial Distribution Systems and Process Controls
- Water and Wastewater Treatment Plants
- Pumping Facilities, Pipelines, and Collection Systems
- Reservoirs, Pump Stations, and Water Distribution Facilities

Mr. Bregar's experience encompasses six years with the Sacramento Municipal Utilities District (SMUD) in the Transmission and Substation Design Group. Mr. Bregar was Project Engineer and Electrical Design Engineer for the following SMUD transmission and substation facilities:

- Foothill 230 kV : 69 kV Transmission Substation
- Rancho Seco-Pocket 230 kV Double Circuit Bundled Transmission Line
- Pocket Substation addition of (2) 230 kV Line Position
- Rancho Seco Switchyard 230 kV Line Position Modifications

Mike Bregar, P.E.

Principal Electrical Engineer II

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Education

MS, Electrical Engineering
BS, Electrical Engineering

Professional Licenses

CA Electrical Engineer # E 10246

Areas of Expertise

Electrical Engineering, Design,
Construction & Oversight
- Substations/Switchyards
- Generation Facilities
- Distribution and Transmission
Facilities
System Protection Engineering
Electrical Design
Specification Development
Power System Studies
Plant Side Electrical Engineering
Utility Support
Project Interface



- Eleverta, Hurley and Hedge 230 kV Substations Incoming 230 kV Line Reconfiguration and Revenue Metering Additions
- Upper American River Project (UARP) 230 kV Switchyard Modifications

In addition, Mr. Bregar also provided technical support to a number of investigative engineering projects including:

- Carmichael 230 kV Substation Radio Influence Voltage (RIV) Study
- Jones Fork 69 kV Submarine Cable Investigation
- North City 115 kV Cable Termination Failure Analysis
- Rancho Seco Startup Transformer Reliability Analysis
- 115 kV Underground Stations A to B to D Alternatives

Mr. Bregar was also a Senior Engineer in the Transmission Planning Group and Project Manager for the Sierra Pacific – SMUD 345 kV Intertie. He was involved in preliminary design and EIR coordination for this planned double circuit bundled, approximately 120-mile line.

Mr. Bregar also served for three years as an Electrical Engineer with Black & Veatch Consulting Engineers performing nuclear, oil-fired and solar power plant design, and 138-345 kV transmission and substation facilities design. Projects included:

- Black Fox Station Unit #1, 1150 MW, Boiling Water Reactor (BWR) GE Series 6, Power Plant with 345 kV Breaker-and-a-half, and 138kV Ring Bus Switchyards for Public Service of Oklahoma
- Energy Research and Development Administration (ERDA) 10 MW Solar Power Tower Pilot Plant
- Mara Karang – 400 MW Steam Turbine, Oil-Fired Power Plant for the Generating Board of Indonesia

PG&E – Contra Costa Substation/Calpine Riverview Energy Center

- Design of (2) 115kV line positions with protective relaying, metering, and control per PG&E standards and requirements in PG&E's Contra Costa Substation
- Design of 115kV line position with protective relaying, metering, control and SCADA interface for PG&E at the Riverview Energy Center

Foothill 230 kV Substation, Single Breaker Double Bus Configuration (3) 230 kV overhead line positions

- (2) 230 kV: 69 kV, 224 MVA transformer positions
- (6) 69 kV overhead line positions
- (2) 69 kV underground line positions
- (4) 69 kV, 16.2 MVAR capacitor bank
- Control building with protective relaying, telemetry, control panels, fault recorder, and battery system

Manville 230 kV Substation 230 kV: 21 kV, 45 MVA, 3Ø load tap changing transformer

- 230 kV, 1200 amps – 3 pole circuit switcher



- 230 kV/ 21 kV protective relay telemetry and control panel
- 125 V DC battery system
- 21 kV 2000 amp circuit breaker and protective relaying
- (2) 25 kV, 700 kcmil AL underground feeders
- Control building with protective relaying, telemetry, control panels and battery system

Calpine c*Power/US Data Port 115kV Substation and Generating Facilities

- 115 kV breaker-and-a-half low-profile construction substation
 - (2) 115 kV overhead lines positions
 - (2) 115 kV underground lines positions
 - (12) 115 kV : 21 kV 50 MVA, load tap changing transformer positions
 - (1) Control building with protective relaying, telemetry, control panels and battery systems
 - (72) 21 kV, 500 kcmil, cu. underground feeders
- Generating Facilities
 - (4) 13.8 kV, 10 MW, gas-turbine generators
 - (4) 13.8 kV: 21 kV, 12.5 MVA step-up transformers
 - (4) 600V, 2.5 MW flywheel generator backed UPS systems
 - (4) 21 kV: 600V, 3.0 MW step-up transformers
 - (1) Protective relaying control, and telemetry panels with battery system

Sacramento Co-Generation Authority Gas Turbine Power Plant – Proctor & Gamble

- Submittal review, construction inspection and CBO electrical review for 60 MW, 13.8 kV gas-turbine Peaker (GE LM6000) and auxiliaries

Rancho Seco to Pocket 230 kV Transmission Line

- 30 miles of 230 kV double circuit bundled overhead transmission line
- Steel pole, vertical vee construction
- 954 kcmil all aluminum conductor (AAC) 'Magnolia', 2 conductor bundled
- 900 W

Pocket 230 kV Transmission Substation/Rancho Seco Switchboard - SMUD

- new 230 kV line positions at Pocket Substation including 230 kV breakers, disconnects, buswork, protective relaying, metering, controls, footings and slabs, and structures
- Activation of spare line position at Rancho Seco switchyard and retermination of 230 kV Bellota transmission line.

Calpine Sonoma Unit #3 (Formerly SMUD Geothermal) modifications and additions for 21 kV service to City of Santa Rosa WWTP

- 30 MVA load-tap changing 13.8 kV: 21 kVA
- 4000 amp non-seg phase bus tap



- 13.8 kV and 21 kV breakers, disconnects, structures and footings
- Protective relaying and metering additions and modifications

SMUD-Sierra Pacific Power – 345 kV Interties

- 345 kV double circuit, bundled transmission line (120 miles)
- Preliminary design and engineering studies
- Coordination of participants – SMUD/Sierra Pacific Power/ US Forest Service/EIR - Consultants

Slab Creek Hydroelectric Project

- Design of new PLC based controls, instrumentation and SCADA system for damaged, 450 kW fishwater release hydroelectric project

Camp Far West Hydroelectric Project

- Hydraulic control system investigation

New United Motor Manufacturing International (GM-Toyota Joint Venture) design modifications and startup for 115 kV Substation- Freemont, CA

- 115 kV line positions
- 40 MVA 115 kV: 12 kV load tap changing transformer



IEC Corporation

Dan Henriod, P.E.

Professional Summary

Mr. Henriod is a registered professional engineer with more than 22 years of electrical engineering experience in a variety of capacities including Generation Facilities, and Utility Substation Engineering. His experience in Power Systems includes diverse skills ranging from protective relaying, power system analysis, extensive field engineering and electrical testing, to specification, design, and Owner's Engineering within the utility sector.

Project Experience

IEC – Anchorage Municipal Light & Power Plant 2 Expansion Project

As Owner's Engineer for Anchorage Municipal Light & Power's (ML&P) Plant 2 Expansion Project, IEC is currently providing preliminary design, specification, and EPC bid package development for a combined cycle gas turbine generating facility, for integration with ML&Ps existing utility network. Mr. Henriod is IEC's Lead Electrical Engineer responsible for overall electrical system specification and design, including plant auxiliary system, GSU transformers, and 115KV Gas Insulated Substation (GIS).

IEC – Element Power Macho Springs Solar Project

As Owner's Engineer for Element Power's (EP) Macho Springs Expansion Project, IEC is currently providing detailed specification and design, for a 50MW Solar plant substation, interfacing the solar project with an El Paso Electric 345KV transmission system. Mr. Henriod is IEC's Lead Electrical Engineer responsible for overall electrical system specification and design, including the substation's protective relay scheme.

IEC – TID Wind Power

As Owner's Engineer for Turlock Irrigation District's (TID) Tuolumne Wind Project, in the Columbia River Gorge, near Goldendale WA, IEC provided technical support and Due Diligence for the first phase of a 350MW wind power project, consisting of Siemens and RePower wind turbines, interfacing to Bonneville Power's (BPA) transmission system. Mr. Henriod was IEC's Lead Electrical Engineer responsible for completing a Due Diligence review of the entire project for the customer.

US Army Corps of Engineers – Hydro-Power Test & Evaluation Engineer

As Senior Electrical Engineer for Portland District's Technical Operations Branch, Hydro-Power Test & Evaluation function, Mr. Henriod was responsible for planning and implementing the District's program for electrical testing of major hydroelectric equipment such as generators, power transformers, generator exciter systems, power circuit breakers, protective relays, and other power system elements. In this capacity, Mr. Henriod developed Portland District's Protection System Maintenance Program (PSMP) and Standard Operating Procedures (SOP), for the purposes of addressing NERC Standard PRC-005, as well as improving and streamlining the District's relay testing practices by introducing standardized relay testing software, and relay database applications. In addition,

Daniel Henriod, P.E.

Principle Electrical Engineer II

IEC Corporation

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Education

Graduate Student – Masters of Engineering, Electrical Engineering
University of Idaho 2009 – Present

Academic Certificate - Power System Protection & Relaying
University of Idaho 2011

SEL University Courses
PROT401, PROT403, APP403

B.S. Electrical Engineering,
University of Nevada, Reno 1992
Power & Control Systems Emphasis

Professional Licenses

#E15388, California, 1997
#81313PE, Oregon, 2008

Areas of Expertise

Plant Side Electrical Design
HV Substations
Protective Relaying
Power System Analysis
Electrical Testing & Evaluation
Field Measurements & Verification



as the Portland District HT&E Engineer, Mr. Henriod provided centralized technical support to John Day, The Dalles, Bonneville, Willamette Valley and Rogue River Hydro-Power projects regarding Transformer Bushing and Insulation dielectric testing using “Doble Test Methods”, Dissolved Gas in Oil monitoring, and Partial Discharge diagnostic monitoring for rotating machines.

Vestas-AWT – Sr. Measurement & Verification Engineer

As Senior Measurement & Verification Engineer for Vestas-AWT’s Technology department, Mr. Henriod managed the Test & Verification Group, responsible for turbine power performance testing, field verification and testing, problem solving, and grid interface issue resolution for Vestas Wind Systems turbines. Mr. Henriod was responsible for reviewing and interpreting turbine supply agreements, power performance contracts, and industry standards such as IEC 61400-12, needed for executing contractual wind turbine power performance verification tests. In this capacity he developed standards practices and procedures for installation and field commissioning of instrumentation and measurement systems, as required to complete contractual power performance testing of Vestas wind turbines.

Vestas-AWT – Electrical Systems Engineer

As Electrical Systems Engineer for Vestas-AWT’s Technology department, Mr. Henriod provided technical expertise and support to sites and customers regarding immediate wind park/turbine operational problems, including grid interface issues, VAR compensation/power factor correction problems, and unexplained turbine faults. Specific examples include: assisting commissioning teams at SaskPower’s Centennial wind project in Saskatchewan with turbine parameter settings and VAR compensation strategies for commissioning Vestas V80 turbines on time, under unique grid conditions; evaluating power factor correction problems and analyzing numerous grid events and turbine data, to create several detailed reports for Northland Power, 3CI, and Hydro Quebec regarding turbine faults, VAR compensation strategies, and software upgrades at the Miller Mountain and Copper Mountain V80 wind parks in Quebec; and investigating the Vestas V80 Turbine Power Factor Correction system at Puget Sound Energy’s Hopkins Ridge wind park, providing Kvar control parameter changes and testing control scheme modifications with favorable results to alleviate grid related problems associated with voltage excursions.

Mr. Henriod managed and oversaw the field testing required for Low Voltage Ride-Through (LVRT) verification of three distinct wind turbine platforms (V80, V82, and V90). These projects were first-of-a-kind tests involving the installation and connection of a specialized, medium voltage (35KV), test container between the wind turbine and grid, for the purposes of validating LVRT capability, and demonstrating compliance with Independent System Operator (ISO) and Federal Energy Regulatory Commission (FERC) requirements. The tests were unique, and involved the application of controlled short circuits to the grid at various magnitudes and durations. Mr. Henriod’s roles and responsibilities included planning and overall project management, communicating and coordinating with involved parties (utilities and ISO representatives), construction (test container installation), providing for the instrumentation and measurements for each test, and test execution. As part of this program, Mr. Henriod provided construction drawings, verified protection settings, developed test plans, supervised the installation and field testing, installed and monitored the instrumentation and measurement system, and provided full documentation and reporting for each platform tested.

Black & Veatch – Substation Engineer

As an Electrical Engineer 4 with Black & Veatch, Power Delivery, Mr. Henriod designed substation protection, automation and control systems, using modular control buildings, for upgrading Pacific Gas and Electric’s (PG&E) transmission and distribution substations. In this capacity, he designed, and acceptance tested, integrated protection and control system upgrades for PG&E’s Cordelia, and Cottonwood substations. His responsibilities included complete drawing packages (One-line diagrams, AC schematics, DC schematics, panel elevation drawings, etc.), and test procedure development for relay testing, and factory acceptance testing of Modular Protection and Control (MPAC) systems, for both 69KV and 115KV substation protection and control system upgrades.



Professional Summary

Mr. Escoriza is an electrical engineer with a Master's Degree in Electrical Engineering with an emphasis in Power. His expertise includes electric power distribution, solar PV operations & maintenance, analysis of faulted power systems, and generation facility interconnection. He is skilled in engineering modeling and the use of ETAP and Autocad, among other tools.

Project Experience

Assistant Project Manager, Penstock Coating, SMUD

For a 1.6 mile penstock corrosion prevention and recoating project, Mr. Escoriza's responsibilities include: developing Technical Conditions and Special Conditions for the Bid package; tracking permits; and tracking action items.

Assistant Project Manager, Switchyard & Powerhouse Security Fencing Upgrades, SMUD

For security fencing upgrades to bring two electrical switchyards and two powerhouses to FERC compliance, Mr. Escoriza's responsibilities included: developing project planning documents; tracking permits; coordinating subcontractor work; quality control; performing inspection of construction progress; reviewing subcontractor invoices; tracking project action items; developing red-line drawings; and project closeout.

Solar PV O&M, 68 Generation Facilities

For 68 solar PV facilities (11.4 MW) Mr. Escoriza's responsibilities include: asset management; performance monitoring; development of automated performance reports; issue resolution; equipment purchasing; equipment troubleshooting/replacement; and Work Order and Loss Report preparation. Mr. Escoriza also performs detailed Annual and Semi-Annual Inspections of electrical and mechanical equipment, and prepares Inspection and Annual Reports to stakeholders. Clients include: Antelope ESD, Corning UHSD, Cuyama, Delano USD, Manteca USD, Middletown USD, Mojave USD, Selma USD, Tipton ESD, Upper Lake UHSD, Williams USD, Willows USD.

Prop 39 Energy Efficiency Audits, Multiple School Districts

Mr. Escoriza collected data on plug loads, thermostats, interior lighting, and exterior lighting for CEC Prop 39 Energy Expenditure Plan Reports. 60 sites throughout California.

Alan Escoriza

Electrical Engineer

IEC Corporation

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Education

M.S. Electrical Engineering,
CSU Sacramento

B.S. Electrical Engineering,
CSU Sacramento

Professional Licenses

Engineer in Training # 134258
PV System Design & Installation
Certificate

Areas of Expertise

Electrical Engineering & Design
Photovoltaic Systems
System Protection Engineering
AutoCAD Design
Specification Development
Plant Side Electrical Engineering
Utility Support

Utility Interconnection Management, 60+ Clients

Mr. Escoriza's activities for our School District Energy projects have included: coordination of the development of the interconnection packages; preparation of application; quality control; and coordination with the connecting utility interconnection groups. During this support of the School District Energy Projects, Mr. Escoriza has developed excellent working relationships with utility personnel and construction managers. 15 solar PV sites (Antelope ESD, Corning UHSD, Cuyama JUSD, Middletown USD, Tipton ESD, Upper Lake UHSD, Williams USD).

Solano Wind Plant Asset Management, SMUD

Mr. Escoriza monitored and documented operational status of six (6) meteorological (MET) towers located on SMUD's 6,000+ acre Solano Wind Plant. He investigated sensor operational issues, developed analysis of sensor data and generated monthly status reports.

Field Verification for Arc Flash Hazard Analysis, MID

Mr. Escoriza field verified information (equipment, ratings, connections) provided by MID staff for an electrical systems study of the Modesto Irrigation District Waterford Well Pump.

California Solar Initiative Rebate Applications, Multiple Clients

Mr. Escoriza completed all necessary application forms for incentive rebates for multiple clients. He was responsible for interfacing with Superintendents, Business Managers and CSI personnel to compile and complete information.

Procurement Specialist for Fuel Cell Generation Plan, Bloom Energy

Mr. Escoriza managed equipment approval process, transmitted and prioritized approved purchased order and supporting documents to supplier. He also tracked orders and confirmed system lead times, delivery dates, and costs.

Project Control Engineer, EPC PV Projects, Delano USD, Selma USD, Mojave USD

Mr. Escoriza provided document control support, attended project meetings, prepared meeting minutes and tracked action items for multiple EPC PV projects.

Manteca Unified School District Solar PV Design Project, Manteca Unified

Mr. Escoriza assisted with the electrical design, layout, and AutoCAD design for 26 solar photovoltaic installations in the Manteca Unified School District.

Arc Flash Study, SMUD

Electrical systems study for the Solano Wind Project Phase 1-3 collector systems and the Russel Substation. Work included a Short Circuit Study, Protective Device Coordination Study, and Arc Flash Study. Mr. Escoriza's responsibilities included: modeling the collector systems in ETAP software; running various simulations; verifying that existing substation equipment and devices are adequately rated to withstand available short circuit currents; confirming that existing relay protection settings meet requirements of selective coordination and are reliable for the fast clearing of fault currents; and identifying electrical arcing hazard potential according to arc flash regulations.

Professional Summary

Mr. Sullivan is an electrical engineer with a Bachelor's Degree in Electrical and Computer Engineering. His expertise includes electric power distribution, relay protection, analysis of faulted power systems, and power system reliability and planning. He is skilled in engineering modeling and the use of Matlab, ETAP, and PSpice among other tools.

Mr. Sullivan recently worked with a team of engineers involved in performing preliminary cable sizing analysis and collector system design for the installation of wind turbine generators. This project included hand calculations and the implementation of ETAP's Underground Raceway Systems module.

Prior to joining IEC Corporation, Mr. Sullivan worked at Zachry Nuclear Energy (ZNE), a contracting company specialized in consulting for nuclear power plants. Working in the capacity of an electrical engineer, Mr. Sullivan assisted in the engineering and design of multiple Safety Related and security projects. Mr. Sullivan's responsibilities included: engineering analysis, technical writing, and leading projects. Mr. Sullivan performed many calculations to evaluate: load flow, heat load, short circuit, equipment sizing, voltage drop and ampacity.

Project Experience

NCPA Physical Security Upgrades

Mr. Sullivan functioned in the capacity of a project manager for NCPA's Multi-Facility Physical Security Upgrades project. Over 70 facilities were modified through the project. Mr. Sullivan's responsibilities included performing site visits, developing Bid Documents, assembling a Request for Bid package, evaluating contractor bids, and leading pre-bid conferences.

EDF Renewable Energy

Mr. Sullivan assisted in the development of cable thermal modeling and arc flash evaluations for EDF Renewable Energy at the Macho Springs Wind Turbine Generation facility. The models were developed using ETAP. Arc Flash models were cross-referenced against an existing SKM model of the facility.

Battery Energy Storage (BES) Projects

Mr. Sullivan developed ETAP models for grounding grid analyses for various BES stations installed in Southern California. Incorporating field measured soil resistivity values, utility fault contribution, and new equipment specifications, Mr. Sullivan implemented model results into a robust grounding grid design in accordance with IEEE-80 v.2000.

Patrick Sullivan

Associate Electrical Engineer

IEC Corporation

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Education

B.S. Electrical & Computer
Engineering, Worcester Polytechnic
Institute

Honors

- IEEE Eta Kappa Nu Honor Society
- IEEE Power & Engineering Society Scholar
- National Grid Scholar

Areas of Expertise

- Electrical Engineering & Design
 - System Protection Engineering
 - Specification Development
 - Plant Side Electrical Engineering
 - Utility Support
-

OCI Solar Protection Project

Mr. Sullivan performed associate electrical engineering tasks for the modification of an existing differential relay protection scheme installed at Nevada Energy's Alamo 1 Photovoltaic system. Mr. Sullivan's responsibilities for this project were to modify existing drawings and create new drawings for the installation of three current transformers (CTs) onto a new feed. Upon completion of this project, the CTs are to be connected to an existing differential relay. Mr. Sullivan modified the existing differential relay file and worked with a drafter to produce quality one-line and three-line diagrams and schematics.

Oracle Arena Device Coordination and Relay Programming

Mr. Sullivan assisted in coordination of utility and downstream protective devices at the Oracle Arena using ETAP. Coordination results from ETAP were used as input to Schweitzer Engineering Laboratories's (SEL's) ACSELERATOR software.

Solano Phase 4 Preliminary Cable Sizing

Mr. Sullivan performed associate electrical engineering tasks for the preliminary cable sizing of the Solano Phase 4 Wind Turbine Generator (WTG) collector system. Upon completion of this phase of the project, seventeen new 3.45MW WTGs will be installed and connected to the grid.

With technical assistance from senior engineers, Mr. Sullivan developed a new design for the cable system which accounted for cable ampacity limitations. Additionally, Mr. Sullivan developed a modeling environment in ETAP's Underground Raceway Systems and built models of Medium Voltage cable to conduct various simulations.

Forward Access Point Elimination

Mr. Sullivan performed lead electrical engineering and design support for upgrades to Millstone Nuclear Power Station's security system. As Lead Electrical Engineer, Mr. Sullivan performed reviews of Millstone's existing calculations to ensure that the electric upgrades associated with the project would not adversely impact existing station conditions. Additionally, he met with client stakeholders to discuss the technical analysis used to validate the electrical upgrades and provided a technical synopsis which justified the new designs presented in the design change package.

Mr. Sullivan's activities for this project included: analysis and development of load flow calculations, voltage drop, and cable ampacity, writing Task Orders, leading a design change update package, and project closeout tasks. Mr. Sullivan was responsible for coordinating with Millstone site personnel, ZNE designers, engineers, and project managers throughout the project and its associated project-updates.

Millstone Substation Equipment Replacement

Mr. Sullivan performed associate electrical engineering tasks during the replacement of an existing substation at Millstone Nuclear Power Station. He provided assistance in the updating of station documentation and procurement of vendor equipment information. Additionally, he designed a grounding grid according to IEEE Standard 80 – 2000 which was later validated with ETAP's Grounding Grid module. In the development of the grounding grid design, Mr. Sullivan worked with contractors and site personnel to coordinate soil resistivity measurements which he later updated into his model.

Motor Control Center (MCC) Replacement

Mr. Sullivan performed associate electrical engineering tasks in the validation of the replacement of MCC's at North Anna Nuclear Power Station. Mr. Sullivan's responsibilities included: evaluating the sizing of control power transformers, performing protection coordination studies, and conducting reviews of various calculations performed by other members of the team.

RESUMES

Civil/Structural Engineering Team



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Chuck Sinkey, S.E.

Professional Summary

Mr. Chuck Sinkey brings over 35 years of civil and structural engineering and project management experience in a wide variety of engineering design and field functions. As a Professional Civil and Structural Engineer, Mr. Sinkey has dealt with a wide range of applications involving large equipment foundations, unique concrete applications, structural steel for industrial sized power plants and Building Code compliance.

As a California Energy Commission approved Civil and Structural Chief Building Official (CBO) for various power projects in California, Mr. Sinkey has provided Civil/Structural field observation for conformance to CBO approved plans and specifications and resolution of code issues. In addition, Mr. Sinkey holds a California Safety Assessment Engineering License with the State of California. His established expertise and reputation have earned IEC a number of professional contracts with a high level of responsibility.

Project Experience

120 MW George M. Sullivan Plant 2 Expansion Project, Anchorage Municipal Light & Power, Alaska

IEC provided project and construction management on site for the Owner. Mr. Sinkey began as the Principal Resident Civil/Structural Engineer under IEC's management contract for the George M. Sullivan Plant 2A Expansion Project, a 2x1 combined cycle power plant with two (2) GE LM6000 PF SPRINT Combustion Turbine Generators and one (1) Siemens Steam Turbine Generator. The Project also included a unique plume abatement cooling tower design, a distribution switchyard utilizing Gas Insulated Switchgear (GIS), an Administration Building, and a backup Dispatch Center for the utility. Mr. Sinkey initially led the Civil/Structural design review and helped develop detailed bid specifications, then transitioned into the Construction Manager role towards the end of the Project, bringing the facility successfully through Substantial Completion, Performance Testing, and to Final Completion. Mr. Sinkey continues to support the Project as the Owner's Construction Manager for supplemental design and construction services.

174 MW Almond 2 Power Plant, Turlock Irrigation District

Mr. Sinkey was the Principal Resident Civil/Structural Engineer for IEC's owner's engineering contract for the Almond 2 Power Plant (A2PP) simple cycle plant utilizing GE LM6000 PG SPRINT CTGs. Mr. Sinkey provided oversight of the A2PP design process as well as assisting with preparation of the construction bid package. Mr. Sinkey continued his role as Field Civil/Structural Engineer during the entire construction phase. His responsibilities included providing technical field assistance on all civil/structural construction and installation, performing quality control reviews of field activities, and providing civil/structural inspection, etc.

Chuck Sinkey, S.E.

Principal Structural Engineer II
Project Manager II

IEC Corporation

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916.383.6010 fax

Education

BS Architectural Engineering, Cal Poly
State University, San Luis Obispo

Professional Licenses

CA Civil Engineer #39922
CA Structural Engineer #3859
CA Safety Assessment Eng. #10037

Areas of Expertise

Civil Engineering
Structural Engineering
Structural Safety
Cost & Schedule Control
Construction Methods & Procedures
Utility Support
Site Support
Project Interface
Design Packages



**Cosumnes Power Plant (CPP), Sacramento Municipal Utility District (SMUD)
500 MW Combined Cycle Plant – Civil/Structural CBO**

Mr. Sinkey provided CBO review and approval services for all civil/structural portions of SMUD's new Cosumnes Power Plant. CPP is a combined cycle power plant consisting of two (2) GE Frame 7FA gas turbine generators and one (1) steam turbine generator totalling over 500 MW. Responsibilities as the lead CBO delegate included coordinating a team of seven (7) civil/structural plan reviewers, creating and maintaining jobsite Special Inspection requirements and files, providing jobsite coordination with General Contractor (and subcontractors) and structural observation for conformance to plans and specifications. Mr. Sinkey also represented the owner (SMUD) in design clarification/resolution sessions.

SMUD Slab Creek Powerhouse, Structural Assessment During Floods

Mr. Sinkey provided structural consultation for the Slab Creek Powerhouse bridge replacement project along the South Fork of the American River. The project included site investigations of the damaged and eroded retaining wall system and relocation of new bridge. Several different bridge designs and upgrades to the powerhouse were recommended to avoid future damage during flood seasons.

SMUD Cosumnes Power Plant (CPP), Upgrade Water Treatment and Zero Liquid Discharge

As the designated CBO, Mr. Sinkey reviewed and approved structural drawings and calculations for the upgrade and retrofit of the zero liquid discharge and water treatment system and structures. He also delineated Special Inspection requirements and performed jobsite structural observation and inspections to ensure compliance with LORS and CBO requirements.

Third Party Plan Checker for Various Building Departments

Principal Plan Review Engineer for Architectural, Civil, Structural, Fire and Life Safety

Mr. Sinkey reviewed and approved building department submittals for all aspects related to Architectural, Civil, Structural, Fire and Life Safety Code Compliance for the following Building Departments: El Dorado County, Placer County, Sacramento County, City of Sacramento, City of Folsom, City of Roseville, City of West Sacramento, Amador County and City of Placerville.

El Dorado County Building Department, Lead Plan Check Engineer

Mr. Sinkey was responsible for reviewing all civil and structural engineering design submittals and permit applications. He also provided liaison services between inspection staff and the design/construction team.

Professional Organizations

Structural Engineers Association of Central California (SEA OCC):

Active Member / Past Secretary, Board of Directors

International conference of Building Officials (I.C.B.O.):

Active Member

Surveyors, Architects, Geologists of El Dorado County (S.A.G.E.):

Active Member / Past Chairman, Structural Committee

Structural Assessment Program (SAP):

Active Member and Trainer / Office of Emergency Services

Board of Registration (BORPELS):

Co-Chair and Member / Appointed to the Technical Advisory Committee / Structural Examination Committee



IEC Corporation

Ray Kwan

Mr. Ray Kwan is a registered professional civil and structural engineer in the State of California with a master's degree in civil engineering. Mr. Kwan has 25 years of experience in civil engineering and 20 years of experience in structural design and design review for a wide variety of projects ranging from combined cycle power plants to large commercial building and structures. He has been serving on the Construction Codes Advisory and Appeals Board for the City of Sacramento and is a member of the SEAOC and EERI. He is an expert in seismic zone design requirements governed by the California codes.

Power Plant Experience

Designed all structures and foundations for the Russell Substation Expansion Project in support of the SMUD Solano Wind Project. This substation upgrade involved the addition of a 125MVA 21.6kV/230kV step up transformer, along with feeder breakers, bus structures, a 230kV circuit switcher, control building, metering, and take-off structure. The project was designed to minimize construction time.

Mr. Kwan served as Chief Building Official (CBO) approved by the California Energy Commission (CEC) for the SCA Combined Cycle Project involving a Siemens V84.2 and Deltek HRSG and the CVFA Peaker Project involving a GE LM6000 gas turbine generator. Mr. Kwan's responsibilities included reviewing all structural calculations pertaining to the major foundations and pier design to ensure the design engineer met the seismic codes and geotechnical assumptions. Mr. Kwan also reviewed the structural issues related to the HRSG. The review resulted in the design engineer having to perform significant design modifications to meet the California UBC seismic requirements and thermal expansion requirements.

Mr. Kwan was the designated Structural CBO on behalf of the CEC for the Cosumnes Power Plant located in Sacramento California involving a 2x1 GE Frame 7FA power plant totaling 500MW.

Mr. Kwan also served as the structural design engineer for the Panoche Peaker Plant and the Sun Valley Cogeneration Plant. Both projects involved foundation design for all major equipment (CTG, transformer, exhaust duct, etc.) and miscellaneous structures.

For the Rancho Seco Nuclear Power Plant, Mr. Kwan designed the Rancho Seco Technical Center involving multi story steel and concrete buildings.

Ray Kwan

Principal Civil Engineer II

IEC Corporation

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Education

Master of Science – Civil
Engineering, California State
University, San Jose

Bachelor of Science – Civil
Engineering, University of
California, Berkeley



Mr. Kwan has designed a number of commercial structures for both government and private industries. For the Sacramento Main Post Office, Mr. Ray Kwan was lead structural engineer for the main building. The building was located near the Sacramento Delta River where the mud is too soft to support the building. The building required a mat foundation along with several deep drilled piers to contact the firm soil underneath the mud. Other commercial structures designed by Mr. Kwan include the Franchise Tax Board located in Rancho Cordova, California which involved steel buildings supported on piles and Tracy High School Main Building located in Tracy, California which involved steel base frame buildings supported on piers.

Additionally, design projects for which Mr. Kwan has served as the structural engineer in charge include:

- Ford Aero Space - Sunnyvale, California: Seismic Retrofit of Existing Buildings
- Hacienda Technical Center - San Jose, California: Concrete Shear Wall Buildings
- Tully Shopping Center - San Jose, California: Plywood Shear Wall Building
- Pacific Lumber Warehouse – Tracy, California: Metal Building
- Ware House Pacific Supply: Metal Building
- Sixteen (16) Public Works Projects involving multi story buildings

Code Compliance Experience

In addition to design, Mr. Ray Kwan has performed plan checks on behalf of the Sacramento City Plan Check Division to meet the strict California seismic requirements for both “essential” and “non-essential” structures. These projects include: Rancho Seco Nuclear Power Plant, Paradise Hospital, Pioneer Memorial Hospital, St. Mary Apple Valley Hospital, Lac + USC Medical Center, and the Sacramento Convention Center to name a few.

John C. Youngdahl, P.E.

Education

B.S., Civil Engineering,
California Polytechnic State University, San Luis Obispo, 1996

Registrations

Professional Engineer - California No. C60224
Professional Engineer – Nevada No. 21416

Experience

Folsom Railroad Block Plaza and Down Town Revitalization

Managed project that involved the construction of commercial building pads, public plaza improvements including an amphitheater over the historic railroad block and passenger depot, and reconstruction of the main roadways and improvements including utilities for the historic downtown area. The project involved interaction and coordination with multiple contractors and design team members. Coordination and communication was successfully accomplished with weekly meeting participation and quick response time to the project due to proximity to our corporate office. Challenges involved with the utility installations included varying material types, proximity to sensitive and brittle structures, and dealing with difficult conditions on short notice.

Cal ISO, Folsom

Principal Engineer for the new Cal-ISO building. Oversaw the earthwork operations and materials testing for this multi-million dollar critical structure.

Alpine County Building Department

Principal Engineer for various phases of construction of condominium complexes, residences and public works facilities. Scopes of work have included overseeing Quality Assurance of earthwork and materials testing.

Finnon Reservoir Construction

Managed project that has included the removal and recompaction of a 50 foot tall and 800 foot long earthen dam in the Mosquito Fire District. The dam was determined to be unstable under a design seismic event by the Division of Dam Safety (DSOD). We fulfilled the role of on-site engineer of record for the project. The project involved coordination of the contractors and local agencies in order to meet the plans and specifications. Determination of proper foundation materials, acceptance of an appropriate keyway, and proper selection of material for construction of the embankment were key responsibilities. We performed near full time field consultation and testing services during day and night shifts. An on-site laboratory was set up at the neighboring airport to facilitate needed turn-around times for laboratory testing. Consultation and interaction with the Division of Dam Safety and the Resource Conservation District was performed on a very frequent basis.

Marshall Hospital, Placerville

Principal Engineer of Record for the new South Wing addition to the existing hospital. Oversaw the earthwork operations and materials testing for the Hospital addition.

Kaiser Folsom Campus, Folsom

Principal Engineer of Record for the Kaiser Folsom Campus. Oversaw the earthwork operations and materials testing for the new ambulatory surgery center.

Barton Memorial Hospital, South Lake Tahoe

As Principal Engineer of Record for new central utility plant (CUP) and hospital parking structure, oversaw the earthwork operations and materials testing.



Expertise

- Foundation and Pavement Design
- Slope Stability Analysis
- Segmental and Rockery Retaining Wall Design
- Construction Testing and Inspection
- Forensic Assessments
- Geologic Hazard Assessments
- Seismic Design Criteria
- Construction QA/QC

Career Background

Youngdahl Consulting Group, Inc.,
President & Principle Engineer,
1997-present

AGRA Earth and Environment, Inc.,
Senior Staff Engineer,
1996-1997

Terratech, Inc.,
Field and Laboratory Technician,
1991-1996

Cal Poly Civil and Environmental Engineering Department,
Laboratory Teaching Assistant,
1995-1996

Central Coast Exploration,
Drill Rig Operator, 1992-1994

Youngdahl & Associates, Inc.,
Field and Laboratory Technician,
1988-1991

John C. Youngdahl, P.E.

U.S. Army Corps of Engineers, Sacramento District

Principal in charge of an IDIQ contract with the COE for the Sacramento Region, where Youngdahl is providing laboratory and field testing quality control services during various geotechnical and special inspection services for levee and transportation construction.

El Dorado County Department of Transportation

Principal in charge of an on-going contract to provide various geotechnical and materials testing services for county road and bridge projects.

City of Rocklin, Annual Contract

Geotechnical Consultant to provide testing services for various projects under an on-going contract for the City of Rocklin. Projects have included preparation of the City of Rocklin's Quality Assurance Program (QAP), Sunset Boulevard Re-construction, Safe Route to School, Argonaut Avenue Reconstruction, Farron Bridge, Sunset Boulevard Reconstruction and Sierra College Widening.

El Dorado County Department of Transportation, Annual Contract

Geotechnical and Construction Inspection Consultant to provide services for an on-call contract with the county. Provide Youngdahl Consulting Group, Inc., contract management and oversight of project managers and field technician work.

SMUD 2015-2017 Annual Contract, Sacramento, California

John is responsible for administering the contract business elements and assuring the needed field and laboratory equipment and supplies are available. As Youngdahl President and CEO since 1997, Mr. Youngdahl has performed contract management duties on thousands of projects for both public and private clients. He has extensive experience in handling multiple projects which require coordination of multiple technical disciplines, meeting demanding schedules and intense field efforts.

San Juan Water District, Granite Bay

Managed multiple on-going contracts for special inspection, materials testing and geotechnical engineering task orders on various pipeline projects and improvement projects for more than 15 years. Most recent tasks have included providing sand cone testing of back fill placed for a large pipeline project as well as welding inspection for a 60 inch pipeline.

Rancho Murieta CSD

Provided foundation design criteria for the new Rio Oso water Tank.

Land Park Sewer Relief Project, City of Sacramento

Oversaw compaction testing services during utility trench backfill operations and moisture content testing.

Southland Park Pump Station, City of Sacramento

Oversaw compaction testing services during earthwork operations for building pad construction on Southland Park Drive.

Multiple Water Tank Design Studies

Provided foundation design criteria, construction recommendations, and construction oversight for multiple small to large water tanks on varying soil and rock conditions throughout the foothills.

RESUMES

Field Engineering Team



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Rudge Wynn

Highlights of Qualifications

As Project Superintendent, Rudge is responsible for supervising an effective site team. He has 17-plus years of experience with forming effective management teams, defining and delegating responsibilities, and setting goals. Rudge's duties include establishing specific responsibilities and schedules for each level of site supervision to provide optimum communication, problem solving and project progress. Rudge maintains the overall project planning from start to finish. In his duties as Project Superintendent, he strives to provide an optimum work environment for those directly under his supervision, as well as for the entire project.

Rudge Wynn

Construction Manager II

IEC Corporation

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Project Experience:

<i>Sacramento, CA</i>	GE LM6000 Peaker Project Installation of a new GE LM6000 Gas Turbine Unit. Project included the procurement and installation of all piping, electrical and Owner supplied equipment. This included gas turbine, generator, SCR, CEMS, PCM and all interconnections.
<i>Taft, CA</i>	Re-location of LM2500 Disassemble, piece marked, packaged and shipped LM2500 from Taft to Arkansas Includes inlet, outlet, turbine generator MCC panels, etc.
<i>New Smyrna Beach, FL</i>	GE Frame 5 (2) Alignment of units, inlet filter house, exhaust, lube oil, water injection, steel fabrication, gas piping.
<i>Bowling Green, OH</i>	Westinghouse 301 with SCR's and installation of Frame 5 Oversaw erection of units including inlet filter house, lube oil, turbine generator, alignment of units, SCR, Stack, perf plate, ammonia injection system, electrical conduit wire tubing, terminations,
<i>Napoleon, OH</i>	Westinghouse 301 with SCR's and installation of Frame 5 Oversaw erection of units including inlet filter house, lube oil, turbine generator, alignment of units, SCR, Stack, perf plate, ammonia injection system, electrical conduit wire tubing, terminations



<i>Ripon, CA</i>	New Boiler Installation Offloading and setting of 75000 lbs. boiler, stack fabrication and installation, foundations, steam piping, gas piping, electrical instrumentation, painting and insulation, tie-ins were included into an existing plant.
<i>City of Pasadena</i>	GE LM6000 Peaker Project Installation of two new GE LM6000 Gas Turbine Units. Project included the procurement and installation of all piping, electrical and Owner supplied equipment. This included gas turbine, generator, SCR, CEMS, PCM and all interconnections.
<i>Algonquin Repower</i>	GE LM6000 Peaker Project Removal, stage and preserve of an existing Westinghouse 251 and all associated equipment. Installed foundations, underground mechanical and electrical for a new GE LM6000 peaker and associated equipment
<i>SDG&E</i>	GE LM6000 Peaker Project GE Nex Gen LM6000 Peaker Project Installation of a new GE Nex Gen LM6000 Gas Turbine Unit. Project included the procurement and installation of all piping, electrical and Owner supplied equipment. This included gas turbine, generator, SCR, CEMS, PCM and all interconnections.
<i>El Cajon</i>	GE LM6000 Peaker Project Installation of a new GE LM6000 Gas Turbine Unit. Project included the procurement and installation of all piping, electrical and Owner supplied equipment. This included gas turbine, generator, SCR, CEMS, PCM and all interconnections.
<i>Delano, CA</i>	GE LM6000 Peaker Project Installation of all underground mechanical piping and electrical. Form and place foundations for a LM6000 Peaker Plant.
<i>Fresno Repower</i>	GE LM6000 Peaker Project Removal, stage and preserve of an existing Pratt Whitney FT4 and all associated equipment. Installed foundations, underground mechanical and electrical for a new GE LM6000 Peaker and associated equipment.
<i>EID</i>	Installation of a water treatment plant for the city of Placerville.
<i>Ameresco</i>	Installation of (2) GE Jenbacher engines and generators complete with SCR(s) and associated equipment.
<i>Algonquin</i>	Removal of one GE steam turbine generator and replacement with a new GE 12MW generator. Scope of work also included modifying the existing GSU foundation and the upgrade of the existing high yard with a new GSU and control system.



IEC Corporation

Griffith Rausch

Professional Experience

Construction Manager for 86 MW Combined Cycle Power Plant in Modesto, California. Responsible for construction management of total project. Project consisted of General Electric LM 6000 Combustion Turbine and 50 MW Generator, ATS Express HRSG, Dresser Rand 36 MW Steam Turbine Generator and all ancillary equipment.

Cooling Water Systems Construction Manager for 1080 MW Merchant Plant in Moss Landing, California. Responsible for rebuilding sea water intake structure, pump facility and installation of 6,000 feet of 84" and 120" diameter pipelines. Also responsible for coordinating outage work on sea water cooling systems for two 750 MW units.

Site Manager for SCR Retrofit project on 175 MW oil/gas fired boiler in San Diego, California. Responsible for field operations, including interfacing with SCR manufacturer and coordination of erection of SCR Unit into existing operating plant.

Site Manager for 750 MW Merchant Plant in Dearborn, Michigan. Responsible for field operations, including installation of three GE 7F combustion turbines and generators (one combustion turbine, generator and all the accessory modules were dismantled in Tacoma, Washington and shipped to Dearborn, Michigan), two Aalborg HRSG's, three Aalborg Blast Furnace Gas Boilers, ABB Steam Turbine Generator and related water treatment facility, 230 kV SF-6 substation and switchyard and export process steam.

Area Manager for 3,000,000 square foot design/build Aladdin Resort Hotel Casino Project in Las Vegas, Nevada. Responsible for front end infrastructure and utility construction planning.

Construction/Engineering Manager on a state-of-the-art semiconductor manufacturing facility with associated central utility plant, office complex, gas plant, waste treatment and recovery plant and 115 kV substation for TSMC Wafertech in Camas, Washington.

Project Manager on 80 MGD Water Treatment Plant project in Reno, Nevada. Responsible for representing the owner during the initial and final design phases of the facility, directed constructability reviews, developed project control estimate and yearly budgets, directed development of project master schedule, directed preparation of work packages for competitive bidding among contractors, interfaced with local, state and federal regulatory agencies, and responsible for bringing the project to a successful completion.

General Superintendent on the following projects: Wastewater treatment plant project in Simi Valley, California. Large RTD transit facility complex in Los Angeles, California. Wastewater treatment plant in San Juan Capistrano,

Griffith Rausch

Construction Manager II

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Education

San Diego City College, School
of Engineering



California which included construction, procurement, subcontracting and start-up. Responsible for all electrical and instrumentation contracts for the Esso Rotterdam, Holland Flexicoker project. Responsible for electrical, instrumentation, telecommunications and cathodic protection for Grass Roots Petrochemical complex in Jubail, Saudi Arabia.

Area Superintendent responsible for installation and start-up of PWX (pressurized water injection) modules at Prudhoe Bay, Alaska. Technical Manager for design and engineering of the proposed 48", 875 mile Alaskan portion of Northwest Alaskan Gas Pipeline, responsible for all civil design and field studies programs in the state of Alaska. Responsible for the construction, start-up, operation and maintenance of eight frost heave test facilities and five remote weather stations along Alaska gas pipeline right of way. Principal Control Systems Engineer assigned to the Irvine office for front-end planning on major projects in Saudi Arabia and Venezuela.

Superintendent on a platformer fire damage repair project in Ponce, Puerto Rico, responsible for field engineering, procurement, construction and start-up of unit. Was responsible for rebuilding fire damaged pump station for Alyeska Pipeline Service Company. Previously responsible for installation, calibration, loop check, and commissioning of all instrumentation and electrical equipment, including all communication equipment and data microprocessors for remote control of all pump stations and remote gate valves from the Operations Control Center at the Valdez Marine Terminal on the Trans Alaska Pipeline.

Previously employed as Manager of Projects for process contractor, responsible for estimating, procurement, engineering, construction and project management. Projects included 875 MW steam station, 2,900 T/D kraft recovery boilers, ascorbic acid plant, aluminum plant, paper mills, vegetable oil refinery, water and waste treatment plants.

Project Experience:

PROJECT MANAGER III

86 MW Combined Cycle Power Plant -- Modesto Irrigation District, Modesto, California

Responsible for construction management of 86 MW combined cycle power plant, including managing contractors and subcontractors, interfacing with State of California regulatory Agencies and managing project budget and schedule.

1080 MW Merchant Plant -- Duke Energy, Moss Landing, California

Responsible for construction of sea water cooling system for 1080 MW Merchant plant, including rebuilding 50-year-old sea water intake structure complete with bar rack and automated cleaning system, motorized slide gates and traveling screens. Also rebuilt 50 year old pump structure including revising concrete pump bays, replacing original structural steel, installing new pumps, motors, piping, electrical and instrumentation. Also installed 6,000 feet of 84" diameter and 120" diameter RCCP. Responsible for coordinating outage work on sea water cooling systems for two, 750 MW units, work included removal of 40 year old sea water cooling pumps and motors and replacing with new units, rebuilding discharge ends of water boxes on condensers, removing and replacing submerged slide gates.

175 MW SCR Retro-fit -- San Diego Gas & Electric, Chula Vista, California

Responsible for interfacing with SCR manufacturer, reviewing shop drawings, coordinating shipments of duct sections and erection of 175 MW SCR Unit into existing operating facility.

750 MW Merchant Plant -- CMS Energy, 1.5 MM LB.HR. Exportsteam, Dearborn, Michigan



Site Manager, responsible for field construction, field procurement, field project controls, field engineering, managing vendor field technical representatives and industrial relations.

Hotel, Casino, Retail Facility -- Aladdin Resort Hotel, and Convention Center, Las Vegas, Nevada

Responsible for field coordination of site material selection and construction; front end construction planning and layout.

Wafer Chip Manufacturing, TSMC, Facility, Camas, Washington

Responsibilities are coordinating multiple prime contracts, interface with home office design engineers. Assist with schedule and cost issues and direct labor relations.

Water Treatment -- Sierra Pacific Power Company, Reno, Nevada

Construction Manager, responsible for construction of "Green Field" 80 MGD facility. Interfaces with owner, design engineer, and contractors.

Transit Facility -- Southern California R.T.D., Los Angeles, California

Wastewater Treatment -- Simi Valley Sanitation District, Simi Valley, California

Wastewater Treatment -- Santa Margarita Water District, San Juan Capistrano, California

Wastewater Treatment -- County Sanitation Districts, Valencia, California

Responsible for construction, procurement, subcontracting and start-up of these facilities.

Refinery Expansion -- Esso Rotterdam B.V., Rotterdam, Holland

Responsible for all electrical and instrumentation subcontracts for the flexicoker project. The work included the new construction associated with the flexicoker expansion as well as modifications to existing substations power block and the construction of a new control house for the total refinery.

Produced Water Treatment -- Standard Oil Company of Ohio, Prudhoe Bay, Alaska

Area Superintendent for crude gathering center addition, responsible for all piping, electrical, instrumentation, and mechanical work on high pressure water injection project; including installation, checkout, start-up, operation, and preventive maintenance of facility until client could properly staff the project.

Gas Pipeline -- Northwest Alaskan Pipeline Company Fairbanks, Alaska

Technical Manager for field engineering and right-of-way development on 48" diameter high pressure gas pipeline (temporarily postponed). Responsible for all field engineering and civil development on project.

Construction Superintendent for eight frost heave test sites and five remote weather stations situated along gas pipeline right-of-way from the Canadian Border to North Slope. Responsible for all piping, electrical, instrumentation and mechanical work, including installation, checkout, start-up, operating and preventive maintenance of sites for client.

PRINCIPAL CONTROL SYSTEMS ENGINEER

Grass Roots Petrochemical Complex -- Saudi Petrochemical Company, Jubail, Saudi Arabia

Assigned to the Southern California Division on the preplanning of front-end construction requirements for the above project; responsibilities included preparation of specifications for piping, electrical, and instrumentation equipment; development of procedures; scheduling; and manpower planning.

Major Refinery Expansion -- LAGOVEN, S.A., Amuay, Venezuela

Assigned to Southern California Division for engineering assistance in interfacing with existing refinery electrical and instrumentation. Responsible for design of large compressor logic network, control panels, and computers.

**SUPERINTENDENT****Platformer Fire Damage Repair -- Commonwealth Oil Refining Company, Ponce, Puerto Rico**

Superintendent of instrumentation and electrical for burnout of a platformer; total responsibility for engineering revamp, specifications, purchasing, and design of instrument and electrical equipment damaged by fire. Also, responsible for installation, checkout, commissioning, and assisting Client on start-up and maintenance of both the platformer and unifier.

Trans Alaska Pipeline, Fire Damage Repair Pump Station #8**Alyeska Pipeline Service Company, Anchorage, Alaska**

Area Superintendent for piping, electrical, and mechanical on rebuilding of fire damaged Pump Station #8. Responsibilities included installation, hydrotesting, checkout, and commissioning of all piping and electrical equipment.

Trans Alaska Pipeline -- Alyeska Pipeline Service Company, Valdez Marine Terminal Anchorage, Alaska

Construction Superintendent for instrumentation on the Valdez Marine Terminal at terminus of the Trans Alaska Pipeline. Responsible for installation, checkout, commissioning, and start-up of instruments and electrical equipment in the central power plant, including 3 power boilers, 2 steam turbine generators, 2 tank farms, 4 marine berths, vapor recovery system, and custody metering systems. Work included Modicon programmable controllers, Xerox computers, Harris communication systems (including satellite link), and Waugh micro processor based custody transfer systems.

FAPICO - PROCESS CONSTRUCTION COMPANY

Project Manager for instrumentation and process control installation at the 875 MW Oswego Steam Station; total responsibility for the complete installation, calibration and commissioning. Responsible for making initial contacts with the local union business agents, reviewing local labor contracts, conducting pre-job conferences and selecting labor foremen and general foremen. Set up all field office procedures, field purchasing, receiving and inspection, interviewing and hiring of clerical and engineering personnel

NEVADA POWER COMPANY

Substation construction, installation and testing of all equipment, including main transformers, oil and air circuit breakers, remote supervisory control equipment and relay protection equipment.



IEC Corporation

Harold Mathias

Summary

Hands on experience in the construction and startup of power plants. Including operations & maintenance of General Electric 7FA, LM5000 & TM2500 gas turbines, Pratt & Whitney FT8-3 and Westinghouse W501D5A, and W501F gas turbines. As well as Toshiba steam turbine and Alborg HRSG's. Using Mark V DCS and Foxboro DCS. Woodward Micronet 3, Westinghouse WDPF and Siemens TXP DCS. Special skills include troubleshooting and problem-solving Allen Bradley PLC SLC500 with RSLogics. Calibrated and serviced Fisher Rosemont Transmitters. Able to work from blueprints and P&ID's to troubleshoot and repair hydraulic and pneumatic systems, HVAC and plumbing systems. Able to stick and mig weld. Performed maintenance and repair of CAT diesel generators. Familiar with many different types of pumps, air and gas compressors. ASE certified to troubleshoot and repair cars, light and heavy-duty trucks, gas or diesel, and boring and digging equipment. I have also been a supervisor establishing maintenance scheduling, budgeting, manpower, and industrial oil sampling programs and lubrication specifications and intervals for all power plant equipment.

Professional Experience

Phoenix Power Group

Receive, evaluate and process any warranty claim from the client, ML&P power plant now that construction, start up and commissioning is done. Work with plant management on a daily basis to process claims, procure labor to repair and manage all aspects of the warranty program. And act as the liaison between ML&P and Phoenix Power Group.

Universal Energy

Contracted as a Lead Mechanical/Operations Commissioning Engineer in Anchorage AK at the ML&P plant 2 expansion project. Installing and commissioning 2 General Electric LM 6000's and one Siemens steam turbine. Working from prints and P&ID's to manage and coordinate the proper installation and flushing of the steam piping, CCW, feed water and condensate systems as well as operate the water treatment plant. Using GE Ovation control DCS performed all first fire of turbines and complete plant operations from the control room. Provided training to client personnel and final check out of all plant BOP systems.

Harold Mathias

Construction Manager I

IEC Corporation

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916.383.6000 main | 916.383.6010 fax

Education

Graduated United States Marine Corps Recruit Training. 1982
Graduated USMC Turbo jet propulsion and hydraulic and pneumatic service school, Aviation machinist Mate Class A1, F/RF-4B/J Organizational Maintenance (J79 jet engine school), F4-J, N, and S. Fuel, pneumatic and hydraulics systems, Airframes, Ejection seats and cockpit nomenclature school. USMC Noncommissioned Officer Leadership Academy and Technical Publications Librarian School. 1983-1984.
Arizona Western College blueprint reading, schematic and technical drawing. 1985.

Licenses & Certificates:

General Electric/Bentley Nevada 3500 Operation and Maintenance Course. 2014
Ariel Gas Compressor Maintenance School. 2002
General Electric, LM5000 Gas Turbine Generator Systems. 2002
SD Meyer Transformer Maintenance School. 2000.
Noria Oil Analysis I & II. 2000.
Rockwell/Allen Bradley - Maintaining and troubleshooting the SLC 500 PLC with RS logic 500 software. 2000.
Commonwealth Edison, Low voltage/High voltage, Safety Training. 2000
Fisher Rosemont - Temperature/Pressure instrumentation. 2000.
ABB - High voltage breaker and motor controls training. 1999.
Siemens Westinghouse - W501D5A Econo-Pac (Turbine/Generator) Training. 1999.
Rockwell/Allen Bradley - Fundamentals of PLC's Training. 1999.
Four County Joint Vocational School - Air Conditioning and Refrigeration T/S. 1998.
Ohio Workers Compensation Classes - Work Place Safety. 1997.
Performance Training Associates - Troubleshooting Hydraulics. 1995.
TECO - Maintenance and repair of hydraulic lifts and booms. 1993.
International Mobile Air Conditioning Association - Proper use of R-12 & R-22. 1992. Automotive Service Excellence - ASE certified auto/truck mechanic. 1990.

**F W Marsh**

Working as a contract O&M shift supervisor and technical adviser, training local operators to safely start and operate 2 GE TM2500 liquid fuel turbines in New Assuit Egypt. Performed daily inspections and maintenance, including filter changes and balance of plant repairs. Scheduled local operator shifts and provided training on power plant operations.

APR Energy

Working 60 – 80hrs per week as a contract O&M shift manager operating a General Electric TM2500 gas turbine on the island of St. Thomas USVI. Duties include, safe start up and shut down of the unit, preventive and major maintenance, bore scoping the engine and power turbine and repairing any BOP equipment.

APR Energy

Working as a contract O&M shift manager operating a 20 MW Pratt & Whitney FT8-3 Mobile Pac on the island of Martinique. Duties include, safe start up and shut down of the unit, preventive and major maintenance, bore scoping the engine and power turbine and repairing any BOP equipment.

Universal Energy Inc.

Working as a contract mechanical startup and commissioning engineer at a 50MW biomass power plant. Duties include inspecting all boiler and steam turbine systems including BOP systems. Checking PID's for correct installation and function. Working with other craft to insure safe operation. Duties also included initial start up and shake down of all plant equipment and boiler operation. Also training of the operations staff to safely operate and maintain the entire power plant

Mill Creek Generating Station

As an O&M tech, I participated in the construction, commissioning, operations and maintenance of a 150 MW simple cycle power plant. I was responsible for troubleshooting and maintaining 6 Pratt & Whitney FT8-3 combustion turbines with Brush generators and SCR's. Issued all tag outs, work permits and wrote O&M procedures. The Pratt & Whitney turbines were ran using Woodward's Citect DCS. And BOP was operated with a Allen Bradley DCS. Trained in the safe operation and repair of high voltage equipment and proper grounding procedures. Responsible for the setup of the facility's preventive maintenance plans; implemented same.

Liberty Electric Power, Maintenance Operator

Hired as a maintenance operator in a 600 MW combined cycle power plant. With two GE 7FA frame turbines and 2 Alborg HRSGs providing steam to a Toshiba Steam turbine. GE hydrogen cooled generators and Mark V DCS, along with a Foxboro DCS for balance of plant operations. Repaired and replaced boiler feed pump motor and base repair as well as realignment. I performed plant wide vibration analysis on all pumps and motors. Currently in training for a control room operator in a combine cycle arrangement.

First Energy, Operator/Combustion Turbine Tech

As an operator/combustion turbine tech I am responsible for the safe start up and operation and maintenance of 3 Alstom 11N 150mw combustion turbines with ABB air cooled generators and 3 GE Frame 5 gas turbines. I was responsible for troubleshooting and maintaining the plants backup 10kw CAT generators, 138kv switchyard, FS6 breakers, ABB air switches and breakers. Trained in the safe operation and repair of high voltage equipment and proper grounding procedures. I was responsible for the setup of the facility's preventive maintenance plan using SAP maintenance planning system. I have worked as a crew leader and a project leader.

North Carolina Electrical Membership Company

As a senior combustion turbine tech, I participated in the construction, commissioning, operations and maintenance of two 350 MW simple cycle power plants. I was responsible for troubleshooting and maintaining 22 Pratt & Whitney FT8-3 combustion turbines with Brush generators as well as the 138kv switchyard, FS6 breakers,



ABS air switches. Trained in the safe operation and repair of high voltage equipment and proper grounding procedures. Responsible for the setup of the facility's preventive maintenance plans; implemented same.

Dynegy Power Corp. Operator/Maintenance Tech

As an operations and maintenance technician I participated in the construction, commissioning and operation of a 350 MW simple cycle power plant. Consisting of 3 Westinghouse W501D5A and 1 General Electric LM5000 gas turbines with Brush air cooled generators and Ariel gas compressors, and 1 CAT diesel 20 KW backup emergency generator. I was responsible for all plant maintenance and repairs to equipment and vehicles.

I calibrated and maintained Fisher Rosemont transmitters and Allen Bradley PLC's. Troubleshoot and maintained the plants 138kv switchyard, FS6 breakers, ABS air switches and OCB's. Trained in the safe operation and repair of high voltage equipment and proper grounding procedures. Responsible for the setup of the facility's Maximo preventive maintenance plans; implemented same. I have also been trained in the predictive maintenance disciplines of Infrared Thermography, 3 Phase Motor Circuit Analysis, Lube Oil Analysis, Vibration Analysis, Motor Current Signature Analysis, and Non-Contact Vibration Measurement.

Eldon Roth Electric. Vice President of Operations

Responsible for sales and service of building facility systems including HVAC, 1 and 3 phase electrical, plumbing and climate control systems. I performed all maintenance and repair of the company fleet vehicles. Duties included: Estimating, budgeting and organizing all work. I managed 15 employees. I worked from blueprints to estimate and install systems.

Tronair. Scheduler/Maintenance Technician

Duties included: Plan and maintain a computerized industrial production schedule. Manage the flow of work orders through the production process. Maintain and repair, as needed all machines lathes mills, CNC machines and all plant electrical and HVAC systems.

Butler Fleet/Tad Fleet Services. Mobile Repair Mechanic

Performed functions as a traveling mobile maintenance technician while under contract to Sprint United Telephone and GTE. I was responsible for all PM maintenance and repairs to their Ohio and N. W. Pennsylvania vehicle and equipment fleet. Primary duty was the repair of their fleet vehicles and heavy equipment. Fleet included CAT diesel mobile generator sets, light and heavy trucks, digger and trenching equipment, etc. In addition, I performed HVAC and building electrical maintenance.

United States Marine Corps

Primary duty was aircraft gas turbine maintenance on the GE J79 jet engine. Normal flight line repairs to gas turbines and their associated systems, fuel systems, hydraulics, electrical, pneumatic and lube oil. I also had 2 years experience supervising other gas turbine maintenance technicians.

RESUMES

Subject Matter Experts Team Siemens Gas Turbine

- Consulting
- Overhaul Management
- Troubleshooting
- Diagnostic
- Field Technical Advisors



Shaping the Future of Energy™



ITC Senior Gas Turbine Engineer
B.Sc., M.Sc. MBA (PMP) Project Management

EDUCATION

Master of Science Engineering – 1983
California Coast University

Bachelor of Science Engineering – 1983
California Western University

Millwright Certificate – 1979
Millwright Certificate – 1976

Mechanical Craft Diploma – 1969 (City & Guilds)
London, England (5-year Craft Apprenticeship, Trinidad, West Indies)

Primavera P6 SAP
Project Management Professional (PMP)

OEM Training Courses - Project Management, Safety and First Aid, Offshore Survival, Alignment, Bearings, Mechanical Seals, Dry Gas Seals, Balancing, Vibration Analysis, Lubrication, NDE Inspection, Steam and Gas Turbines, Pumps, Compressors, Piping, Valves, Heaters/Heat Exchangers, Rigging, Scaffolding, Welding Applications, Project Cost and Estimation, Contract Bids, NDE Inspection, Failure Analysis, Human Resources and Recruitment. Kepner-Tregoe, SAP.

Language - Fluent in English and Spanish, working knowledge of Arabic and Hindi

EMPLOYMENT RECORD

2000 to 2019 (Retired)- Construction/Outage Manager (Project Lead)
Siemens Energy
Orlando, Florida, USA

2000 to 2008- Project Manager – Major Outages, Inspections, Maintenance
Major outages on Siemens range of gas turbines, steam turbines, generators and auxiliaries.
Combustor and Hot Gas Path inspections, upgrades and retrofits.
Failure analysis, lubrication, troubleshooting, and components replacement.
Final alignment of unit train after major outage.
Management of Engineers and Craft Labor personnel during outages.
Coordination of materials and special tooling for outages
Coordination of mobile lifting and special rigging equipment for outages.
Participated in on site customer meetings, planning schedules, and progress reports.
Reviewed and signed all documentation during outages and for final turnover to customer.



Revised and recommended replacement parts for unit train and auxiliaries.
Coordinated all inspections of auxiliary equipment, as pumps, compressors, lube oil skids, lift oil skids, hydraulic skids, fuel gas metering skids, turning gear assemblies, dampers, glycol cooling skids,
Managed and coordinated all manpower, materials, PCM scopes, upgrades and replacements during outages.
Prepared technical reports, compiled PCM reports, NDT inspections and failure analysis during outages.
Final alignment of major rotating equipment, mechanical test runs, vibration monitoring, and tribology.
Auxiliary equipment inspections-HRSG's, boilers, BOP, water treatment, cooling systems.
Countries worked in frequently- India, S.Korea, Venezuela, Columbia, Peru, Argentina, Brazil, Japan, Libya, Trinidad, China, Saudi Arabia, Qatar, Kuwait, UAE, UK, Italy, US, Canada, Turkey, Germany. Indonesia, China, Caribbean, Europe.
W101, W191, W201B, W251B-10/12, W501B-4/6, W501D5 W501D5A, W501F 2/3, W501G

Charlton, Massachusetts, USA

Site Manager for major outage and reassembly of W501F gas turbine, Generator, and auxiliaries

Sithe-Ichon, South Korea

Site Lead Engineer for the outage and reassembly of a W251B12 gas turbine, and the re-alignment of the CT, MGB and Generator.

SerWestca/PDVSA, Maracaibo Venezuela.

Site Lead Engineer for major refurbishment, installation, and re-commissioning of W101 gas turbines

Inspection and major refurbishment assessments for W191 and W251B2/8 gas turbines
Major inspections and installation for GE MS 5001 and 5002 gas turbines and Nuovo Pignone centrifugal compressors. MCL 1009 and 2BCL 495

Major inspections, refurbishment and repair for large and small steam turbine drives, gear boxes and starting packages from outside customers at the SerWestca workshop.

Alignment of units, tight wire of cylinders, fit up of components, clearance checks and final acceptance for completed units.

PDVSA- ICO Project—Altagracia, Moron, Los Morros (New Installation)

Site Manager—installation and pre-commissioning for 30 industrial drive gas turbines, multistage centrifugal compressors, and auxiliary equipment.

Oil India Ltd – Duliajan.

Duliajan, Assam, India

Site Manager for major outage of W191G gas turbine, generator and auxiliary equipment



Central Iowa Power Co. (Cipco)

Iowa, USA

Site Manager for re-assembly of W251B2/8 gas turbine and auxiliary equipment

TRANSALTA – Sundance #6

Wabamun, Alberta, Canada

Site Lead Engineer for a 300Mw Alstom steam turbine major overhaul inspection, boiler inspection and tube replacement, and balance of plant inspection and maintenance.

PX Limited – TEESSIDE POWER STATION

Teesside, UK

Site Lead Engineer for generator rotor change out of MW701DA Combustion Turbine Generator.

Allegheny Power, Pleasants # 2,

Willow Island, West Virginia, USA

Site Lead Engineer for the replacement of the 740Mw KWU steam turbine HP rotor journal bearings, from sleeve type to tilt pad type,

ATCO Power Canada / ATCO Power Chemicals – Joffre CoGeneration Facility

Joffre, Alberta, Canada

Site Lead Engineer for combustor inspection and a hot gas path inspection on W501FC gas turbines.

PLN Tanjung Priok Power Station

Jakarta, Indonesia

Site Lead Engineer for the assessment to the damaged W251B2/8 unit, compile spare parts requirements, and advise on repair procedures.

Calpine Calgary - Calgary Energy Center

Calgary Alberta Canada

Site Lead Engineer for the removal/ re-assembly of aeropac generator bearings.
Inspection of journal bearings for W501FD2 gas turbine.
Final alignment of the unit train.

Tennessee Valley Authority – Gallatin Combustion Turbines

Gallatin, Tennessee, USA

Site Manager for the major outage and re-assembly of W501B4 gas turbines, generators, and auxiliary equipment.

El Paso Electric

El Paso, Texas, USA

Site Lead Engineer for the combustor inspection of a W501B6 gas turbine.
Fuel Gas Heater Inspection and Repair of a W501G gas turbine.



Sithe**Ichon, South Korea**

Site Lead Engineer for the Hot Gas Path inspection of a W251B12 gas turbine.

Empire**Joplin, Missouri, USA**

Site Lead Engineer for the Hot Gas Path inspection of a W501FD gas turbine.

Oil India**Duliajan, Assam, India**

Site Manager for the Major Overhaul and reassembly of a W191 gas turbine, generator and auxiliary equipment.

Orion Power**Niles, Ohio, USA**

Site Lead Engineer for the Hot Gas Path inspection of a W251B8 gas turbine.

Westcoast Energy**McMahon, British Columbia, Canada**

Site Lead Engineer for the HGP outage of a W251B12 turbine.

Sithe Energies**Cardinal, Ontario, Canada**

Site Lead Engineer for the Combustor inspection of a W501D5 gas turbine.

Cordova Energy Center**Cordova, Illinois, USA**

Site Lead Engineer for the on-site completion of Production Modifications on a W501FD turbine.

Capex**Neuquen, Argentina**

Site Manager for the major outage and reassembly of W251B11 gas turbines, generators and auxiliary equipment.

Calpine Corp.**Pasadena, Texas, USA**

Site Manager for the major outage and reassembly of two W501F gas turbines. Generators and auxiliary equipment

Calpine Corp.**Baytown, Texas, USA**

Site Lead Engineer for the Bypass Modification of a W501FD gas turbine.



**Libya Oil
Tripoli and Sarir**

Site Manager for major outage and reassembly of two W 191 gas turbines, generators and auxiliary equipment.

**Reliant Energy Coolwater
Daggett, California, USA**

Site Lead Engineer the HGP inspection of a W501B6 turbine.

**El Paso Electric
El Paso, Texas, USA**

Site Manager for the major overhaul and reassembly of a W501B6 gas turbine, Generator, and auxiliary equipment.

**Exxon
Baytown, Texas, USA**

Site Lead Engineer for the HGP disassembly of a W251B8 turbine and inspection of auxiliary equipment

**Reliant Energy Coolwater
Daggett, California, USA**

Site Lead Engineer for the Combustor inspection of a W501B6 turbine.

**Union Carbide
Taft, Louisiana, USA**

Site Lead Engineer for the Combustor inspection of a W501D5A.

**AES, Londonderry
Manchester, New Hampshire, USA**

Site Lead Engineer for the civil/mechanical foundation checkout.
Installation and final elevation check of two W501G gas turbines and generators.
Prealignment checks of turbines and generators.

**Reliant Energy Coolwater
Daggett, California, USA**

Site Manager for the major overhaul and reassembly W501B6 turbines generators and auxiliary equipment,
Investigate water injection problem on units and inspect hot section of another B6 unit on site.

**Wisconsin Public Service Co.
Wausau, Wisconsin, USA**

Site Lead Engineer for the Combustor Inspection of a W251B8 gas turbine.

**Procter & Gamble
Mehoopany, Pennsylvania, USA**

Site Lead Engineer for the Combustor Inspection of a W251B12 turbine.



**Tenaska Power
Cleburne, Texas, USA**

Site Lead Engineer for the major outage of W501 gas turbines, steam turbine, generator and auxiliary equipment.

**City of Kissimmee
Kissimmee, Florida, USA**

Site Manager for the major outage and reassembly of a W251B8 gas turbine, generator, and auxiliary equipment

**Sithe Agrium
Redwater, Alberta, Canada**

Site Lead Engineer the major overhaul and reassembly of a W352 gas turbine and auxiliary equipment

**Sithe Energies—Cardinal
Ontario, Canada**

Site Manager for the major overhaul and reassembly of a W501D5 gas turbine, steam turbine, generators, and auxiliary equipment

**Carolina Power & Light
Goldsboro, North Carolina, USA**

Site Lead Engineer for the HGP of a W251B2/8 gas turbine.

**City of Medicine Hat
Medicine Hat, Alberta, Canada**

Site Manager for a major overhaul and reassembly on a W251B2/8, generator and auxiliary equipment

**Florida Power & Light
Fort Lauderdale, Florida, USA**

Site Lead Engineer for the major outage and reassembly of two W501F gas turbines, generators and auxiliary equipment.

2008- 2019

**Site Project Lead (Construction Manager)
Construction, Pre-commissioning/Commissioning**

Manage the construction and pre-commissioning/commissioning of combined cycle power generation plants worldwide- simple cycle single unit to combined cycle mega projects- 450Mw to 4000Mw.

Coordinated all factory completion scopes for new units through the Service Groups- combustors, exhaust systems, inlet systems, bearing inspections, and fuel gas systems. Managed the various contractor and service groups work scopes and completions. Managed the BOP systems for the mega projects including the pre- commissioning and tie ins.

Review and executed all PCM generated upgrades for new installations.



Managed all inspections of delivered equipment to site, compiled damage reports, storage guidelines, inspections and updates for storage of equipment.
Managed and guided groups in all technical issues on site and during meetings to allow smooth progress during installations.
Review and process approved job requests, determine priorities, make assessment of resources and materials, provide technical advice and deal with emergencies, coordinate with other sections, and follow up work progress.
Coordinate all vendor warranty/service activities.
Managed all final inspections of main and auxiliary equipment before first fire.
Participated in commissioning execution of new equipment and final turnover to customers
Major projects- US, Canada, India, Saudi Arabia, Kuwait, Venezuela, Peru, UAE, Norway, Argentina, Brazil, Egypt, Caribbean- 650Mw to 4200Mw, combined cycle/IGCC, single fuel, dual fuel, and syngas
SGT5000F2/3 and E/EE, W501G, SGT8000H, SGT4000.
Participated in all Site Safety Meetings with customer and sub- contractors—OSHA certified.

1992 – 2000

Qatar Liquefied Gas Co (Qatargas) Ras Laffan, Qatar Senior Mechanical Engineer—Offsites/Offshore

Responsible for the onshore Offsites and offshore Mechanical and Production Departments at LNG facilities in Ras Laffan Qatar, from installation to operations/maintenance.
Team Leader for Installation, Construction, Commissioning, startup, Major outages, Planning, Inspection, of three train onshore LNG plant, Loading of LNG and condensate cargoes, installation, commissioning, hook up, inspection and repair for offshore platforms and equipment, supplying gas to LNG plant, turn over from construction contractors.
Utilities, Inlet and Receiving Facilities, Storage and Loading Areas (LNG and Condensate) and the Offshore Production Platform accommodating three process trains. Sub systems include air and fuel gas, flaring, seawater cooling, fire protection, refrigerant, waste water treatment, sulfur, nitrogen, boil off gas.
Supervised Installation, Pre-Commissioning, Commissioning, Startup and Maintenance of a wide range of Rotating and Static equipment carried out by contractors and plant staff onshore/offshore.
Operation during commissioning coordinator for the Utilities plant under special arrangements between construction contractor and company (6x33Mw gas turbo-generators) onshore (3x3.5Mw gas turbines) offshore.
Review and process approved job requests, determine priorities, make assessment of resources and materials, provide technical advice and deal with emergencies, coordinate with other sections, and follow up work progress. Coordinate all vendor warranty/service activities.
Supervise planned/unplanned work programs for all mechanical equipment. Work includes preventative, predictive, and breakdown maintenance on rotating/static equipment onshore/offshore. Primavera, SAP, CMMS, Maximo.



Prepare/modify equipment checklist for maintenance tasks, shutdowns and inspection, check planning and maintenance requirements for overall programs.

Determine material and manpower contracts for shutdowns, daily routines, and annual mechanical requirements.

Evaluate major maintenance problem areas and provide technical advice to correct problems.

Follow-up on the execution of shutdowns, repairs and facilities modifications.

Participate in mechanical test runs and acceptance of equipment.

Prepare and conduct training programs for company technical and craft support staff

Knowledge of GE MS5000/2, LM2500, Rolls Royce RB211, Typhoon, Tornado gas turbines.

1988 – 1992- SCECO East

Dammam- Saudi Arabia

Mechanical Engineer- Maintenance

Major outages on gas turbines, generators and auxiliary equipment.

Manpower supervision for outages, planning, execution and timely completion.

Commissioning and startup of equipment after major outages.

Detailed inspections of equipment, components, NDE, failure analysis and replacement of damaged or failed components.

Final alignment of major rotating equipment, mechanical test runs, vibration monitoring, and tribology.

Training of local craft personnel on equipment maintenance and inspections.

1974 – 1988

Synchrude Canada Ltd. Ft Mc Murray, Alberta, Canada

Mechanical Engineer – Plant / Facilities

Installation, pre-commissioning, commissioning, start-up, maintenance, major overhauls of mechanical equipment at a 240,000 barrel/day oil refinery/heavy oil facilities

Supervise planned/unplanned work programs for all mechanical equipment, work includes preventative, predictive, and breakdown maintenance on rotating/static equipment.

Team Leader in planning/supervision of major maintenance and shutdown projects, these include highlighting specific items of equipment requiring maintenance/replacement, providing technical advice on work methods and repairs/replacement, provides expertise and support during re-startup of plant.

Review and recommend spare parts and equipment, non-stock material and tools, raise purchase requests, amend proposals and stores issues as required.

Coordinate with Technical Division Engineers in work scope preparation, definition, design review of plant modifications. Supervise implementation of modifications.

Review equipment history and performance, contribute to plant failure investigations and propose recommendations for improvement.

Prepare/modify equipment checklist for maintenance tasks, shutdowns and inspection, check planning and maintenance requirements for overall programs.

Determine material and manpower contracts for shutdowns, daily routines, and annual mechanical requirements.



Evaluate major maintenance problem areas and provide technical advice to correct problems.
Follow-up on the execution of shutdowns, repairs and facilities modifications.
Participate in mechanical test runs and acceptance of equipment.
Prepare and conduct training programs for company technical and craft support staff.
Operation during commissioning coordinator for the combined cycle power plant under special arrangements between construction contractor and company.
Participate in mechanical test runs and acceptance of equipment.

1964 – 1974

Texaco Trinidad Inc.

Trinidad, West Indies

Mechanical Craft Apprentice (5 years) – Mechanical Technologist

Completed the Mechanical Apprenticeship Program under the City of Guilds, London, England curriculum. Graduated with the Mechanical Craft Diploma.

Mechanical Engineering Technologist in plant/field (drilling) maintenance, repair, inspection and overhauls of mechanical equipment at a 461,000 barrel/day oil refining complex and oil/gas production facilities.

Gained excellent hands-on skills on mechanical maintenance and repair, working with bearings, mechanical seals, valves, pumps, turbines, compressor, etc.

Very well versed in alignment, welding machine shop, rigging, balancing, etc.



IEC Corporation

Kevin M. Lambert, P.E.

Professional Summary

Consulting engineer for industrial projects with project engineering, lead and mentoring experience. Strengths include process improvement and cost/risk reduction for ZLD Systems.

Professional Experience

Mechanical and ZLD Consultant | 2014 – present

- Industrial water quality, reuse, treatment, CAPEX & OPEX cost estimates.
- Feasibility studies for \$1B international projects involving ethanol, power plants, water issues.
- Develop, train, consult on power plant water & chemistry treatment, water reuse, regulatory issues.

Senior Water Process/Mechanical Engineer | 2009-2014

CH2M HILL Engineers, Englewood, CO

- Wrote eight design guides to teach and speed-up design, reduce risk. Led effort to integrate procedures, resources & tools between engineering offices in two states.
- Created internal P&IDs and PFDs. Approved vendor documents, fabrication and test.
- Created system/equipment specifications, selected vendors, supported system/equipment installation.
- Responsible for water and chemical treatments for new power plant EPC projects, engineering studies and proposal support. Included water quality definition, water and mass balances.
- Existing plant water approach evaluations and studies. Guided environmental compliance efforts.

Kevin M. Lambert, P.E.

Mechanical Engineer

Principal Engineer I

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826
916.383.6000 main
916.383.6010 fax

Education

Master's Degree, Environmental Engineering, (concentration in water issues and treatment) and Bachelor's and Master's Degrees, Mechanical Engineering, Brigham Young University

Areas of Expertise

Water Treat Processes
Chemical Processes
Project/Lead Engineer
Process Improvement
Cost & Risk Reduction
Inter-departmental Teaming
Design Alternative Evaluation
Training, Mentoring
Balance of Plant Engineering

Professional Training

Power Plant Water Chemistry and Treatment. Combined Cycle Thermal Design.
Power Plant and Environmental Chemistry. RO/membrane water treatment.
Other courses in communication, project engineering, relationships and technical subjects
EIT/FE exam passed.
Power Plant & Environmental Chemistry (PPEC) EPRI ASME committee
Publications: 2 Technical Reports for US Air Force and 1 for International Water Conference (2012).



Senior Water Process, Treatment Engineer | 2004-2009

Siemens Power Generation, Orlando, FL

- Responsible for water and chemistry treatment for new EPC power plant projects (natural gas, fuel oil, coal); proposal support. Performed water & mass balances; factory inspections, site install & test.
- Created drawings and reviewed vendor P&IDs, PFDs, general arrangement drawings.
- Specified systems/equipment, selected vendors, performed factory and site inspections.
- Developed and presented training for proposal engineers to prevent costly proposal mistakes.
- Top bonus amount 1 year: management nomination. 1 peer nominated award for a Black Belt project.

Senior Mechanical Service Engineer | 2000-2004

Siemens Power Generation, Orlando, FL

- Performed Root Cause Analyses: Developed solutions for gas turbine field problems.
- Developed configuration control guide; developed and provided training to parts configuration dept.
- Wrote gas turbine component design, operating and repair history guidance documents.
- Wrote procedure for handling chemical use approvals. Performed field gas turbine inspections.

Principal Investigator for US Air Force (USAF) at Brigham Young University, FL & UT

- Wrote proposals, USAF technical reports.
- Managed three contracts. Designed test system.
- Hired undergraduate assistants. Developed analytical test protocols. Negotiated equipment loan from industry and use of equipment in multiple departments and another university.
- Part to full time work while doing environmental graduate studies. Topic: Scaling in industrial heat transfer equipment.

Mechanical Engineer

Garrett Turbine Engine Co. (now Honeywell Engines), Phoenix, AZ

- Project Engineer – lead PE on 3 high profile assignments involving international clients, repair shops, government safety agencies. Root Cause Analysis. Developed and implemented solutions. Peer and supervision nominated recognitions. Schedule and cost tracking.
- Developed and taught Design of Experiment course to managers & engineers.
- Liaison between Engineering, Manufacturing & Quality. Root cause analyses and solution development. Presented millions in cost savings to upper management in quarterly reviews.
- Design, analysis and test of gas turbines. Developed new, successful test/instrument approach to replace a thrice failed historical approach. Heat transfer, fluid flow, stress, vibration, failure analysis.
- Led a thermal analysis design team of four engineers on largest engine contract to date.

RESUMES

Subject Matter Experts Team Siemens Steam Turbine

- Consulting
- Overhaul Management
- Troubleshooting
- Diagnostic
- Field Technical Advisors



ITC SENIOR TURBINE TECHNICAL FIELD ADVISOR

SUMMARY

Independent steam turbine technical advisor with over 30 years of power generation and turbine industry experience. Completed OEM formal training by Westinghouse on Steam Turbine Maintenance, and have worked in multiple turbine technical capacities, including: Technical direction, outage management, outage planning, work scope development, sales, and various outage support roles. Specialize in Technical Direction and outage management on Westinghouse and GE steam turbines from 20 to 800 MW, as well as other makes/models.

QUALIFICATIONS

- Experienced in all aspects of Steam Turbine Generator Outage Management/Technical Direction and inspection requirements for General Electric and Westinghouse units, ranging in size from 20 to 800 megawatts. Also have experience with Nuovo Pignone, Toshiba and Alstom turbine major overhauls.
- Experienced in all aspects of sales and bid requirements for Steam Turbines, Combustion Turbines and Generators.
- Experienced with providing outage pricing, planning and complete bid packages. Supported utility in establishing alliance contracts with various OEMs.
- Experience with project outage management and technical requirements for inspection and refurbishment of steam turbines, generators and related components including boiler feed pumps, boiler feed pump turbines, turbine valves, front standards, lube oil systems and controls.
- Experienced in all aspects of gas turbine generator outage management and inspection requirements for General Electric Frame 7B, 7E, and 7F gas turbines and generators, and Siemens V84.2 gas turbines and generators.
- Knowledgeable in machining requirements of turbine components, including rotors, diaphragms, casings, bearings, valves, boiler feed pumps, pulverizers, oil pumps, buckets and bucket covers.
- Experience in quality assurance engineering and inspection (nuclear and non-nuclear), inventory control and material expediting.
- Experienced with Microsoft computer programs, including: Windows, Word, Excel, Power Point, Project, Outlook and Internet Explorer.
- Proven project management, supervisory, leadership and communication skills.
- Ability to work from blueprints, schematics, diagrams, specifications and verbal instructions.
- Ability to work with all types of precision measuring instruments.



WORK EXPERIENCE

3/15 to Present **INDEPENDENT TURBINE CONSULTING, LLC** Gastonia, NC

Field Engineer / Technical Field Advisor for steam turbine and gas turbine outages. Duties included job planning, technical direction, quality control, troubleshooting, startup support, and authoring of final outage reports. Performed variety of minor and major inspections on a variety of GE, Siemens/Westinghouse, and other manufacturer steam turbines as well as GE gas turbines. Provided excellent customer service, and is routinely requested back for follow-up projects on each site.

3/13 to 2/15 **TURBINE GENERATOR MAINTENANCE, INC.** Cape Coral, FL

Technical Director/Project Manager/Technical Field Advisor for steam turbine outages. Duties included sales, estimating, job planning and scheduling. Performed four major outages and six minor outages with no rework or warranty work required.

9/12 to 3/13 **PIC GROUP** Atlanta, GA

Head of Turbine Services Sales for combustion turbine and steam turbine outages. Duties included sales, preparation of bid proposals and customer site visits. Worked with commercial team, the Director of Turbine Services and project managers in qualifying and preparing of proposals.

10/08 to 9/12 **PRO ENERGY SERVICES** Sedalia, MO

IGT/STG Sales Manager for PES steam turbine and combustion turbine work. Duties include sales, bid proposals, site visits, technical advisor and project management. Technical Advisor/Project Manager for 9 major turbine projects. Coordinated outage activities of craft labor and contractors to assure jobs were completed in a timely and cost effective manner.

5/07 to 9/08 **TURBINE GENERATOR MAINTENANCE, INC.** Cape Coral, FL

Technical Sales Engineer for steam turbine, combustion turbine and generator maintenance. Duties include bid proposals, sales visits, technical direction and project management. Technical Director/Project Manager for a major steam turbine inspection and generator field/stator rewind. Coordinated all outage activities of contractors and craft labor to assure that the job was done in a timely and cost effective manner.

7/06 to 5/07 **THOMAS O'CONNOR CORPORATION** Canton, MA

Project Manager and Sales Engineer for the large rotating machinery division. Duties included sales calls, sales visits, project outage management, outage planning, project engineering and proposal/budget estimates. Wrote procedures for inspection processes and recommended intervals. Worked with plant managers, engineers and labor supervisors and craft to coordinate the project activities. Project Manager for one major turbine and two minor turbine outages.



9/90 to 6/06 PROJECT ASSISTANCE CORPORATION Severna Park, MD

- Technical Specialist for the Mirant Mid-Atlantic Power Plants (formerly PEPCO). Responsible for assuring that the disassembly, inspection, and assembly of steam turbines, gas turbines, generators, valves and support equipment were done as per OEM guidelines. Worked 60+ major turbine generator outages.
- Duties included project management, budgetary estimates, contractor supervision, quality engineering and inspection, checklist developing and writing, work scope developing and writing and document review.
- Provided technical direction to craft, craft supervision, plant management and production engineering. Worked with machinists, mechanics, planners, engineers and supervisors preparing for future outages. Worked on refurbishment of turbine valves, boiler feed pump volute assemblies, circulating water pumps, hydrogen seal rings, spare turbine rotors, spare diaphragms and pulverizer parts.

5/89 to 7/90 ABSOLUTE SYSTEMS Clearwater, FL

Responsible for the development of sales in the New England region for this industrial cleaning supply distributor. Duties included; sale and marketing of products, equipment and services, sales tracking and customer training. Customer relations entailed tracking progress of customer order from initial invoicing through delivery of product and/or services including inspection of final goods/services.

8/86 to 5/89 RADIATION SYSTEMS INC. Largo, FL

Hired as Class 1 Mechanical Inspector. Assigned to Radar Pedestal Assembly and Refurbishment Department. Promoted to Quality Engineer 9/88.
Responsibilities: Surveillance testing and documentation of fabrication and assembly on Raytheon AN/SPS-49 and ASR-9 Radar Pedestals. Over-inspection of disassembly, inspection, assembly and testing during refurbishment of Raytheon AN/SPS-49 and Westinghouse ASR-9 Radar pedestals including gear box restoration. Inspection, evaluation, planning and disposition of AN/SPS-49 and ASR-9 components. Interfaced with production supervisors, production engineers, DECAS inspectors and customer representatives.

3/84 to 6/85 UNIVERSAL TESTING LABORATORIES, INC. Cedar Grove, NJ

Mechanical inspector for Potomac Electric Power Company Quality and Reliability Department. Responsible for assuring that disassembly, inspection and re-assembly of turbines and related components were done as per Quality Control Engineering guidelines. Worked 7 major steam turbine generator outages.
Duties included quality engineering, checklist sign-offs and document review. Interfaced with craft supervision, OEM engineering and production engineering.



Certified Mechanical/Weld Visual, Level 2

11/81 to 8/83 WESTINGHOUSE ELECTRIC CORPORATION Framingham, MA

Field Service Engineer with the Power Generation Service Division

Responsible for overseeing mechanical inspections of turbines and related components, job planning, technical advice, manpower management and document review. Interfaced with craft supervision, design engineering and site management. Worked 6 major outages.



EDUCATION

WENTWORTH INSTITUTE OF TECHNOLOGY

Associate Degree in Aeronautical Technology, May 1981

Financed 100 percent of college education.

WESTINGHOUSE ELECTRIC CORPORATION TRAINING COURSES

Steam Turbine Maintenance and Inspection

Westinghouse Engineer in Training

Commercial Awareness Course for Field Service Engineers

Technical Writing for Field Engineers

ADDITIONAL TRAINING COURSES

American Society for Quality Control - Basic Mechanical Inspection

American Society for Quality Control - Geometrical Tolerancing and Positioning

OSHA – 10 Hour Construction Training Course

OSHA – 30 Hour Construction Safety & Health Training Course

Supervisory Leadership Training course

EXPERIENCE LIST (per Turbine Make/Model)

Steam Turbines:

- **General Electric**
 - D1, D2, DP3, D5, D5R, G2, G7, J1, H1, & H2
 - GE Fitchburg Boiler Feed Pump Drive Turbines
 - Lynn Steam Turbines (up to 70 MW)
- **Westinghouse / Siemens**
 - Steam turbines and boiler feed pump turbines up to 600 MW.
 - Multiple BB #'s and configurations
- **Toshiba - GE - D11 Style Steam Turbine** (not sure model #)
- **Nuovo Pignone** - 43 MW single shaft condensing unit
- **Alstom** - 95 MW single shaft Condensing unit

Gas Turbines:

- GE Frame Units – 7B, 7EA & 7F Units
- Siemens V84.2 Units



ITC Senior Turbine Engineer

QUALIFICATION SUMMARY

Over fifteen years' experience in power plant and auxiliary systems operations, maintenance and repair. An organized self-starter with strong communication skills. Possessing the ability to read manufacturers' technical documentation from both the mechanical and electrical disciplines. Excellent computer skills, able to use most Microsoft programs, Turbine Tools and Primavera. The ability to efficiently direct and work with multiple onsite crafts while continuing towards project completion.

PROFESSIONAL EXPERIENCE

2008-Present Engineering & Consulting Hinckley, ME

Turbine Field Engineer

- Technical direction provided during overhauls of steam turbines, generators and steam valves, most experienced with Mitsubishi and Westinghouse equipment but also familiar with GE, Toshiba, Alstom and various other smaller turbine manufacturers.
- Technical direction provided during major and minor overhauls of Mitsubishi 501G/F and Siemens 501D5A/FD gas turbines and generators.
- Provided service during all phases of outage scope including preplanning, project management, troubleshooting and start-up activities.
- Conducted coupling alignments and corrected as needed.
- Conducted diaphragm alignment by using either tight wire or ERAG and corrected as needed.
- Provided engineering personnel with NCR/TSR data to resolve problems in operation and damage discovered during disassembly
- Technical Advisor for projects that the OEM was not providing the labor
- Implement repairs recommended by engineering

2006-2008 Mitsubishi Power Systems America Orlando, FL

Field Service Engineer

- Technical direction provided during overhauls of steam turbines, generators and steam valves, most experienced with Mitsubishi and Westinghouse equipment but also familiar with GE, Toshiba, Alstom and various other smaller turbine manufacturers.
- Technical direction provided during major and minor overhauls of Mitsubishi 501G/F gas turbines.
- Provided service during all phases of outage scope including preplanning, project management, troubleshooting and start-up activities.
- Conducted coupling alignments and corrected as needed.
- Conducted diaphragm alignment by using either tight wire or ERAG and corrected as needed.
- Provided engineering personnel with NCR/TSR data to resolve problems in operation and damage discovered during disassembly
- Technical Advisor for projects that the OEM was not providing the labor



- Implement repairs recommended by engineering

1998-2006 American Maritime Officers Dania Beach, FL

Plant Maintenance Engineer

- US Merchant Marine – 1st Assistant Engineer
- Responsible for maintenance and inspections for dual B&W D type 1200 psi boilers.
- Maintaining proper boiler water chemistry, and preventative maintenance on auxiliary plant equipment.
- Assisted in MAN diesel generator inspections and periodic maintenance.
- Assisted in GE propulsion turbines and turbo generators inspections and overhauls at numerous shipyard periods

EDUCATION, LICENSES, AND CERTIFICATIONS

1994-1998 Maine Maritime Academy Castine, ME

- Bachelor of Science – Marine Engineering

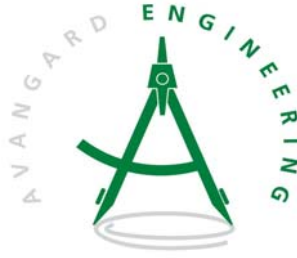
USGG First Assistant Engineer Maine State 1st Class Stationary Engineer

TWIC “8hr” Competent Person – Scaffolding training

OSHA – 30 hours training

REFERENCES

Available Upon Request



About the Company:

Avangard Engineering, Inc provides consulting and engineering solutions to the power generation industry covering all different mechanical and electrical controls aspects. Main focus of service for Avangard Engineering are the Steam Turbines operated by the Independent Power Producers, Paper and Pulp industry as well as Utilities such as PSE&G, JPL and Florida Power and Light, to name just a few.

Mechanical Technicians, Inc (MTI) provides turbine / generator specialists, technicians, and millwrights to the power plants and utilities. Specializing in packaged (turnkey) overhauls and minor inspection of the turbine / generators.

Avangard Engineering and Mechanical Technicians were founded by ABB, Alstom, Siemens, and GE field Service Engineers after the Siemens takeover of Alstom. We are personally familiar with many of your plants and serviced your equipment while working for ABB, Alstom, and Siemens. Avangard Engineering was awarded and successfully completed contract for the Turnkey Overhaul package: labor engineering, supervision, controls, blasting, NDE, and generator work including retaining rings removal and rewind of the generator.

We are working on ABB, Alstom, GE, Siemens, Westinghouse, Dresser Rand, and other equipment.

About the Founders:

Alex Ratner graduated from Kiev Polytechnic Institute in Kiev Ukraine with degree in Mechanical Engineering.

Alex has extensive experience in power generating industry. Alex worked for 20 years as diagnostic and Senior Field Service Engineer for the industry giants such as BBC, ABB, Siemens, and Alstom.

Alex's expertise includes design, engineering, repair, and operation of Power Plant equipment such as steam turbines.

Alex Ratner is one of the founders and VP of Engineering of Avangard Engineering, Inc. and Mechanical Technicians, Inc (MTI).

Lana Ratner holds degree in Electric Engineering.

After successful career in electronic industry, that includes working as design engineer for Panasonic in New Jersey and General Manager for Raltron in Miami, Lana owned and operated Ameral International, Inc.

Ameral is electronic manufacturing company that designs and manufactures electronic components as well as provides consulting for the cabling solutions.

Lana Ratner is one of founders and CEO of Avangard Engineering, Inc.

RESUMES

Subject Matter Experts Team GE Frame 5 Gas Turbine

- Consulting
- Overhaul Management
- Troubleshooting
- Diagnostic
- Field Technical Advisors



David W. Lucier

144 Langley Road, Amsterdam, NY 12010
Phone: 518-371-1971 Fax: 518-371-1756

HIGHLIGHTS OF QUALIFICATIONS

50+ years' experience in field engineering services, including installations, start-up, operations, upgrades and mechanical inspections. Recognized expert on Fuel Regulator and Speedtronic™ Mark I & II control and protection systems on GE models of gas turbines.

Accomplished technical instructor, having taught over 180 GE schools & seminars.

Specialties: Troubleshooting gas turbine control, protection and auxiliary systems.

PROFESSIONAL EXPERIENCE

1999 – Pres. Pond And Lucier, LLC (PAL Turbine Services, LLC) - Clifton Park, NY
Co-founder, General Manager

- Owner and general manager of \$2 million company with 9+ employees. Company provides technical advisory services to clients on GE gas and steam turbine/generator power plants, including start-up, maintenance, overhauls, conversions, modifications and controls upgrades.
- Prepare bid specifications, expert witness, root cause analysis for failures and technical consulting.
- Power industry publications: several technical articles published in **Combined Cycle Journal**, **Turbomachinery International** and **Power Engineering**, per requests from editors.

1986 – 1998 I&SE Associates of Schenectady, Inc - Schenectady, NY
Founder, President

- Authored training manuals for GE Gas Turbine Control & Protection Systems (**CAPS**), Gas Turbine Inspection, Maintenance & Evaluation (**TIME**), Advanced Turbine Troubleshooting & Controls (**ATTAC**).
- Provided independent technical training, field engineering services, consulting and troubleshooting on GE gas turbines for seventy clients over a 12-year period.

1983 - 1985 General Electric Technical Services Company (GETSCO) – Futsu, Japan
Lead Technical Advisor and Site Service Manager

- **Lead Technical Advisor** for installation of fourteen (14) STAG-109E combined-cycle power plants – Total rating 2000 MW of power.
- **Site Service Manager** for 17 GE employees, including 15 engineers and 2 secretaries. Budget: \$3.5 million over five years.

1977 - 1983 General Electric Company - Schenectady, NY
Manager, Supervisor and Instructor for Field Engineering Program (FEP)

- **Entry-level Manager - FEP** – supervised 12 instructors, 2 secretaries,
- Administrator (1980 - 83) - Training Budget - \$1.5 million. Trainees – Typically 24 per class, 6 classes per year, 18-week program.

- **Supervisor** - managed the gas turbine training portion of the FEP
- **Instructor** - taught FEP entry-level candidates about gas and steam turbines during 18-week program. Also, taught advanced level gas turbine Speedtronic™ and fuel regulator control and protection systems.
- **Translator:** GE training manual on Gas Turbine Speedtronic™ Control & Protection Systems into Spanish. Earned GE management award.

1973 - 1977 *General Electric Company* - Fitchburg, MA
Product Test Engineer – Mechanical Drive Turbine Department (MDTD)

- Factory and field testing of steam turbines in four distinct technologies
 - Navy turbine generators (SSN-688 class submarines)
 - Turbine-Generator sets for commercial vessels (SST-G)
 - Boiler Feed Pump turbine drives (UT-70-15 & 30)
 - Industrial steam turbines driving compressors (various models up to 50,000 hp)
- Awarded ***GE Engineering Achievement Award*** for design and construction of a steam turbine load test and performance facility.

1968 - 1973 *General Electric Technical Services Company (GETSCO)* – Schenectady, NY

- ***Area Engineer*** for Venezuela, Colombia, Trinidad and Tobago, Aruba and Curacao for two years, providing field engineering services. Replaced area service manager on two occasions (6-week assignments).
- ***Field Engineer*** in over 20 countries. Experienced in MS5001L, LA, M & N; MS5001N&P, MS6001B, MS7001 B/C. Worked on gas turbine installations, start-ups and mechanical overhauls.
 - Provided technical advisory (TA) services to clients on gas turbines
 - Installed total of seventeen (17) gas turbine package power plants in ***Chicago, IL (12), Brunei, Vietnam, Canada & Italy.***
 - Start-up engineer gas turbines in ***Vietnam, Brunei, Venezuela, Libya, Abu Dhabi, Colombia, Italy & Saudi Arabia*** on Y&F fuel regulator systems and Speedtronic™ Mark I.
 - Provided troubleshooting services for units in ***Venezuela, Jamaica, Brazil, Aruba, Curacao, Suriname, Mexico, Trinidad & Tobago & Puerto Rico.***

EDUCATIONAL BACKGROUND

General Electric Training:

1966 - 67	<i>Technical Marketing Program</i> (Graduate: 18-month program)
1968 - 69	<i>Field Engineering Program</i> (Graduate, one-year program)
1969 - 70	<i>Gas Turbine Start-up Program</i> and (Graduate, one year program)
1968	Fuel Regulator Controls School, Speedtronic™ Mark I and Start-up schools
1985 - 86	Speedtronic™ Mark II and Speedtronic™ Mark IV School

College Education:

1960- 62	Franklin Institute of Boston , Boston, MA Associates Degree in Mechanical Engineering (<i>AME</i>)
1963-66	University of Massachusetts , Amherst, MA Bachelor of Science in Mechanical Engineering (<i>BSME</i>)



N.L.A. Resume 06-20

144 Langley Road, Amsterdam, NY 12010
Phone: 518-371-1971 Fax: 518-371-1756

HIGHLIGHTS OF QUALIFICATIONS

40+ years' experience in heavy-duty rotating equipment, gas and steam turbines, aircraft turbines and cogeneration. Expertise in start-up, installation, controls, maintenance and customer training on GE gas turbines and generators including MS3002H, 5001L-P, 6001B, 7001B-EA, LM2500 and LM6000. GE Control systems including: Fuel Regulator, Speedtronic™ Mark I, II and IV.

Specialties: GE gas turbines including: troubleshooting, overhauls, Speedtronic™ and Fanuc Micro-processor controls & borescope inspections.

PROFESSIONAL EXPERIENCE

2003 – pres. Pond And Lucier, LLC
Senior Consulting Engineer

- Field engineering services on GE gas turbines including mechanical and control systems. Performed major inspections and rebuilds on MS3002, 5001P, 6001B and 7001EA gas turbines. Customer representative on outages overseeing GE and other field services companies, including **Motiva** in Port Arthur, TX. Expert on alignment and borescoping. Insurance investigations and Root Cause Analysis (RCA) for Hartford Steam Boiler Company.
- Controls and fluid system troubleshooting on all GE control systems including, Fuel Regulator and Speedtronic™ Mark I, II and IV. Expertise in PLC control systems retro-fitted to GE gas turbines. Various fuel control modifications on GE turbines.
- Control system upgrades including PAL GEMAC in Louisville, KY. Speedtronic™ ISOC controls modification on two MS7001C units at Puget Sound Energy. .

1996 - 2003 Turbine Technology Services Corp. (TTS), Orlando, Florida

Western Regional Manager

Responsible for operations, business development and customer support in the Western Region of the United States; performed field and project engineering assignments, as required.

Senior Field Engineer

Technical Advisor & Project Manager

GE gas turbine modifications, upgrades, installation and control system troubleshooting. Performed numerous field assignments, including various GE Frame 5, 6, and 7, hot gas path and major inspections and control system troubleshooting.

PROFESSIONAL EXPERIENCE (Cont.)

1986 - 1996 NATSCO, San Juan, PR

Owner and operator of Natsco, a consulting firm specializing in GE gas turbine controls, turbine maintenance and project management. Major clients included Turbine Technology Services Corp, **PREPA** in Puerto Rico, VIWAPA in St. Thomas & St. Croix and Tri-Sen/Triconix

**1978 - 1986 GENERAL ELECTRIC TECHNICAL SERVICES COMPANY,
Schenectady, NY
Field Engineer**

Employed by GE as a gas turbine field service engineer. Assignments included gas turbine overhauls, maintenance, installation and start-up and customer training working in numerous foreign countries. Worked on GE model series: **MS3002, 5001, 5002, 6001 and 7001.**

**1977 – 1978 STRONGWORK DIVING, Newport, Wales, UK
System Engineer, Strongwork Diving UK**

Employed as Diving Systems Engineer aboard Diving Support Ship supplying support services to Oil Rigs in the North Sea.

**1974 – 77 ROLLS-ROYCE Ltd, Bristol, England
Project Engineer, Rolls Royce Aero Engines**

Trained and employed in the development and research of aero-derivative gas turbine engines. Worked in design and manufacturing.

EDUCATIONAL BACKGROUND

1971 – 74 Bachelor of Science in Mechanical Engineering - University of Aston, Birmingham, England

1974 Business Administration - Bristol Polytechnical College, Bristol, England

1975 Gas Turbine Theory, Short Course, Cranfield Institute, England

1978 GE Field Engineering Program (FEP) - Graduate of 1-year program

2003 Programming in “C” UCLA Extension

Other

- Numerous GE technical training schools, including gas turbine controls, startup, MK I, MK II, MK IV, Fuel Regulator, Excitation, Generator, and LM 2500 Maintenance.
- Rockwell (Allen-Bradley) PLC Training courses

Languages: Fluent in English and competent in Spanish – read, write, speak

Citizenship: Dual Passport with USA and United Kingdom



A. G. C. Resume 06-20

144 Langley Road Amsterdam, NY 12010
Phone: 518-371-1971 Fax: 518-371-1756

HIGHLIGHTS OF QUALIFICATIONS

4 9years total experience with GE gas and steam turbines - installation, operation and maintenance and borescope inspections of heavy rotating equipment in the power generation industry, oil industry and military installations.

Specialty: Major mechanical inspections, over 40 borescope inspections for General Electric, Turbine Technology Services and PAL. Overhauls and mechanical troubleshooting of GE frame-size gas turbines. Capable of in-place bucket removal & replacement on gas turbines.

PROFESSIONAL EXPERIENCE

**2000 - Present PAL Turbine Services, LLC (originally Pond & Lucier, LLC) -
*Senior Technical Advisor (TA)***

Responsible for GE gas turbine and generator maintenance, troubleshooting and consulting on mechanical upgrade projects.

Team Leader at The Center for New Tech Turbine Upgrades (***The Center***) in Scotia, NY. Overhaul and conversion of two MS5001N to MS5001P N/T (new technology) for a Venezuelan paper mill.

Combustion, HGP and Major Inspections of General Electric models: **MS1002, MS3002F thru J, MS5001D thru P, MS5002B, MS6001B-FA, MS7001B thru EA** gas turbine and generators, including mechanical overhauls, bucket replacement, VIGV replacement, internal and external alignment and borescope inspections.

**1997 - 1999 HICKHAM INDUSTRIES
*Senior Field Engineer***

Responsible for gas and steam turbine mechanical field engineering services.

**1990 - 1997 TURBINE TECHNOLOGY SERVICES CORPORATION; Clifton Park, NY
*Project Manager and Technical Director (TD)***

- Responsible for various GE gas turbine major Hot Gas Path and combustion inspections model series: MS3002, 5001, 6001 and 7001.
- Performed numerous borescope and unit inspections on a variety of GE and Westinghouse gas turbines.

PROFESSIONAL EXPERIENCE (Cont.)

- 1989 - 1990** **ELLIOT SUPPORT SERVICES; Harahan, LA**
Steam and Gas Turbine Field Representative
Mechanical Overhauls, primarily of GE gas and steam turbines.
- 1987 - 1989** **OCEAN DRILLING AND EXPLORATION COMPANY; New Orleans, LA**
Production Platform Mechanic (Offshore)
Performed gas turbine and rotating equipment maintenance.
- 1984 - 1987** **SIBC; Basil**
Lead Gas Turbine Mechanic
Responsible for maintenance on LM2500, Garret APU and Solar gas turbines in the Middle East.
- 1980 - 1984** **GENERAL ELECTRIC TECHNICAL SERVICES CO; Schenectady, NY - GETSCO**
Turbine Field Advisor (TFA)
- Technical advisor for inspection, troubleshooting, overhaul, repair and rebuilding of heavy duty and aero-derivative gas turbines and balance of plant equipment in various foreign countries. Worked 5 years on various GE gas turbines.
 - Acted as principal interface with the customer on various assignments and managed local skilled workforce on a variety of GE turbines, generators & compressor drives.
- 1976 - 1980** **PUBLIC WORKS COMMISSION; Fayetteville, NC**
Responsible for operation, maintenance and repair of GE Frame 5 gas turbines and training of plant personnel.
- 1973 - 1976** **CAROLINA POWER & LIGHT COMPANY; Lumberton, NC**
Worked on various auxiliary equipment pertaining to GE gas and steam turbines.
- 1969 - 1973** **MISSISSIPPI POWER COMPANY, Pascagoula, MS**
Turbine Operator/Apprentice
Operated and maintained GE Frame 5 gas turbines.
- 1965 - 1969** **US NAVY**
Sonar Technician
Operated, maintained and repaired sonar equipment for military ships.

EDUCATIONAL BACKGROUND

- Perkinson Junior College (1977)
- Robeson Technical College (1978 - 80)

General Electric Programs:

- General Electric Field Engineering Program (FEP) - Graduated-1980
- GE Gas Turbine Maintenance Course - 1982
- Miscellaneous technical and business courses
- Gas turbine maintenance on MS5001, 6001 and 7001
- Borescope Inspection Techniques
- Gas turbine installations, operations and maintenance



Senior Gas Turbine Field Engineer

PROFILE

More than thirty years' experience in the installation, inspection, and overhaul of steam and gas turbines around the world. Regularly serve as a team leader and am highly adaptable to varying environments. Analytical thinker recognized for problem solving and strong interpersonal skills.

Areas of expertise include:

- A comprehensive and thorough understanding of gas and steam turbines
- Knowledge of inspection equipment
- Recognized ability to troubleshoot and resolve highly complex problems
- Combustion Inspection, Hot gas path inspection, Major overhaul inspection, borescope inspection and vibration analyses
- Establishing and implementing preventative maintenance schedules and procedures
- Preparing and implementing overhaul plans, mentoring field service engineers, evaluating gas turbine failures

PROFESSIONAL EXPERIENCE

Field Service Consultant 1997- Present

- Performed installation of a frame 5001 K-R in Pakistan for FFBL Fauji Fertilizer Bin Qasim Limited.
- Conducted combustion Inspections of FR 7001 EA for DTE Energy in Michigan Delray Power Plant
- Performed removal, installation, and alignment of two Pratt and Whitney engines at Hancock Station for DTE Energy
- Overhaul of a FR 5001 "N" in Brunot Island for Reliant Energy
- Conducted overhaul of FR 3002 for Williams Ignacio
- Performed major overhaul for PDVSA W501D5 in Panama and Curacao
- Performed major overhaul on MS6001 "A" "B" for the following customers:
 - Indiana municipal power authority. Berry Cogen power. Cayuga Energy. Sither Energy. Tonawanda Indeck power. Sirver spring Energy Center. Impa Power Plant. MDU Montana.
- Pre-planned major overhaul with a customer, making a list of needed construction materials, imported parts, estimated crew size and expertise, and made a work schedule based on the customer's time requirement
- Performed major overhaul on two Westinghouse 251B2 Turbine Generator for National Fertilizer Co. of Nigeria Ltd.
- Provided assistance for a planned disassembly inspection and reassemble of four FR7001 for Enron in Pensacola, FL. The units originally from Korea, were stored and refurbished in Pensacola and later relocated
- Performed hot-gas inspection on two FR7 gas turbine generators for Bayou Cogeneration Plant Air Liquide American Corp.



- Performed Borescope Inspection on MS7001EA at Tenasca III Cogeneration Plant in Paris, TX. (North America Energy Services)
- EDELCA/PDVSA Project Manager for the re-location of 2 G.E FR5001P from Morichal to Josepin and Santa Barbara. Coordinated all activities outside the control room, including the start-up of all auxiliary systems and equipment and the installation of the turbine packages.
- Performed a major overhaul and installation of two FR5 gas turbine/generators for American Municipal Power –Ohio, Inc.
- Performed hot gas path inspection, borescope inspections on various units such: Westinghouse, frame 6001 B, and frame 5001 N G.E frame 5001 R, frame 7001 B, GE frame 6, GE frame 7
- Performed various major overhauls and alignment on: G.E Frame 7001 “B” at Duke Energy Generation Services in New Albany, MS
- Performed major overhaul G.E frame 5001 “P,” at Ottertail Power Co. in Jamestown, ND
- Performed major overhaul on frame 6001 “B” Thomassen Gas Turbine and French Generator Jeumont Schnieder (39 MW) at Cayuga Energy in Glens Falls, NY

Quality Control Engineer
CHROMALLOY H.I.T

1995-1997
Dallas, TX

- Responsible for overseeing the repair of turbine components from different manufactures, from the initial through final inspections

Senior Field Service Engineer
CHROMALLOY H.I.T

1991-1995
Dallas, TX

- Performed on-site services of combustion inspection, hot gas path inspection, major overhaul inspection, fiberscope inspection and vibration analysis.
- CORELCA Project Manager for the re-location of a G.E FR5001 from Palengue to Barrancabermeja coordinating all activities outside the control room including: start-up of all auxiliary systems and equipment, installation of turbine packages, reviewing all turnover packages for completeness and accuracy before the equipment and systems were accepted.
- Performed hot-path inspection at Koch Refining Co. in Corpus Christi, TX on a G.E Turbine Generator S/# 27633
- Defined sales objectives, identified potential customer markets in Central and South America and improved customer satisfaction
- Responsible for budget preparation, capital construction projects, equipment specifications engineering projects, updating and directing remedial project and procedures, training personnel and pollution and safety control
- Performed two borescope/combustion inspections on a G.E.M.S 3002J Serial # 281965 & 281G65
- Provided assistance for a planned disassemble, inspection and re-assemble of the York Model M755B2 7 Stage centrifugal propane compressor and a GE Model MS3002j Serial # M755B2 T405 for MARAVEN, a Venezuelan Oil Company (Cunningham I.A.P limited International)
- Performed three major overhauls on two G.E 5001P and one G.E 5001L in Guayaquil, Ecuador
- Performed major overhaul of a G.E Model 5001N PPP gas turbine generator in Taunton, Massachusetts, replacing the exhaust system and the modification/replacement of the inlet guide vanes “IGV’S”



- Lead mechanical engineer and supervisor of the overhauls of two frame 3002F MD at Pacific Gas Transmission Klamath Falls, Oregon.

Maintenance/Production Manager
KNOLL GOMA INDUSTRIALES

1990-1991
Caracas, Venezuela

- Oversee production line of \$.5 million a month
- Relationship building with main customers assuring quality and satisfaction

Field Service Representative/ Technical Advisor
GENERAL ELECTRIC DE VENEZUELA

1981-1990
Maracaibo, Venezuela

- Performed high tech- mod on Frame 5001L PPP Mechanical Start-up Engineer at this 100MW facility, serving as the turnover coordinator for all mechanical turnover packages and assembled and reviewed the turnover packages before turning over to the Operations group at ENELBAR (Electricidad de Venezuela)
- T/A Responsible for various combustion inspections, hot gas paths and major overhauls on frame 7 & 5 gas turbines
- Issued required final reports for each of the services
- Mechanical field engineer responsible for replacement/installation of an aluminum mill modernization
- Rebuild burn-out G.A.C on a frame 5 gas turbine generator package
- Installed different modifications on various frame 7 & 5 gas turbines
- Replaced first and second stage turbine buckets on frame 5 & 7 gas turbine packages
- Project manager for the installation of three units: Hitachi MS 5001 and 2 G.E MS 5001 turbine generators. All units were upgraded, included direction of labor scheduling of installation activities, mechanical installation, checks, lube-oil flushing, start-up of mechanical systems. Writing the mechanical section of the start up report, vibration checks.
- Turnover coordinator for all mechanical turnover packages and assembled and reviewed the turnover packages for completeness and accuracy.
- Appointed acting service manager for the Venezuelan engineering service district.
- Performed high-tech modification on eight frame-5 gas turbines
- Investigated an inactive thrust bearing failure on two MS5001 gas turbines

Professional Development Courses

Engineering Training, Entry-Level: Fossil; **GENERAL ELECTRIC**, Schenectady, New York
Steam & Gas Turbine Technology; **GENERAL ELECTRIC**, Houston, Texas

Education

H.N.D Mechanical /Production Engineering, 1978-1981; OXFORD POLYTECHNIC, Oxford, UK
O.N.D Technology, 1976-1978; SCARBOROUGH TECHNICAL COLLEGE, Scarborough, UK
English Course, 1975-1976; EUROPE SCHOOL OF ENGLISH, UK
Civil Construction, 1969-1975; INSTITUTO CICLO DIVERSIFICADO, Bolivar, Venezuela

Languages

Fluent in English, Spanish



Senior Turbine Field Engineer and Consultant

Summary

Subject Matter Expert in the operation, construction, and maintenance of GE combined cycle Gas Turbines, Steam Turbines and BOP equipment in NG fired, fossil fueled, coal and nuclear power stations.

Professional Experience

Self Employed Consulting Engineer – 2011-Present Owner/ Consultant

Self - employed Independent Consulting Engineer - providing professional services such as Project Management, Outage planning and budget preparation, Steam and Gas Turbine repair recommendations to IPP, Regulated Utilities and Private Equity Funds, and Leading Business Consultants both domestically and internationally on a variety of Power Generation Equipment and Power Markets. Developed and reviewed project schedules in MS Project and Primavera and set up cost tracking software. Performed due diligence reviews of generation assets considered for M&A activities. Contracted as outside Subject Matter Expert (SME) on wide ranging projects in the Power Generation Turbine-Generator Market for Consultants such as McKinsey Group, Fidelity Investments, BCG, and Deloitte Tohmatsu Consulting.

Contract Performance Manager - 2000-2011 General Electric Energy Services – Atlanta, Georgia

Responsibly managed all aspects of 2 – \$150 MM, multi-year service agreements for over 1700 mw of GE installed combined cycle turbines and generators. Coordinated and lead startup teams during plant commissioning initial performance testing. Developed short and long-term maintenance plans with clients. Selected and guided outage execution teams to meet client and contract requirements. Performed contractor selection process and oversaw bid package development. Developed outage schedules and budgets. Directed outage workforce included >100 craft and 20 technical engineers. Annual sales of > \$40 Mil. Served as the client's onsite technical expert. Key duties and accomplishments:

- Develop plans for long-term maintenance including capital parts planning, outage scheduling, annual budgets for revenue and operating budgets, directed contractor selection and outage execution teams. Resulting in unit availability > 99% and client satisfaction, exceeding client revenue projections.



-
- Actively directed engineers and contractors to meet outage targets for safety, schedule, and cost, while ensuring all quality objectives are met. Directed annual performance testing and reporting to determine Plant MDC.
 - Prepare timely sales, cost and cash flow forecasts and reporting of contract status on monthly, quarterly, and annual basis.

Plant Manager - 1997-2000

General Electric Energy Services O&M – Portage, Indiana

Plant Manager of inside the fence energy facility at National Steel Rolling Mill. Equipment included Combustion turbines and HRSG, package boilers and accessories, water treatment and switchgear and transmission assets. Managed a Staff of 20 operations and maintenance personnel, and 40 contractor employees.

- Hired trained and developed plant staff
- Provided direct management of startup commissioning, operation and maintenance of unique one of a kind thermal cycle plant, utilizing OTSG, extensive water treatment systems and spearheaded the development and use of SOP and checklists to ensure quality operations.
- Institute use of CMMS for plant maintenance and parts inventory control.

Plant Operations Manager - 1989-1997

General Electric Energy Services O&M – Oklahoma City, Oklahoma

Responsible for mobilization and startup support and day-to-day operations of 110 mw privately owned cogeneration plant in Oklahoma City. Duties included client relationships, contract execution, human resource administration, team building, performance monitoring. Additional responsibilities for all regulatory compliance issues, EIA, OSHA, SERC, NSPS, NDES. Plant performance exceeded client expectations with > 99% EAF. Key accomplishments:

- Directed performance of area wage surveys prior to staffing. Developed staffing plans directed the interview and hiring of all initial plant staff.
- Developed plant performance monitoring software and program to monitor plant output and heat rate, on hourly, daily, and monthly basis.
- Performed day ahead projections for generation and fuel usage for asset managers and fuel buyers.

Service Manager - 1985-1989

General Electric Energy Services – Syracuse, New York

Lead local service district office for GE Energy Services. Responsible for \$12 MM service business providing OEM services for turbine generators in coal, nuclear, and gas fired power plants.



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- Duties included interviewing and hiring technical engineers, monthly, quarterly and annual financial reporting of sales, cost, and operating margins.
 - Directed 12 technical professionals, 4 clerical and > 100 hourly employees. Unit performance results in exceeded plans for sales and margins consistently. Directed installation and start up of 1100 mw nuclear turbine generator.

Project Manager - 1980-1985

General Electric – St. Louis, Missouri

Effectively lead the construction teams for 2 - 1100 mw nuclear turbine generators for two midwestern public utilities. Selected contractors, developed budgets and schedules. Performed staff selection. Monitored construction progress, design and procurement and directed assets as needed to meet client requirements. Resulting in performance bonuses and over \$2 MM in added scope work.

- Directed field construction forces to install green field peaking power station on “crash” basis to supply replacement power for AEC in Springfield Mo. Scope included all installation work from EPC contract. Project performance resulting in on time installation and under budget financial performance.

Field Engineer/ Startup Engineer /Engineering Supervisor - 1971-1980

General Electric – St. Louis, Missouri

Served as a field engineer in General Electric Mechanical and Nuclear Services group, providing OEM services for both fossil and nuclear based power generation equipment in the Midwest area. 1972-1973 GT Startup Engineer Training program.

- Promoted to Supervisor in 1976 directing the efforts of 12 professional engineers serving a variety of investor owned, municipal, REA and industrial customers.

Education

University of Missouri - Rolla, Missouri, BSME

University of Missouri - Rolla, Missouri - Non degree graduate courses

Sam Houston State University, Huntsville, Texas – MBA, 1999 - December 2002

Colorado State University, Fort Collins, Colorado- PhD Industrial Engineering, 2003-present

Various technical and managerial training courses

Awards

Pi Tau Sigma - Honor Fraternity Tau Beta Pi – Honor Fraternity

GE Sprit of '76 Award Winner 1989 GE O&M Services Award

Six Sigma – Certified Green Belt

RESUMES

Subject Matter Experts Team
Gas Turbine and Steam Turbine
Controls Experts



Shaping the Future of Energy™

WAYNE A. ROZNOWSKI

17497 Shubert Hwy
Alpena, MI 49707
404-391-1912

SUMMARY: 20 years experience in power plant process, controls, operation, training, documentation, tuning, logic engineering and commissioning management.

PROFESSIONAL EXPERIENCE:

2018 – Current	Power Industry Consultant Alpena, MI Providing exceptional power plant process, control, tuning and commissioning support.	Roznowski Technical Services LLC
2019 – 2020	Commissioning Manger Dearborn, MI Led a team of six commissioning engineers, turnover coordinator, and lock out tag out manger. Responsible for the commissioning of two Solar gas turbines, Siemens steam turbine, two Rentech HRSG's, six 3,200-ton Trane chillers, and respective balance of plant equipment at the Ford Dearborn Combined Heat and Power facility.	DTE / Ford (PIC)
2016 – 2018	Lead DCS/I&C Engineer Holland, MI Led a team of three DCS engineers and four I&C technicians. Responsible for the T3000 controls commissioning of two Vogt HRSG's and combined cycle balance of plant. Supported project turnover, closeout and warranty at the Holland Energy Park Project.	Barton Malow (PIC)
2013 – 2016	Sr. Controls Engineer Jupiter, FL Assisted with projects associated with Siemens equipment, gas turbine tuning, monitoring and diagnostic system development. Troubleshoot plant operation, process and control related issues for a fleet of combined and simple cycle gas turbine power plants. Created knowledge base documents used in troubleshooting and diagnostics. Combustion tuning experience: Siemens/Westinghouse 501D5*: 30+ Mitsubishi 501F: 3 Siemens/Westinghouse 501F*: 100+	Power Systems Manufacturing
2013 – 2013	Turbine Controls Engineer El Segundo, CA Responsible for the T3000 controls commissioning of two Siemens SGT6-5000F Gas Turbines and two Siemens SST-800 Steam turbines at the El Segundo Power Project.	Siemens Power (NES Global)
2012 – 2012	Operation and Process Engineer Morgantown, WV Responsible for analyzing process and operational practices to improve overall plant efficiency at the Longview Coal Fired Steam Project equipped with Siemens T3000 control system.	Siemens Power (NES Global)

2012 – 2012	Combined Cycle Commissioning Manager El Centro, CA Responsible for management of commissioning team for a 2x1 combined cycle power plant equipped with Vogt two stage Heat Recovery Steam Generators (HRSG's), Siemens SGT-800 Gas Turbines and Siemens ST-900 Steam Turbine with Siemens T3000 control system.	Siemens Power (NES Global)
2010 – 2011	Air Quality Controls System Engineer Morgantown, WV Responsible for T3000 controls commissioning and tuning of Siemens Environmental Wet Flue Gas Desulphurization System (WFGD) for the Longview Coal Fired Steam Project.	Siemens Power (NES Global)
2009 – 2010	Combined Cycle Controls Engineer Durango, Mexico Responsible for T3000 controls commissioning and tuning of a 2x1 combined cycle plants two Vogt-Nem three stage Heat Recovery Steam Generators (HRSG's) and one GEA Air Cooled Condenser for the Norte Combined Cycle Power Project. Assisted in operator training of T3000 and plant process.	Siemens Power (NES Global)
2008 – 2009	Gas Turbine Controls Engineer Wagga Wagga, Australia Responsible for T3000 controls commissioning and tuning of four Siemens V94.2 simple cycle gas turbine generators with PAG water injection. Braemar, Australia Responsible for T3000 controls commissioning and tuning of three Siemens V94.2 simple cycle gas turbine generators with PAG water injection. Managed project closeout, documentation turnover and punch list evolutions. Perth, Australia Responsible for tuning of the PAG water injection systems on two Siemens V94.2 simple cycle gas turbine generators equipped with T3000 control system.	Siemens Power (NES Global)
2007 – 2008	Project Manager Marietta, GA Managed a team of technical writers assigned to multiple projects. Responsible for the design, execution and production of site specific interactive operator training programs.	Power Industry Consultants
2006 – 2007	Technical Writer Marietta, GA Duties included, technical writing of operating procedures, system descriptions, and training material for coal and combustion turbine power plants; support of OEM Technical Advisor requirements, including Pratt & Whitney Power Systems (PWPS), Proton Hydrogen Generators, and Innovative Steam Technology (IST) Once Through Steam Generators, Wet and Dry Flue Gas Desulfurization; and support of PIC's Technical Services Division through the provision of Turnover Packages, and Commissioning Documentation.	Power Industry Consultants

- 2002 - 2006 **Power Plant Technician** **Siemens Operating Services Co.**
Carrollton, GA
Assigned as System Administrator for 2x1 plant control systems, TXP, Simadyn, 95/F, Bentley Nevada and Vibro-meter. Installed and created new logic and I/O points to existing control systems. Tuned and modified gas/steam cycle logic by greatly increasing reliability, significantly decreasing start-up times, and reducing emissions to reach a lower minimum load set point. Maintained the Continuous Emissions Monitoring systems. Qualified as Power Plant Auxiliary Operator. Designed and maintained the plant training program. Planned outage tasks by leading multiple teams of contractors to complete various projects. Served as a Member of the plant safety committee. Responsible for creating preventative maintenance routines and procedures and tracking and implementing product modifications.
- 2000 - 2002 **Field Service Engineer** **Siemens Westinghouse Power Corp.**
Created and engineered governor logic for Westinghouse 501 Simadyn D governor controls. Responsible for performing factory acceptance testing on new project control systems. Completed commissioning and start-up documentation on gas turbine Simadyn D governor control systems. Duties included engineering and implementing additions/deletions to hardware, software and governor control logic via TXP/Simadyn D controls. Commissioned GRE's Pleasant Valley Station V84.3xx dual fuel Simadyn D governor controls, and V84.3xx prototype fuel oil system with experimental high-pressure emulsion system. Commissioned LG&E's Paddys Run power station V84.xx simple cycle Simadyn D governor and TXP BOP controls. Assisted in the commissioning of the first dual fuel Simadyn D controls on a Westinghouse 501 gas turbine. Commissioned AECI's Holden Power Station, 3x V84.2 dual fuel combustion turbine Simadyn D governors with PAG water injection. Performed service and troubleshooting throughout the Siemens fleet equipped with TXP, Simadyn D and 95F.
- 1995 - 2000 **Line Division Supervisor** **U.S. Navy**
Led a team of eight qualified plane captains and four trainees. Completed safe and organized plane launches/recoveries. Responsible for planning pre/post operation inspections and servicing eight squadron aircraft.
- Power Plant Service Technician**
Responsible for maintenance of eight squadron aircraft engines and related systems. Led teams in repair and replacement of aircraft gas turbines. Troubleshoot and repaired fuel systems and components squadron aircraft. Maintained auxiliary power units and electrical generators including repair and replacement of the units. Troubleshoot and tested engine electrical generators.
- Power Plant Operator**
Responsible for high/low power run-up procedures on gas turbine engines. Performed vibratory analysis test runs on gas turbine engines. Performed initial start-up and functional checks on gas turbine engines and auxiliary power units. Tested ignition systems and electrical power generators on gas turbines

TRAINING:

Ovation OV200 Building & Maintaining Ovation Control, 2016
PSM tuning qualification training, 2013
Raytek Advanced Thermal Imaging, 2005
Fisher Field-Vue Training, 2004
Auma Actuator Repair School, 2004
Vibro-Meter VM600 Training, 2004
Masonielan Valve Repair School, 2004
Siemens 95/F System Training, 2003
Siemens Simadyn-D Multi Processor School, 2002
Siemens Governor Controls School, 2002
Siemens TXP Administration and Software/Hardware Training, 2002
Siemens S5 Training, 2001
Navy Leadership & Development Training, 1998
Aviation Machinist Mate "A" School, 1999

FRITZ BERENDONK

175 Bentley Parc
Johnson City, TN 37615

Cell 423-737-8383

EDUCATION:

1969-1974	Erik Dahlbergs University, Jönköping, Sweden	
	Ebersteinska University, Norrköping, Sweden	B.S. Mech. Engineering
	Celsius University, Uppsala, Sweden	B.S. Economics

WORK EXPERIENCE:

1975	Besam Ltd, Guildford, England	Installation Engineer
1975-1983	STAL-LAVAL AB, Finspång, Sweden	Service & Commissioning Eng. Ind. steam turbines
1984-1987	ASEA STAL AB, Finspång, Sweden	Service & Commissioning Eng. Ind. steam turbines
1988-1990	ABB STAL AB, Finspång, Sweden	Service & Commissioning Eng. Ind. steam turbines

1990-1995	ABB PGI ITS, North Brunswick, NJ.	Senior Field Service Engineer Ind. steam turbines
1995-1999	ABB PGI TSD ITS Richmond, VA.	Senior Field Service Engineer Ind. steam turbines
1999-2000	ABB ALSTOM POWER Richmond, VA.	Senior Field Service Engineer Ind. steam turbines
2000-2004	ALSTOM POWER Richmond, VA.	Senior Field Service Engineer Ind. steam turbines
2004-2005	SIEMENS Trenton, NJ.	Controls TFA Ind. steam turbines
2006	BearCave Consulting Johnson City, TN	Consultant Ind. steam turbines
2007-2011	BearCave Consulting, LLC Johnson City, TN	Consultant Ind. steam turbines
2012-2013	BearCave Consulting Johnson City, TN	Consultant Ind. steam turbines
2014-2016	BearCave Consulting Posen, MI	Consultant Ind. steam turbines
2017-	BearCave Consulting, LLC Johnson City, TN	Consultant Ind. steam turbines

SUMMARY:

1976 - 1989

Performed component testing in ABB STAL's workshops.

1976 - 2005

Responsible for servicing control-and safety-systems on ATM-, Radial-, TGC-, VAX-turbines and generators including hydraulic-, analog- and digital electronic turbine controllers, automatic voltage regulators, generator protections, modifications, fault-tracing, performance testing and holding training courses in Sweden, Finland, Scotland, England, Wales, Netherlands, Belgium, France, Spain, Portugal, Canada, USA, Jamaica and Brazil.

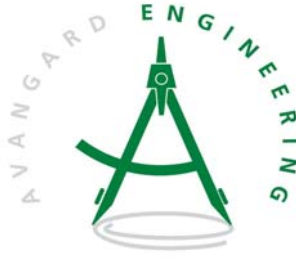
Annually participated in a variety of different training courses.

1978 - 1997

Participated in or was responsible for the commissioning of 25 steam turbines of type ATM, Radial, TGC and VAX for backpressure-, district heating- and condensing- use, rating 3 – 100 MW in Sweden, Canada, USA, Venezuela, South Korea and Australia.

2006 -

Consulting work on industrial steam turbines' controls and safety systems, mainly on Radial and VAX units.



About the Company:

Avangard Engineering, Inc provides consulting and engineering solutions to the power generation industry covering all different mechanical and electrical controls aspects. Main focus of service for Avangard Engineering are the Steam Turbines operated by the Independent Power Producers, Paper and Pulp industry as well as Utilities such as PSE&G, JPL and Florida Power and Light, to name just a few.

Mechanical Technicians, Inc (MTI) provides turbine / generator specialists, technicians, and millwrights to the power plants and utilities. Specializing in packaged (turnkey) overhauls and minor inspection of the turbine / generators.

Avangard Engineering and Mechanical Technicians were founded by ABB, Alstom, Siemens, and GE field Service Engineers after the Siemens takeover of Alstom. We are personally familiar with many of your plants and serviced your equipment while working for ABB, Alstom, and Siemens. Avangard Engineering was awarded and successfully competed contract for the Turnkey Overhaul package: labor engineering, supervision, controls, blasting, NDE, and generator work including retaining rings removal and rewind of the generator.

We are working on ABB, Alstom, GE, Siemens, Westinghouse, Dresser Rand, and other equipment.

About the Founders:

Alex Ratner graduated from Kiev Polytechnic Institute in Kiev Ukraine with degree in Mechanical Engineering.

Alex has extensive experience in power generating industry. Alex worked for 20 years as diagnostic and Senior Field Service Engineer for the industry giants such as BBC, ABB, Siemens, and Alstom.

Alex's expertise includes design, engineering, repair, and operation of Power Plant equipment such as steam turbines.

Alex Ratner is one of the founders and VP of Engineering of Avangard Engineering, Inc. and Mechanical Technicians, Inc (MTI).

Lana Ratner holds degree in Electric Engineering.

After successful career in electronic industry, that includes working as design engineer for Panasonic in New Jersey and General Manager for Raltron in Miami, Lana owned and operated Ameral International, Inc.

Ameral is electronic manufacturing company that designs and manufactures electronic components as well as provides consulting for the cabling solutions.

Lana Ratner is one of founders and CEO of Avangard Engineering, Inc.



W.N.H. Resume 06-20

144 Langley Road Amsterdam, NY 12010
Tel: 518-371-1971 Fax: 518-371-1756

HIGHLIGHTS OF QUALIFICATIONS

Over 44 years' experience – General Electric gas and steam and hydro turbine generator controls. Expertise in start-up, installation, troubleshooting excitation, motors, unit transformers and system protection. **Specialty:** Commissioning and/or maintenance on GE turbine generator electric power systems for Model Series MS3002, 5001, 6001, 7001B, E, EA and 9001.

PROFESSIONAL EXPERIENCE

2010 - Present

PAL Turbine Services, LLC
Senior Technical Advisor

- Provided technical advisory and commissioning services on General Electric turbine-generator controls and power systems. Provided consulting and troubleshooting on various GE electrical power systems

1997 - 2010

GE Energy, Schenectady, NY
Lead Field Engineer

- Provided technical advisory and commissioning services on numerous turbine-generator controls and power systems. Made the engineering design package and retrofitted equipment for a 1000 MW STG exciter for Georgia Power. Upgraded to EX2100 at the Georgia Power Plant, Forsythe, Georgia in 2002
- Supported installation and electrical startup of GE Energy Rentals LM2500 GTGs, El Paso Refinery, Aruba; Emergency Tema Power Plant, Tema, Ghana and Long Island Power Authority, Wading River, Long Island, NY.
- Commissioned the electrical systems at the new U.S. Embassies in Astana, Kazakhstan and Quito, Ecuador. Provided electrical systems start-up support at U.S. Embassies in Zagreb, Croatia and Port Au Prince, Haiti.
- Project manager for power systems installation at a new processing facility, the Hudson River PCB remediation plant. Provided design and commissioning of the system electrical system. Ft. Edward, NY.

1992 - 1997

GE Energy, Schenectady, NY (GE International)
Lead Field Engineer

- Per installation contract, supported factory testing at site of new MS6001 generator. Testing included open circuit saturation, closed circuit saturation, and P.I. CODELCO, Tocopilla, Chile 1993.
- Provided technical advisory services on turbine-generator controls. Performed one of the first exciter retrofits on an MS5001 from SCT-PPT to EX2000 with an SCT-PPT application, at a U.S. AID Project in Hurghada, Egypt in 1995.
- Supported commissioning of EX2000 exciter regulators for LM6000 GTG at Guayaquil, Ecuador 1995 and two MS6001 GTGs, Chevron, Comodoro Rivadavia, Argentina. Provided installation and startup of two MS9001 GTGs for STEG, Bir M'cherga, Tunisia in 1997.

PROFESSIONAL EXPERIENCE (Cont.)

- | | |
|--------------------|--|
| 1986 – 1992 | GE Industrial Systems, Schenectady, NY
<i>Field Engineer</i> <ul style="list-style-type: none">• Provided technical advisory services on turbine-generator controls including installation/commissioning of substations at GE power plants and process mills. Performed generator testing including winding resistance, hi potential, insulation resistance (P.I.) and power factor tests.• Supported the commissioning of the new electrical system equipment at Ellis Island, NY for the Statue of Liberty / Ellis Island Project in 1987.• Provided commissioning of the GE Generex excitation regulator for a 650 MW steam turbine generator at the China Power Plant, Shang An, China in 1989. |
| 1980 – 1986 | GE Power Systems, (GETSCO) Schenectady, NY
<i>Field Engineer</i> <ul style="list-style-type: none">• Provided technical advisory services on GE gas and steam turbine-generator power equipment and controls. Supported several maintenance and controls projects. Made many complete E&E installation and startups including turbine-generator unit transformers; many located in Saudi Arabia, Venezuela and Mexico. Assigned to the GETSCO Field Service office, Maracaibo, Venezuela from 1981-1986.• Lead TA for installation of six MS7001E GTGs Received a letter of commendation from customer, Marubeni, Venezuela in 1982 Lead TA for installation and commissioning of MS5001 GTGs (Basler Exciters) for LNG Plant at Planta Jose, Venezuela in 1985. |
| 1969 - 1980 | GE Power Systems, Schenectady, NY
<i>Various Positions: Electrician, Group Leader, Part-time Foreman</i> <ul style="list-style-type: none">• Responsible for plant electrical systems construction and maintenance activities. Supported factory manufacturing of gas turbines, steam turbines and generators. Assisted on the installation of the first GE Frame 6 gas turbine manufactured at Schenectady, NY in 1978. |

EDUCATIONAL BACKGROUND

- | | |
|--------------------|---|
| 1968 - 69 | Hudson Valley Community College, Troy, NY
Electrical Technology Program |
| 1970 | USAF Avionics Training, accelerated program (NYS-ANG) |
| 1980 | Field Engineering Program (<i>FEP</i>) graduate, GE Power Systems |
| 1981 - 2008 | GE Power Systems, numerous Level Two Schools including Generator Excitation Systems |



D.M. 06-20

144 Langley Road, Amsterdam, NY 12010
(518) 371-1971

HIGHLIGHTS OF QUALIFICATIONS

42 years of experience in gas turbine installations, overhauls, start-up and maintenance.

SPECIALTIES

- GE gas turbine control systems: MKI, MKII, MKIV, MK, MKVI MKVIE
- GE gas turbine emission tuning: Water Injection, Steam Injection, DLN 1, DLN 2, DLN 2.6.
- Gas Turbine/Generator technical advice: inspection, troubleshooting, start-up, and repair.
- A broad knowledge of gas turbine/generator construction, control and operational aspects, as well as balance-of- plant operations, maintenance, inspection and repair.
- **Project Manager:** Offsite/Offsite customer communication, coordination and integration with factory engineering, testing, product delivery and Startup.

PROFESSIONAL EXPERIENCE

2012 – Pres. PAL Turbine Services, LLC
Senior Consulting Engineer

Providing technical advisory (TA) services on all aspects of GE gas turbine controls including: start-up, operations, calibration, testing & DLN tuning.

2010 - 2011 Waller Marine INC,
GT Startup Engineer, Houston, TX

Responsible for commissioning checkout, startup, and operation of two 7FA Barge-mounted simple cycle gas turbines in Caracas Venezuela.

2001 - 2010 GE – Energy Services COE
GT Controls Engineer, Atlanta, GA

- Commissioned the checkout, startup, troubleshooting and operation of heavy duty Gas Turbines MS5001P, MS 6001B/FA, MS7001FA/FB, MS9001E/FA using MKII, MKIV, MKV, MKV and MKVIE controls. Locations in the US, Europe, Middle East & Asia.
- Conducted adjustments and trouble shooting of Emission Control System on GE Gas Turbine to maintain government and customer emission compliance. Water Injection, DLN 1, DLN 2, DLN2.0+ & DLN 2.6.

1996 – 2001 GE - Energy -PPSD – Projects
Project Manager, Schenectady, NY

- Overall ownership for quality and timeliness of Engineering, Manufacturing and Sourcing/performance for specific Gas Turbines, Steam Turbines and Generators equipment packages sold in the Asia.
- Center point contact for customer communications and coordination with factory engineering and product delivery. Responsible for the review, negotiation, and interpretation of contractual terms and conditions.

PROFESSIONAL EXPERIENCE (CONT.)

1993 – 1996 GE - Energy - IPS CM&U Programs/GPAT CM&U *Project Manager, Schenectady, NY*

Executed “packaged” CM&U (Conversion Modification and Upgrades for turbines) orders for services and material. Interfaced between customers and engineering to insure that the orders were completed on time and per contract. Managed material shipments and services to meet contract schedules. Conducted contract close-out, punch list item settlements and warranty administration.

1990 – 1993 GE - Energy - Drive System Department *Requisition Engineer, Salem, VA*

Implemented GTD orders for gas turbine MKIV control and generator panels. Instituted material ordering and software design/coding to meet the customer requirements. Assisted Turbine Automation Group in structuring tools for MKV software production. Implemented one of the first MKV 7FA turbine panel orders.

1978 - 1989 General Electric Technical Services Co. (GETSCO), Schenectady, NY. *Project Manager*

- Control Panel conversion from MK I to MK II Speedtronic™ for Qatar General Petroleum Company two MS3002's. Modified two Mk II control panels designed for MS6001 and MS7001 to operate MS3002 compressor drives. Responsible for acquisition of material, drawings, manpower, budget, shipping, and commissioning.

Start-Up Engineer

- Responsible for commissioning checkout, startup, trouble-shooting and operation of heavy duty Gas Turbines using MKI and MKII control panels for Gas Turbine Generator and Compressor drives MS3002, MS5001, MS5002, MS6001, and MS9001. Locations included the ***Middle East and Asia***.

Field Service Engineer

- Consulted with customers in South America, Middle East and Asia on overhauls, mechanical alignment, and controls calibration of GE gas turbines and generators. Performed installation of MS5001 Gas Turbines.
- Advised customers on the operation and maintenance of MS5001 and MS7001 Gas Turbines.

EDUCATIONAL BACKGROUND

1975 - 1978 BSME, Mississippi State University, Starkville, MS

GE Training Programs:

- GE Field Engineer Program (FEP), 1978 graduate – 1-year program
- Gas Turbine Start-up Program, 1983 – 1-year program

Other GE Training:

- International Contract Negotiation 1993
- MAIC and DFSS Six Sigma 1998/2000
- MK-V Controls 2001
- MK-VI Controls 2003 – Gas & Steam Turbine
- DLN Tuning and Certification, 2001 & 2005
- MK-VIe Controls – Gas Turbine 2008



Attachment 10.1

Key Personnel:

Gary Hughes – President and CEO

More than 25 years in the power industry, gas turbine commissioning, project engineering, management, control system and electrical system maintenance. Key experience in ABB P13, MOD300, Alstom BlueLine control system, ABB SFC Megadrive, ABB AVR Unitrol P, F, M, D. ABB GT11N1, N1 EV, NM, N, GT11N2, GT24, GT8

William McDonald

Senior Gas Turbine Commissioning Engineer - 15 years' plus experience commissioning and servicing ABB GT24, 26 and GT11N1, N2 – Qualified and certified engine adjuster by ALSTOM.

Vu Dinh

Lead Commissioning Engineer with over 10 Years' Experience Commissioning ALSTOM Gas Turbines Experience in ABB P13, ADVANT, Turbine types, GT24/26/13E/GT8/GT9 -Qualified Engine Adjuster

David Schoemaker

Senior Project Manager with more than 25 years in the power industry, gas turbine commissioning, emissions and pulsations and performance tuning, project engineering and management, and control system maintenance. Key experience in ABB P13 control system, ABB GT8, GT11D(M), GT11N(M)/N1(M) with standard WI/Stm injection or EV combustors, GT11N2

Matthew Keating

Senior Gas Turbine Commissioning Engineer – 10 years' experience commissioning and servicing ABB GT24 and GT11N1, N2 – ABB ADVANT specialist, GE Mark VIe experienced.

Jon Kizzee

Lead Commissioning Engineer with Over 10 Years' Experience Commissioning ALSTOM Gas Turbines, Emissions and Pulsation Mitigation Specialist. GE MarkVi and ALSTOM BlueLine trained

Kar Foo Chan

Lead Commissioning Engineer with over 10 Years' Experience Commissioning ALSTOM Gas Turbines Experience in ABB P13/P14, ADVANT, ControSteam/Gas, GE MarkVie, Turbine types, GT24/26/13E/GT8/GT9

**Mike Davenport**

Lead Commissioning Engineer with Over 9 Years' Experience Commissioning ALSTOM Gas Turbines Experience in ABB P13/P14, ADVANT, ControSteam/Gas, GE MarkVie, Turbine types, GT24/GT11/, Qualified E&P engineer

Vac Grochowski

Consulting Commissioning Engineer - with over 30 years of Electrical and Mechanical Engineering experience specializing in the power generation equipment, steam turbines, steam turbine governing systems, hydraulic systems and generator excitation controls, as well as turbine and generator protection and turboset instrumentation. Additional expertise includes electrical power distribution centers and high and low voltage cables, light and power installations, and control and measurement equipment

Mike Manning

Gas and Steam Turbine Commissioning Manager with more than 16 years in the power industry. Expert in tuning and commissioning ABB Alstom gas turbines. Advanced knowledge of ABB P13 and Alstom BlueLine systems. Key Experience, ABB GT11N1, N1 EV, NM, N, GT11N2, GT24, GT8

Craig Pepon

Senior Commissioning Engineer with over 25 Years' Experience Commissioning ALSTOM Steam Turbines. Experience in ABB P13/BlueLine, ALSPA P320, ControSteam/Gas, ADVANT, Hydraulic Systems

Philippe Lanniel

HMI/Network Engineer-10+ Years of SCADA/HMI applications Specify, design and install HMI applications, from stand-alone HMI stations, to large SCADA applications. 15 Years of networking experience: design, configure and install networks, linked to HMI stations and field controllers

Steve James

Senior Consulting Engineer with more than 30 years in the power industry. Expert in tuning/optimizing steam boilers, Steam Turbine commissioning, project management and engineering. Advanced knowledge of ABB Bailey Net 90 control systems programming and maintenance.

Tom Douglas

Consultant Control System Development Engineer -Innovative control system engineer with 24+ years' experience in the power industry with ABB/ALSTOM/GE . Father of the ALSTOM BlueLine control system. Consultation, training, service, and retrofit of steam and gas turbine control systems.

**Marcin Flisiak**

Senior Control System Engineer– More than 18 years' experience with ABB and Alstom – programming and development of major upgrades.

Areas of expertise Alstom BlueLine, ABB P13, P400, P320, ADVANT, MOD300. Controls System Design, Installation and Commissioning Supervision, Technical Consultation, Recommendations, Field Service Support, Commissioning and Troubleshooting of multiple I&C retrofit projects performed on a variety control system platform for Fossil Generation Power Plants (ST and GT/CC).

VietLong Phan

Electrical Field Service Engineer–Alstom trained and certified electrical commissioning engineer with advanced knowledge of servicing ALSTOM AVR, SFC and generator protection. ALSTOM Unitrol F, P, M. P100, Contragen, REG216, Synchrotract.

Michael Kennedy

Senior Control System Engineer– More than 18 years' experience with ABB and Alstom – programming (software) and hardware, new construction, service, and maintenance recommissioning.

Completed certification course in both GT24 Process and Advant Master Control systems. Experienced with all EGATROL8/Turbotrol and Turbomax7 hardware, including HMI (OS500/IMS, 800xA, IMS, iFix), I/O (local and remote), Multivendor Interface (Modbus), Networking structure (AF100, MB300, S600, S800, TCP/IP, OPC), as well as Bentley, DEPP3.1->Depp2000v3, and OSM. Engineered and implemented major controls upgrades across multiple plants in gas/steam and papermills, across North America and Europe.

Tim Marriott

Started his career in 2001 as an Advant Controls Commissioning Engineer on GT24 new construction projects before transitioning to the Field Service team, supporting outages and call-outs/troubleshooting on the GT24/26, GT11s and Steam Turbines worldwide. An expert with the ABB Advant Control System, Alstom Depp 2000, GT11 and GT24 processes, and provided engine adjustment support and has some MARK V experience. Additional responsibilities included provided remote engineering support and troubleshooting, outage planning, process optimization and engineering solutions.



VERVE
INDUSTRIAL PROTECTION

REDDY KALLEM, P.E.

PROJECT MANAGER

Experience Summary

Professional experience encompasses project management, design, engineering, and installation of instrument and control systems including specification writing; programmable logic software design and implementation; Distributed Control System design and implementation and control panel design; preparation of instrument indexes, instrument data sheets, input/output listings system descriptions; P&ID design; and development of equipment procurement and testing specifications. Experience also encompasses field supervision, startup, testing and commissioning.

Fully conversant with the Power Plant process control system design & configuration including major systems such as Boiler, Steam Turbine Generator, Mills and Balance of Plant equipment. Thorough knowledge in engineering, procurement and construction of fossil & gas turbine based Combined Cycle Power projects from Conceptual design through detailed engineering, construction, and startup & commissioning.

Relevant Project Experience

Jack County (620MW) Unit 1 DCS Upgrade

Manage project engineering activities for DeltaV to Ovation upgrade. Involved with engineering design services, programming of DCS and new datalinks. Integration of plant peripheral systems including gas compressor stations, metering yards, gas pipeline management yard, turbine inlet chillers and water pumping stations. Also involved with installation supervision, startup, testing, checkout and commissioning.

University of Michigan Central Power Plant DCS Upgrade

Manage project engineering activities for ABB to DeltaV upgrade. Involved with engineering design services, programming of DCS, startup, testing, checkout and commissioning.

DTE St. Bernard Power Plant DCS Upgrade

Manage project engineering activities for Honeywell to Rockwell PlantPax upgrade. Involved with design & engineering services, programming of DCS, field supervision, startup, testing, checkout and commissioning. Plant system comprised diverse equipment like Multiple Burner Gas fired Boiler, 2 Package Boilers, Steam Turbine Generator, Water treatment plant and BOP equipment.

University of Georgia Boiler House Controls Upgrade

Manage project engineering activities for BMS upgrade for 3 dual fired Boilers. Involved with engineering design services, programming of Control Logix Processors, startup, testing, checkout and commissioning.

EDUCATION:

MS – Mechanical
Engineering

SKILLS:

Industrial Control Systems
Project Management
Network Design & Architecture
Logic Design & Programming
Termination Drawings
Detailed Design Drawings
P&ID
Boiler & Control Loop Tuning
Operations
Installation Supervision
Startup & Commissioning

PROFESSIONAL REGISTRATIONS:

Registered Professional
Engineer, KY

RESUMES

Subject Matter Experts Team
Zero Liquid Discharge System

Daniel C. Sampson

Principal Technical Consultant
Senior Professional Associate

Overview

Dan Sampson's work history includes over 35 years of municipal, industrial, hydrocarbon, microelectronics, and power plant water and wastewater treatment. His experience includes desalination, food & beverage, microelectronics, paper, refineries, server farms, silicon, and many other industrial fabrication, chemical production, and water treatment processes. His power generation experience includes energy storage, conventional (coal & gas), nuclear, concentrated solar, PV solar, geothermal, and combined cycle generation. He's a cooling water, service water, ZLD, and industrial water expert. He works closely with consultants, EPC (Engineering, Procurement, and Construction) firms, equipment suppliers, and owners (often acting as Owner's Engineer). He frequently performs condition assessments, engineering reviews, studies (conceptual, feasibility, optimization, root-cause analysis, troubleshooting, treatability, mineral solubility), and prepares engineering deliverables (detailed water/mass/chemistry/cost models, block flow diagrams, process flow diagrams, data sheets, equipment layouts, piping/instrumentation diagrams, equipment specifications and sizing calculations). He's an excellent communicator, trainer, and presenter with over 60 published papers, presentations, and articles.

His experience includes many years at Roseville Energy Park. He supported the plant from 2004-2015 including design, commissioning, and operation. He has worked on virtually all of the plant's water systems with a particular emphasis on the brine recovery (also called ZLD) system.

Areas of Expertise

- Cooling systems (adiabatic coolers, cooling towers, air-cooled, once-through, and wet/dry hybrid designs)
- Desalination (thermal and membrane)
- Electrodialysis Reversal (EDR)
- Industrial wastewater treatment
- Ion exchange process (softening, demineralization and condensate polishing)
- Membrane based treatment process (MF/UF/NF/RO)
- Membrane bioreactor (MBR), moving bed bioreactor (MBBR)
- Municipal wastewater treatment
- Data center treatment system design
- Plant chemistry management – design, procurement, installation, start-up, operation, maintenance, and standardization of feed, monitoring, and control systems
- ELG/CCR compliance and mitigation strategies and technologies
- Thermodynamic models and energy balances
- Corrosion, treatability, and mineral solubility studies
- Plant profitability and performance monitoring
- Plant Water/Chemistry/Mass/Cost Models
- Power plant thermal systems – boilers, HRSGs, turbines
- Recycled water and tertiary-treatment systems, municipal and industrial wastewater reuse
- Raw Water/Potable Water Treatment – clarification, filtration, lime softening, feed systems, solids handling (sludge)
- Power and industrial steam cycle chemistry
- Water/wastewater resources –negotiate water/wastewater agreements and permits, analyze and develop water sources
- Zero Liquid Discharge (ZLD), brine recovery, brine treatment, and demineralization systems - design, procurement, installation, startup, operation, and maintenance

Relevant Experience

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant & Owners' Engineer	Alliant West Riverside Energy Center	2020 (from 2018)	Combined cycle power plant in construction. Assisted with various water treatment systems including influent clarification, steam cycle monitoring, and cooling tower materials of construction.
Principal Technical Consultant	Calpine Delta Energy Center (Calpine)	2020 (from 1998)	Combined cycle power plant that receives recycled municipal wastewater for cooling tower makeup. Created whole-plant water balance. Provided pretreatment, demineralization, wastewater treatment, chemical feed, steam systems, and recycled water system engineering and troubleshooting support. Conducted numerous condition assessments and equipment trials on various plant systems. Inspected steam generators and steam turbines. Designed and managed the installation of several equipment modifications and upgrades, provided troubleshooting and other assistance. Most recent work focused on a condition assessment of the plants' cooling water treatment systems. Provided recommendations for system improvements, chemistry changes, and monitoring programs to improve the plants' ability to comply with discharge requirements. Recent work focused on managing microbial growth in the plant's cooling tower and mitigating potential discharge impacts.
Principal Technical Consultant	Calpine Los Medanos Energy Center	2020 (from 1998)	Combined cycle cogen power plant that receives recycled municipal wastewater for all plant makeup. Provided whole-plant water/mass/chemistry/cost balance. Responsible design engineer for pretreatment, demineralization, wastewater treatment, chemical feed, cogen steam systems, and recycled water systems. Recent work focused on managing microbial growth in the plant's cooling tower and mitigating potential discharge impacts.

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant & Owners' Engineer	Calpine Russell City Energy Center	2020 (from 2009)	Combined cycle power plant that receives municipal secondary for all plant makeup. The plant owns and operates a recycled water tertiary treatment facility. Responsible engineer during plant development and early design. Provided conceptual design including water/mass/chemistry/cost balance, permitting support. Provided commissioning and operating plant support for all water systems including pretreatment, demineralization, wastewater treatment, chemical feed, sampling and analysis, and recycled water systems. Conducted numerous condition assessments and equipment trials on various plant systems. Inspected steam generators and steam turbines. Designed and managed the installation of several equipment modifications and upgrades, provided troubleshooting and other assistance. Provide on-call consulting services for all plant water systems. Assist plant Compliance Manager with recycled water facility issues and reporting.
Principal Technical Consultant	Colstrip Station (Multiple Owners)	2020 (from 2015)	Coal-fired power plant: Provided CCR/ELG mitigation and pond management strategies, whole-plant energy/water/mass/chemistry balance, ZLD system (design and specification). Conducted numerous condition assessments and equipment trials on various plant systems. Recent work focused on air quality (mercury control chemical feed study), whole-plant water/mass/chemistry/cost modeling for various operating scenarios, and evaluation of alternative technologies for capture well water management and treatment.
Principal Technical Consultant	Confidential Client	2020 (from 2017)	Data Center (approximately 50,000 square feet). Evaluated historical performance and adequacy of water treatment systems (pretreatment, reverse osmosis, and adiabatic coolers). This data center was under regulatory pressure to minimize wastewater discharge while remaining below a TDS limit. Provided recommendations that met both goals.
Principal Technical Consultant	Confidential Client	2020 (from 2017)	Data Center (approximately 50,000 square feet). Evaluated corrosion and scaling potential of various makeup water sources for the Center's adiabatic cooling systems.
Principal Technical Consultant	Confidential Client	2020 (from 2017)	Data Center (approximately 50,000 square feet). Evaluated options for minimizing suspended solids fouling of the Center's adiabatic cooling systems. Provided recommendations for treatment systems.

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Water Treatment Lead	Confidential Client	2020 (from 2018)	This was an industrial facility experiencing issues with elevated lead and copper levels in their potable water system. Worked with the project team to initiate a sampling plan to further understand the issue and possible causes. Provided a Phase I report detailing findings and a recommended action plan. Phase II work included the creation of a corrosion mitigation test plan.
Steam Cycle Expert	Contra Costa Sanitation District	2020 (from 2018)	CCSD's Central San facility includes a combustion turbine and HRSG, two auxiliary boilers, and two waste heat boilers (capturing waste heat from sludge incineration). This is a complicated steam cycle with aging equipment. Recent work included a condition assessment of all steam system components (boilers, deaerator, condensate receivers, boiler feed pumps, steam turbines) to determine their remaining useful life. Also evaluated options to eliminate the use of steam in the plant's secondary process and instead use all recovered thermal energy to produce electrical power. The evaluation included conceptual steam cycle designs and various configuration.
Principal Technical Consultant & Owners' Engineer	CPV St. Charles Energy Center	2020 (from 2018)	Combined cycle plant incorporating two combustion turbines, two triple-pressure heat-recovery steam generators, a single steam turbine, and a water-cooled condenser. Assisted the plant with initial steam turbine commissioning, including numerous upsets caused by water purification systems. Created a whole-plant energy, mass, chemistry, and cost model to assist plant management with troubleshooting and planning efforts. Assisted plant with steam cycle chemistry issues (silica contamination) associated with startup. Work included troubleshooting assistance, corrective action recommendations, investigation of possible contaminant sources, and mitigation options to allow continued plant operation. Most recent work focused on analysis of options to consistently provide recycled water of acceptable quality for the plant's cooling tower.

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant & Owners' Engineer	CPV Valley Energy Center	2020 (from 2017)	Combined cycle plant incorporating two combustion turbines, two triple-pressure heat-recovery steam generators, a single steam turbine, and an air-cooled condenser. Wrote the operators' manual describing plant thermal and other systems. Created logsheets, the monitoring plan, and a database to allow operators to track and trend data. Provided operator training on steam generation and other plant systems. Assisted with initial commissioning of the plant's steam cycle including lay-up and chemical treatment recommendations. Other work included an assessment of the plant's water treatment equipment, the cause of premature failures, and the need for additional spares and treatment components. Assessment tasks included an inspection of the plants systems, meetings with operators and managers to obtain material and operating history, and an analysis of operating and maintenance records. The final report summarized causes of system damage, the adequacy of currently installed equipment to consistently and reliably meet production demands, and recommendations to improve system reliability and capacity.
Principal Technical Consultant and Owners' Engineer	Invenergy Lackawanna Energy Center	2020 (from 2018)	Combined cycle plant consisting of three separate 1x1 units with separate air-cooled condensers. Provided troubleshooting support to address steam cycle chemistry issues during early operation of all three units. Created monitoring tools to allow the plant to rapidly assess chemistry and water issues as they change in real-time. Continue to provide on-call support and troubleshooting assistance.

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant	NCPA Lodi Energy Center	2020 (from 2009)	Combined cycle power plant that receives municipal tertiary treated water for all plant makeup. Responsible design, construction, and commissioning engineer for all plant water systems including pretreatment (DensaDeg cold lime softeners with lime and magox feed silos and systems), demineralization, wastewater treatment, condensate polishing, chemical feed, sampling and analysis, steam cycle chemistry, and recycled water. Provided conceptual design including water/mass/chemistry/cost balance, permitting support. Wrote the operators' manual describing plant thermal and other systems. Created logsheets, the monitoring plan, and a database to allow operators to track and trend data. Provided operator training on steam generation and other plant systems. Continue to provide on-call support for all plant water systems.
Principal Technical Consultant & Owners' Engineer	Panda Stonewall Generating Station	2020 (from 2014)	Combined cycle power plant with advanced brine recovery (ZLD) system. Provided water/mass/chemistry/cost balance to assist the plant with evaluating system performance and bottlenecks. Recent work included startup and troubleshooting assistance for the plant's brine recovery system. Assisted the plant in working through issues with the EPC provider to address various startup and design issues.
Principal Technical Consultant	PG&E Colusa Generating Station	2020 (from 2009)	Air-cooled combined cycle power plant with advanced brine recovery (ZLD) system. Provided commissioning and operating plant support for all water systems including pretreatment, ultrafiltration, microbial control and mitigation, steam cycle chemistry, ZLD System (assessment, consulting, troubleshooting, and optimization). Recent work included operating plant support, water systems (including ZLD) monitoring and control, and demineralization system troubleshooting and optimization. Continue to provide on-call support for all plant water systems.

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant	PGE Carty Generating Station	2020 (from 2018)	Combined cycle power plant. Assisted PGE with startup of a raw water treatment and demineralization system in the complete absence of any OEM support. Work included condition assessment of various systems, improvement recommendations, engineer training, and control system evaluation. Detailed assessment report included the creation of PI data extraction tools to allow real-time monitoring of all plant water systems including normalized monitoring of the various reverse osmosis systems. Provided recommendations to mitigate or eliminate process and production bottlenecks.
Brine Management Technical Lead	City of Quincy, WA	2019 (from 2018)	Provided technical oversight for work on the City's Water Resources Management Improvement Feasibility Study with a particular focus on brine management and treatment options. Modeled various brine treatment processes (mass, chemistry, water, and cost), trained staff on technologies and modeling processes, and provided conceptual design of treatment systems.
Potable Water Treatment Lead	CA Department of Water Resources	2019 (from 2018)	DWR's Dos Amigos Pumping Plant currently trucks in all potable water used at the location. The plant has an abandoned drinking water treatment system that hasn't worked for several years. Conducted a site visit to determine the condition of the existing equipment and evaluation options. Assisted DWR with a performance specification for a new drinking water system. Compiled data to create design water quality for the specification, wrote major sections of the performance specification, and met repeatedly with DWR staff to discuss options and approaches.
Principal Technical Consultant & Owners' Engineer	Calpine Garrison Energy Center	2019 (from 2013)	Combined cycle power plant. Provided conceptual design, whole-plant water/chemistry/mass/cost balance, permitting support, and water systems design support including pretreatment, demineralization, wastewater treatment, chemical feed, and sampling and analysis systems. Recent work focused on providing strategies for management of silica scaling in plant water systems, modeling of scenarios that minimize cost and the potential for silica scale formation, and conceptual design of alternate treatment systems.
Principal Technical Consultant	Confidential Client	2019 (from 2017)	Data Centers (various sizes). Wrote a general performance specification for the client's use in procuring water softening systems to remove scale-forming calcium and magnesium from the makeup water to adiabatic coolers.

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant	Confidential Client	2019 (from 2017)	Data Centers (approximately 50,000 square feet). Performed assessment of treatment requirements for adiabatic cooler makeup water suspended solids removal. Evaluated corrosion and scaling potential of various makeup water sources. Provided technical specification for recommended treatment system. Provided general drawings (layouts, P&IDs, etc.) for client's use. Evaluated vendor bid responses, provided purchase recommendation to client.
Principal Technical Consultant	PG&E Gateway Energy Center	2019 (from 2010)	Combined Cycle Power Plant: Steam cycle chemistry assessment, optimization, and fleet chemistry standardization. Recent work focused on detailed design of cooling tower chemical feed systems, control strategies and management of a chemical trial to minimize steam-side corrosion, and support for managing wastewater compliance issues associated with various contaminants. Continue to provide on-call support for all plant water systems.
Principal Technical Consultant & Membrane Lead	Cape Fear Public Utility Authority Richardson Water Treatment Plant	2018	Drinking water facility that uses nano-filtration membranes to treat groundwater from two separate aquifers. The Authority requested a root cause analysis associated with low-pH discharge water and a membrane management, rotation and replacement plan. Assessment work included a site visit and detailed report summarizing findings and recommendations.
Water Treatment Process Lead	City of Manassas, VA	2018	The City was interested in options for diverting flows to avoid increasing sewer capacity in their existing system, including options to treat and reclaim industrial wastewater. Assisted with the development of potential treatment options and treatment trains tailored meet VA Level 1 or Level 2 reclaimed water requirements as well as specific end-user requirements. Provided findings in a written report and an on-site workshop.

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant & Owners' Engineer	NRG Carlsbad Energy Center	2018 (from 2017)	A 5x0 simple-cycle peaking power plant receiving recycled water as make-up experienced significant challenges with production of demineralized water for NOx control and inlet air cooling. The plant has no discharge permit, so required a solution that produced very little or no wastewater. Created performance specification, contacted vendors, and performed commercial and technical evaluation of treatment proposals. Subsequent operation resulted in significant microbial growth at various points in the process including in the demineralized water storage tank. Participated in root-cause-analysis and provided short-term and long-term recovery recommendations.
Principal Technical Consultant & Owners' Engineer	Panda Sherman Generating Station	2018 (from 2014)	Combined cycle power plant with advanced brine recovery (ZLD) system. Performed an assessment of the plant's brine recovery system capacity based on performance test results. Supported the plant in negotiations with the EPC contractor to address brine recovery system capacity gaps and shortfalls. Created monitoring database for plant's use. Continue to provide on-call support for all plant water systems.
Principal Technical Consultant	TVA Paradise Fossil Plant	2018 (from 2017)	Assisted with conceptual design and modeling of outage wash water treatment systems to support TVA's ELG compliance goals.
Principal Technical Consultant	TID Walnut Energy Center	2018 (from 2012)	Water-cooled combined cycle power plant with advanced brine recovery (ZLD) system. Provide ZLD system support (assessment, troubleshooting, and improvement). Conducted numerous condition assessments and equipment trials on various plant systems. Recent work included multiple site visits to provide training, a complete update of the plant's water/mass/cost/chemistry balance, assistance with multiple projects focused on maximizing brine recovery system capacity and reliability, and operator training.
Principal Technical Consultant	Colorado DOT I-70 Groundwater Treatment	2017	Provided conceptual design for treatment system to remove contaminants from groundwater associated with the installation of a new underground interstate section.

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant	Kraton Polymers (Belpre, OH, Facility)	2017	Evaluated options for treating Ohio River water to remove suspended solids. Work required the conceptual design of a system that would eliminate suspended solids discharge to the plant outfall. Systems evaluated included clarification, sludge thickening, sludge solidification, filtration, and demineralization. Work required the creation of a whole-plant water/mass/cost/chemistry model to support the evaluation effort.
Principal Technical Consultant	ExxonMobil Shute Creek Facility	2017	Evaluated various options for treating a Western tailwater to produce filtered and demineralized water acceptable for industrial plant filtered water and boiler makeup. The study included the creation of a whole-facility water/mass/cost/chemistry balance for 12 options in various combinations. The evaluation of suspended solids removal options provided a basis for resolving the proposed intake design, improving filtered water quality, and minimizing fouling and degradation of high purity water treatment equipment. The dissolved solids removal evaluation analyzed various leased and purchased equipment options with the goal of providing the plant with a robust treatment system capable of consistently meeting plant needs.
Principal Technical Consultant	Cross Generating Station (Santee Cooper)	2016 (from 2014)	Coal-fired Power Plant: Pond and Wastewater Management Study (Assessment and Improvement), CCR/ELG compliance, whole-plant water/mass/chemistry balance.
Principal Technical Consultant & Owners' Engineer	Calpine Deepwater Energy Center	2016 (from 2015)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Heartland Generating Station (ATCO Power)	2016 (from 2013)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis, EPC Bid Evaluation
Principal Technical Consultant	Mattawoman Power (Panda Projects)	2016 (from 2014)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Recycled Water System Engineering, ZLD System (Design and Specification)
Principal Technical Consultant	Compressed Air Energy Storage (Pacific Gas & Electric)	2016 (from 2013)	CAES Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis, ZLD System (Design)

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant	Scattergood Generating Station (Los Angeles Department of Water and Power)	2016 (from 2009)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Tula Cogen (ATCO Power)	2016 (from 2015)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis, Injection Well Design, ZLD System (Design and Specification)
Principal Technical Consultant	Williams Cogen (ATCO Power)	2016 (from 2014)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis, Injection Well Design, ZLD System (Design and Specification)
Principal Technical Consultant	Xianda	2016	Desalination & Salt Recovery Plant: Technical lead for review of plant design – identify process disconnects and bottlenecks, provide recommendations for improvements, ZLD System (Design Assessment)
Principal Technical Consultant	Blythe PV (NextEra)	2015 (from 2012)	Photo-voltaic Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed
Principal Technical Consultant	B Water Plant (Bruce Power)	2015 (from 2013)	Private Nuclear: Pretreatment, Filtration, Demineralization, Microbial Control and Mitigation
Principal Technical Consultant & Project Technical Lead	Haynes, Harbor, Valley, & Scattergood Generating Stations (Los Angeles Department of Water and Power)	2015 (from 2010)	Various: Recycled Water Assessment, Pretreatment, Demineralization, Wastewater Treatment, Condensate Polishing, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Haynes Generating Station (Los Angeles Department of Water and Power)	2015 (from 2009)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	High Desert Power (Constellation Energy Group)	2015 (from 2011)	Combined Cycle Power Plant: ZLD System (Assessment and Improvement)

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant & Owners' Engineer	Los Esteros Critical Energy Facility (Calpine)	2015 (from 2009)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	City of Medicine Hat Electric Generation	2015 (from 2013)	Combined Cycle Power Plant: Demineralization, Steam Cycle Chemistry, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Oakley Generating Station (Pacific Gas & Electric)	2015 (from 2010)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant & Owners'	Otay Mesa Energy Center (Calpine)	2015 (from 2009)	Combined Cycle Power Plant: Pretreatment, Demineralization, Steam Cycle Chemistry, Cooling Water Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Roseville Energy Park (City of Roseville, CA)	2015 (from 2004)	Combined Cycle Power Plant: Permitting, Injection Well Design, ZLD System (Assessment, Troubleshooting, and Improvement)
Principal Technical Consultant	Stanton Station (Orlando Utilities Corporation)	2015 (from 2013)	Coal-fired Power Plant: Pond and Wastewater Management Study (Assessment and Improvement), CCR/ELG compliance, whole-plant water/mass/chemistry balance, pilot testing assistance.
Principal Technical Consultant	Sundt Station (Tucson Electric Power)	2015 (from 2014)	Gas-fired Power Plant: ZLD and Demineralization Systems (Assessment and Improvement Studies)
Principal Technical Consultant	Iatan Station (Kansas City Power & Light)	2014	Coal-fired Power Plant: Manage FGD wastewater pilot plant treatment study.
Principal Technical Consultant	Choctaw Gas (Suez Energy)	2012 (from 2007)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis, Injection Well Design, ZLD System (Assessment, Troubleshooting, and Improvement)
Principal Technical Consultant	MTBE Removal Plant (YPF Mendoza)	2012 (from 2010)	Irrigation Water Production: Groundwater Remediation, MTBE Removal System, Air-stripping, GAC Polishing
Principal Technical Consultant & Project Technical Lead	Plant B6 (San Gabriel Valley Water Company)	2012 (from 2010)	Drinking Water Production: Groundwater Remediation, Nitrate Removal System

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant	Arizona Public Service Various Plants	2012	Fossil and Combined Cycle Plants: Conceptual and detailed equipment designs for various water systems
Principal Technical Consultant & Conceptual Design Engineer	Electric Power Research Institute Water Research Center	2012	Power plant water treatment research facility: Conceptual design of infrastructure required to support advanced testing and evaluation of water treatment systems and technologies
Principal Technical Consultant	Black Rock (CalEnergy)	2011 (from 2010)	Geothermal Power Plant: Permitting, Air Emissions, Cooling Tower Operation
Principal Technical Consultant	Crossroads (Solar Reserve)	2011 (from 2010)	Thermal Solar Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	El Centro (Imperial Irrigation District)	2011 (from 2010)	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant & Owners' Engineer	Old Bridge Clean Energy Center (NRG)	2011	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant & Owners' Engineer	Palomar Energy Center (San Diego Gas & Electric)	2011 (from 2009)	Combined Cycle Power Plant: Permitting, Pretreatment, Demineralization, Steam Cycle Chemistry, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	REC Silicon (Renewable Energy Corporation)	2011	Silicon Production: Permitting, Wastewater Treatment, Total Dissolved Solids Mitigation, Brine Treatment
Principal Technical Consultant	South Bay Water Recycling Various	2011 (from 2009)	Various: Recycled Water Assessment, Pretreatment, Cooling System Operation, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Wilmington Cogen (Valero)	2011	Combined Cycle Cogen Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Beacon (NextEra)	2010 (from 2009)	Thermal Solar Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis

Position & Assignment	Client	Year(s)	Duties, Responsibilities, & Tasks
Principal Technical Consultant	Genesis (NextEra)	2010 (from 2009)	Thermal Solar Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant & Owners' Engineer	Meriden Energy Center (NRG)	2010	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Quartzite (Solar Reserve)	2010 (from 2009)	Thermal Solar Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Rice (Solar Reserve)	2010	Thermal Solar Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant & Owners' Engineer	Shepard Energy Center (ENMAX)	2010	Combined Cycle Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Taylorville (Tenaska)	2010	Combined Cycle Cogen Power Plant: Recycled Water Assessment
Principal Technical Consultant	Tonopah (Solar Reserve)	2010	Thermal Solar Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Geothermal (Vulcan Power)	2010	Geothermal Power Plant: Conceptual Design, Water Balance, Permitting, Water Systems Design, Pretreatment, Demineralization, Wastewater Treatment, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Calgary Energy Centre (ENMAX)	2009 (from 2001)	Combined Cycle Power Plant: Commissioning and Startup, Pretreatment, Demineralization, Wastewater Treatment, Steam Cycle Chemistry, Chemical Feed, Sampling and Analysis
Principal Technical Consultant	Chrome Treatment Plant (US Steel)	2009	Steel Mill: Chromium Removal Systems Design, Water Balance, Water Systems Design
Principal Technical Consultant	Share Project (Los Angeles Department of Water and Power)	2009	Combined Cycle Power Plant: Cooling Options (Wet, Dry) Analysis

Qualification & Affiliations

Education

- B.S., Business Information Systems, University of Phoenix, 1999
- Electronics Technician "C" School, San Diego, 1984
- United States Navy Nuclear Prototype School, Idaho Falls, 1982
- United States Navy Nuclear Power School, Orlando, 1981
- Electronics Technician "A" School, Great Lakes, 1980

Affiliations

- Active with Combined Cycle Users' Group, International Water Conference, 7EA Users' Group, Electric Power, EPRI, ASME, Southwest Chemistry Workshop, and ZLD Users' Group

Awards

- Combined Cycle Users Group Personal Achievement Award (2015)
- International Water Conference Best Overall Paper Award (2018)

Software Skills

- Microsoft Excel expert
- Plant data extraction and analysis expert (PI, Ovation, Others)
- DM plant design using various software such as CADIX (by Dowex), IX Calc (Rohm and Hass), DOSAPRO (Ion Exchange (I) Ltd.), etc.
- RO plant design using various software such as IMS Design (Hydranautics), CAROL (Toray), WAVE (formerly ROSA by Dowex), etc.
- Mineral solubility analysis (WaterCycle Rx, OLI Stream Analyzer, others)

Publications/Presentations

- 2020 – Article - How to Effectively Minimize Power Plant Water Usage – Power Magazine
- 2020 – Presentation – Condensate Polishers Overview – Conference – Southwest Vogt Regional Power Conference
- 2019 – Paper & Presentation - Minimizing Data Center Water and Wastewater – A Case Study – Conference – International Water Conference
- 2019 – Paper & Presentation - Prepared Discussion of: Cogeneration - Opportunities to Improve Heat Recovery and Power Generation while Saving Water and Reducing Chemical Costs – Conference – International Water Conference
- 2018 – Paper & Presentation - Deep-bed and Pre-coat Condensate Polisher Performance in Hydrogen and Ammonia Forms at Elevated pH – Conference – Electric Power Research Institute International Combined Cycle Chemistry Conference

- 2018 – Paper & Presentation - Living in Perpetual Drought – Operational Impact of Power Plant Design Features to Minimize Water Usage – Conference – International Water Conference
- 2018 – Paper & Presentation - The Devil is in the Details – A Recycled Water Treatment Plant Case Study – Conference – International Water Conference
- 2018 – Presentation - The Devil is in the Details of Design – Conference - 33rd Annual WaterReuse Symposium
- 2017 – Presentation: Brine Recovery Systems Overview – Conference - ChemTreat 2017 Power Industry Water Treatment & Environmental Conference
- 2017 – Paper: A Rock and a Hard Place – Managing use of Ammonia-laden Recycled Water – Conference – International Water Conference
- 2016 – Paper: ZLD System Corrosion Causes and Mitigation - A Case Study – Conference – International Water Conference
- 2016 – Paper: Prepared Discussion of Treatment of Non-Chemical Metal Cleaning Wastewater for Power Plants – Conference – International Water Conference
- 2015 – Paper: EPA ELG Compliance – Assessment and Mitigation Strategies – Conference – International Water Conference
- 2015 – Presentation (Co-Author): Design and Commissioning of a Full-scale Municipal Wastewater Reuse Treatment System for the Lodi Energy Center Power Plant Expansion – Conference – Industrial & Commercial Water Reuse Conference
- 2014 – Paper: Rash Statements and Equivocation – Lessons Learned in ZLD Design, Procurement, Commissioning, and Operation – Conference – International Water Conference
- 2014 – Paper: Prepared Discussion of: Thermal ZLD System Using a Spray Dry Evaporator (SDE) in a Waste to Energy Plant, a Case Study – Conference – International Water Conference
- 2014 – Presentation: Water Management/Chemistry/Corrosion Control – Conference – Combined Cycle Users' Group
- 2014 – Article: Municipal Recycled Water Use in Industry: A Roadmap – Magazine – Power Plant Chemistry Magazine
- 2013 – Paper: Prepared Discussion of: Monitoring Flow Accelerated Corrosion in the Steam Cycle Using Alternative Methods – Conference – International Water Conference
- 2013 – Presentation: Chemistry Program Management – Conference – Electric Utility Cost Group
- 2013 – Presentation: Trends in Power Plant Chemistry, Water, and Wastewater – Conference – Combined Cycle Users' Group
- 2013 – Paper: Municipal Recycled Water Use in Industry: A Roadmap – Conference – International Water Conference
- 2013 – Paper: Prepared Discussion of: Troubleshooting and Antifoam Application Minimizes ZLDS Plant Operating Costs and Downtime – Conference – International Water Conference
- 2013 – Article: No Easy Answers: ZLD Improvement Options for a 720 MW Power Generation Facility – Magazine – Power Plant Chemistry Magazine
- 2012 – Presentation: Corrosion Product Transport Monitoring – Conference - Combined Cycle Users' Group

- 2012 – Paper: No Easy Answers: ZLD Improvement Options for a 720-MW Power Generation Facility – Conference - International Water Conference
- 2011 – Paper - Key Concepts in Thermal Solar Plant Water Systems Design – Conference – Electric Power
- 2011 – Plant Chemistry Issues: Sample Panel Maintenance – Conference – Combined Cycle Users' Group
- 2011 - Water Conservation and Treatment: Water Conservation Trends, Myths, and Options – Conference – Combined Cycle Users' Group
- 2011 - The Use of Constructed Wetlands in the Treatment of Flue Gas Desulfurization Wastewater – Discussion – International Water Conference
- 2011 – Corrosion Product Transport Monitoring – Conference – Air-cooled Condenser Users Group
- 2010 – Article - Strategies to Reduce Sulfuric Acid Usage in Evaporative Cooling Water Systems – Magazine - Power Magazine
- 2009 - Article - How to Measure Corrosion Processes Faster and More Accurately - Magazine - Power Magazine
- 2009 - Article - Reducing Cooling Tower Acid Usage - Key Concepts and Concerns - Website - www.energypulse.net
- 2009 - Article - Zero Liquid Discharge - Methods and Madness - Magazine - Modern Power Systems
- 2009 - Handbook - Chapter 34: Utilities - Book - Nalco Water Handbook, 3rd Edition
- 2009 - Paper - Innovative Strategies To Reduce Sulfuric Acid Usage In Power Plant Evaporative Cooling Water Systems - Conference - Electric Power
- 2009 - Paper - The Impact of Oxidizing Environment on Feedwater Corrosion and Metal Transport - New Tools and Findings - Conference - International Water Conference
- 2009 - Paper - The Impact of Oxidizing Environment on Feedwater Corrosion and Metal Transport in an All - Steel Combined Cycle HRSG Plant - Conference - EPRI Ninth International Conference on Cycle Chemistry in Fossil and Combined Cycle Plants with Heat Recovery Steam Generators
- 2009 - Presentation - High pH Cooling Water Programs - Conference - Southwest Chemistry Workshop
- 2009 - Presentation - Monitoring and Control of Feedwater Corrosivity - A Case History - Conference - Southwest Chemistry Workshop
- 2009 - Presentation - Monitoring Steam Purity - Conference - Waterworld, Combined Cycle Users' Group
- 2009 - Article - Zero Liquid Discharge – Problems and Solutions - Magazine - Modern Power Systems
- 2008 - Article - Maintaining Water Sample Panels Improves Plant Availability - Magazine - Power Magazine
- 2008 - Article - Monitoring and Control of Corrosion Stress and Corrosivity of Feedwater Systems - Part 1 - Website - www.energypulse.net
- 2008 - Article - Monitoring and Control of Corrosion Stress and Corrosivity of Feedwater Systems - Part 2 - Website - www.energypulse.net

- 2008 - Article - Monitoring and Control of Corrosion Stress and Corrosivity of Feedwater Systems - Part 3 - Website - www.energypulse.net
- 2008 - Guideline - HRSG and Boiler Lay - up Guidelines - Internal Document - Nalco
- 2008 - Paper - AT ORPTM Sensor to Measure and Control Corrosion Stress and Corrosivity of Feedwater Systems - Conference - Electric Power
- 2007 - Article - Oxygen Corrosion Control During Downtime - Website - www.energypulse.net
- 2007 - Article - Phosphate Continuum (PC) - What Products Do You Need? - Website - www.energypulse.net
- 2007 - Article - Steam Sample Panels - The Equipment Everyone Loves to Hate - Website - www.energypulse.net
- 2007 - Guideline - Eliminate Ox Feed, Monitoring, and Control Best Practices for the Power Industry - Internal Document - Nalco
- 2007 - Paper - Sample Panel Maintenance Tips and Tricks - Conference - Electric Power
- 2007 - Presentation - Flow - Accelerated Corrosion - A Brief Overview - Conference - Combined Cycle Users' Group
- 2007 - Presentation - Zero Liquid Discharge - Problems and Solutions - Conference - 7EA Users Group
- 2006 - Article - Fleetwide Standardization of Steam Cycle Chemistry - Magazine - Power Magazine
- 2006 - Guideline - Steam Cycle Chemistry Guidelines - Internal Document - Nalco
- 2005 - Guideline - Steam Cycle Chemistry Guidelines - Internal Document - Calpine
- 2005 - Paper - Benefits of Standardizing Gas - Fired Merchant Plant Steam Cycle Chemistry Feed, Monitoring, and Control - Conference - PowerGen International
- 2005 - Technical Bulletin - Flow - Accelerated Corrosion Monitoring Program - Internal Document - Calpine
- 2005 - Technical Bulletin - Rotor Air Cooler (Kettle Boiler) Sampling and Chemistry Control - Internal Document - Calpine
- 2004 - Paper - Design and Tuning of Automatic pH Control Systems in Industrial Cooling Towers - Conference
- 2004 - Procedure - Determining Fractional Carryover of Sodium and Total Dissolved Solids in HRSGs - Internal Document - Calpine

Work History

2017 - **Senior Professional Associate and Principal Technical Consultant, HDR, Walnut Creek, California:** Responsible for developing industrial, power, and water markets throughout North America including agreement negotiations, strategic initiatives, staff development, and outreach. Manage multi-disciplinary project teams to develop proposals and perform technical work. Technical director for water treatment related activities for new and existing facilities for all water infrastructure, water treatment, and steam production systems including incoming water treatment, wastewater treatment, cycle chemical feed, cooling tower chemical feed, water purification, demineralization,

2020

and sampling and analysis systems.

- 2009 - 2016 **Principal Technical Consultant, WorleyParsons, Sacramento, California:** Technical lead for water treatment related activities for new and existing facilities, including incoming water treatment, wastewater treatment, cycle chemical feed, cooling tower chemical feed, water purification, demineralization, and sampling and analysis systems. Responsible for both strategic development of markets and technical support for clients across all industries and water/steam technologies.
- 2006 - 2009 **Industry Technical Consultant, Nalco Company, Naperville, Illinois:** Power industry expert responsible for training, design, startup, assessment, monitoring, and improvement of water systems including pretreatment, steam cycle, cooling water, wastewater, and zero liquid discharge at customer locations throughout the world (with a North American focus). Broadly responsible for the field evaluation, marketing, and deployment of new technologies, services, best practices, and standards.
- 2000 - 2006 **Water Systems Specialist/Engineer, Calpine Corporation:** Supported all aspects of water supply, wastewater handling and water systems associated with plant business development, project development, project construction, and operations. Negotiated water agreements, obtained water and wastewater permits, calculated water requirements, designed water and wastewater systems, wrote technical specifications, performed bid evaluations, established standard designs and operating benchmarks, and managed multi-disciplinary teams of consultant engineers. Conducted water systems due-diligence for acquisitions, pilot testing for brine concentration and brine recovery systems, training seminars and classes. Responsible water engineer for Calpine's power projects in operation, construction, or development throughout the Western United States and Canada.
- 1993 - 2000 **District Representative/Applications Engineer, Nalco Company:** Responsible for project development and treatment program management at large (greater than \$2MM) and small accounts. Included all aspects of sales, service, design, and development. Conducted project feasibility and other studies, new chemical trials, operator and company training, annual business reviews, and account assessments. Designed chemical feed and control systems, water treatment systems, training and service programs, program administration manuals, and all other functions associated with plant treatment systems. Provided project development support associated with design and operation of plant steam and water systems. California Title 22 expert.
- 1988 - 1993 **Senior Water Management Technician, Betz Industrial:** Responsible for technical management of large accounts. Designed inventory control programs, performed normal and special chemical testing, coordinated chemical shipments and deliveries, performed pipe fitting and electrical equipment repair, designed corrosion monitoring program, performed detailed system diagnostic testing (heat exchangers, cooling systems, boilers), and wrote technical manuals for company and customer systems.
- 1980 - 1988 **Nuclear Reactor Operator/Reactor Plant Supervisor, United States Navy:** Responsible for operation and control of nuclear submarine and shore-based reactor plant steam, propulsion, and power generation systems. Qualified reactor operator, electrical operator, watch section supervisor, and electronics technician. Performed maintenance on all reactor control systems including instrumentation, automatic protective systems, control rod drive mechanisms, radiation monitors, and reactor level indicators. Conducted operator training. Served as a shore-based reactor theory



IEC Corporation

Kevin M. Lambert, P.E.

Professional Summary

Consulting engineer for industrial projects with project engineering, lead and mentoring experience. Strengths include process improvement and cost/risk reduction for ZLD Systems.

Professional Experience

Mechanical and ZLD Consultant | 2014 – present

- Industrial water quality, reuse, treatment, CAPEX & OPEX cost estimates.
- Feasibility studies for \$1B international projects involving ethanol, power plants, water issues.
- Develop, train, consult on power plant water & chemistry treatment, water reuse, regulatory issues.

Senior Water Process/Mechanical Engineer | 2009-2014

CH2M HILL Engineers, Englewood, CO

- Wrote eight design guides to teach and speed-up design, reduce risk. Led effort to integrate procedures, resources & tools between engineering offices in two states.
- Created internal P&IDs and PFDs. Approved vendor documents, fabrication and test.
- Created system/equipment specifications, selected vendors, supported system/equipment installation.
- Responsible for water and chemical treatments for new power plant EPC projects, engineering studies and proposal support. Included water quality definition, water and mass balances.
- Existing plant water approach evaluations and studies. Guided environmental compliance efforts.

Kevin M. Lambert, P.E.

Mechanical Engineer

Principal Engineer I

IEC Corporation

8795 Folsom Blvd., Ste. 205
Sacramento, CA 95826
916.383.6000 main
916.383.6010 fax

Education

Master's Degree, Environmental Engineering, (concentration in water issues and treatment) and Bachelor's and Master's Degrees, Mechanical Engineering, Brigham Young University

Areas of Expertise

Water Treat Processes
Chemical Processes
Project/Lead Engineer
Process Improvement
Cost & Risk Reduction
Inter-departmental Teaming
Design Alternative Evaluation
Training, Mentoring
Balance of Plant Engineering

Professional Training

Power Plant Water Chemistry and Treatment. Combined Cycle Thermal Design.
Power Plant and Environmental Chemistry. RO/membrane water treatment.
Other courses in communication, project engineering, relationships and technical subjects
EIT/FE exam passed.
Power Plant & Environmental Chemistry (PPEC) EPRI ASME committee
Publications: 2 Technical Reports for US Air Force and 1 for International Water Conference (2012).



Senior Water Process, Treatment Engineer | 2004-2009

Siemens Power Generation, Orlando, FL

- Responsible for water and chemistry treatment for new EPC power plant projects (natural gas, fuel oil, coal); proposal support. Performed water & mass balances; factory inspections, site install & test.
- Created drawings and reviewed vendor P&IDs, PFDs, general arrangement drawings.
- Specified systems/equipment, selected vendors, performed factory and site inspections.
- Developed and presented training for proposal engineers to prevent costly proposal mistakes.
- Top bonus amount 1 year: management nomination. 1 peer nominated award for a Black Belt project.

Senior Mechanical Service Engineer | 2000-2004

Siemens Power Generation, Orlando, FL

- Performed Root Cause Analyses: Developed solutions for gas turbine field problems.
- Developed configuration control guide; developed and provided training to parts configuration dept.
- Wrote gas turbine component design, operating and repair history guidance documents.
- Wrote procedure for handling chemical use approvals. Performed field gas turbine inspections.

Principal Investigator for US Air Force (USAF) at Brigham Young University, FL & UT

- Wrote proposals, USAF technical reports.
- Managed three contracts. Designed test system.
- Hired undergraduate assistants. Developed analytical test protocols. Negotiated equipment loan from industry and use of equipment in multiple departments and another university.
- Part to full time work while doing environmental graduate studies. Topic: Scaling in industrial heat transfer equipment.

Mechanical Engineer

Garrett Turbine Engine Co. (now Honeywell Engines), Phoenix, AZ

- Project Engineer – lead PE on 3 high profile assignments involving international clients, repair shops, government safety agencies. Root Cause Analysis. Developed and implemented solutions. Peer and supervision nominated recognitions. Schedule and cost tracking.
- Developed and taught Design of Experiment course to managers & engineers.
- Liaison between Engineering, Manufacturing & Quality. Root cause analyses and solution development. Presented millions in cost savings to upper management in quarterly reviews.
- Design, analysis and test of gas turbines. Developed new, successful test/instrument approach to replace a thrice failed historical approach. Heat transfer, fluid flow, stress, vibration, failure analysis.
- Led a thermal analysis design team of four engineers on largest engine contract to date.

RESUMES

Permitting and Environmental Team



Shaping the Future of Energy™

Nadia Burleson, PE

President and Chief Executive Officer



Education

- MS Civil Engineering,
University of California,
Davis
- BS Chemical Engineering,
University of Colorado,
Boulder

Licenses & Certifications

Professional Civil Engineer,
California, #C48162

Qualified SWPPP
Developer/Practitioner
(QSD/P), California,
#00179

California Class A HAZ
General Engineering
Contractor, #940907

Training & Coursework

OSHA 40-Hour Health and
Safety Hazardous
Waste Operations and
Updates

Professional Affiliations

Society of American Military
Engineers,
Director 2004 to 2007,
Treasurer 2007 to 2010

American Society of Civil
Engineers

El Dorado County Air
Quality Management
District Hearing Board
2006-2016

Association of Women in
Water, Energy, and the
Environment

General Qualifications

Nadia Burleson is an environmental engineer with 30 years of experience that includes project management, habitat restoration, NEPA/CEQA studies, remedial investigation and feasibility studies, RCRA/CERCLA projects, treatability studies, and design of wastewater and remediation systems. She routinely coordinates public involvement for complex EIS/EIR projects and conducts traffic studies, air quality analyses, and hazardous waste evaluations for municipal and federal clients to comply with NEPA and CEQA requirements. She has managed contracts valued at more than \$10M and has the skills to manage multiple subcontractors and disciplines to keep projects moving forward efficiently.

Relevant Experience

Technical Environmental Support Services IDIQ, National Park Service (NPS), Golden Gate National Recreation Area (GOGA), San Francisco, CA.

Ms. Burleson is the program manager for this multifaceted environmental contract for National Parks throughout the San Francisco Bay Area. She has managed more than ten Task Orders (TO) to date. Her responsibilities include: overseeing field investigations for contamination from past army activities, petroleum releases, fill placement, and building components (i.e., lead-based paint, asbestos, mercury, and PCBs); managing a removal action to address petroleum contamination and to upgrade tank components at the Presidio of San Francisco; developing an Engineering Evaluation/Cost Analysis (EE/CA) for a site with metals contamination; and leading a watershed assessment project to identify erosion and related problems at a coastal area. Ms. Burleson also manages an oil/water separator project at Alcatraz which includes modifying the design (plans, specifications, and Class A cost estimate), procuring system components for the corrective action, and removing non-hazardous debris for off-site disposal.

Corte Madera Creek Flood Risk Management Integrated Feasibility Study and Environmental Impact Statement/Report (EIS/EIR), US Army Corps of Engineers (USACE), San Rafael, CA.

Ms. Burleson is the quality control officer for this Joint EIS/EIR that evaluates options to reduce flood risk along Corte Madera Creek in the Ross Valley Watershed in Marin County, California. Marin County Flood Control and Water Conservation District is the local project sponsor. She is working with the USACE, Marin County, and responsible agencies to develop alternatives for detailed analysis in the EIS/EIR. The project will reduce flood risk and flood damage by making improvements to Corte Madera Creek, stabilizing the banks, and enhancing fish passage, while maintaining access to essential services. To date, she has developed the Notice of Intent/Preparation and public scoping report.

Chabot Dam Seismic Retrofit EIR, East Bay Municipal Utility District, Lake Chabot, California. Ms. Burleson provided noise analysis for this project that would use heavy equipment to complete construction activities within the community of San Leandro. Residential neighborhoods with hundreds of homes are located to the west, northwest, and southwest within 500 feet of the project area. Noise impacts were evaluated based on the maximum noise levels that would be experienced by the nearest sensitive receptors. Nadia evaluated several scenarios for maximum noise levels during the daytime, nighttime, and on weekends. She developed mitigation measures to reduce the impacts to less than significant. Mitigation measures included limiting use of impact equipment (i.e. hydraulic backhoes) to hours between 8:00 a.m. and 4:00 p.m., Monday through Friday; notifying residents in advance of construction activities; limiting the hours of truck haul trips through residential neighborhoods, and designating a community liaison.



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Colusa Sutter Transmission Line Joint EIS/EIR, DOE Western Area Power Administration (Western), Colusa and Sutter Counties, California. Quality Control Officer. Ms. Burleson provides QC for this joint EIS and EIR for Western's proposed Sacramento 500-kV Transmission Project (SAC500). Western is the NEPA Lead Federal Agency and Sacramento Municipal Utility District (SMUD) is the Lead State Agency. Western proposes, at a minimum, to construct a new single-circuit 500-kV transmission line approximately 44 miles in length and two new substations near Maxwell and Marysville, California to interconnect the COTP to the Central Valley transmission system. Ms. Kelly coordinates with Western, SMUD, and subcontractors to develop alternative, implement effective public participation, and ensure the schedule is met. (2015-ongoing)

Humboldt Bay Power Plant Repowering Project Environmental Document, Construction Monitoring, and Wetland Restoration, Pacific Gas and Electric (PG&E), Humboldt County, California. Project Manager. Ms. Burleson completed several technical sections for this Application for Certification. The project involved repowering the existing 105 MW Humboldt Bay Power Plant Units 1 and 2 within a 143-acre parcel occupied by the existing Humboldt Bay Power Plant. Ms. Burleson coordinated teams of biological and cultural monitors to oversee **construction and wetland creation** at the site. The teams of biological and cultural/paleontological monitors worked 10-hour days during construction. Paleontological artifacts of significance were found and recorded. (2006-2011)

Environmental Services Contract, Sacramento Municipal Utility District (SMUD), Sacramento, California. Quality control officer. Ms. Burleson provided technical review and quality control for SMUD CEQA documents (initial studies and EIR) and habitat mitigation bank. She was instrumental in ensuring that resource areas were adequately discussed and technically defensible. She also provided environmental review for a Petition to Amend for Post Certification Project Modification to the CEC for a gas pipeline project. These environmental projects were completed for substation improvements, corporate yard construction, transmission line extension or reconstruction, gas pipeline modification, and wetland treatment projects. She also certified construction SWPPPs for several projects. (2006-2012)

Sacramento Area Voltage Support Environmental Impact Statement (EIS) and Supplemental EIS/Environmental Impact Report (EIR), US Department of Energy, Western Area Power Administration, Northern California. Ms. Burleson oversaw preparation of the SVS EIS and was deputy project manager for the Supplemental EIS and EIR. The EIS was prepared to address effects of construction and operation of transmission line upgrade alternatives through the Sacramento region. The EIS and Supplemental EIS/EIR addressed reconstructing existing systems (reconductoring), realigning existing systems, and constructing new transmission systems. The project met the requirements of NEPA and CEQA. Ms. Burleson prepared the NOI, NOP, ROD, and public notices for this project. Biological and cultural resources surveys were completed for over 75 miles of transmission lines. Endangered or special status species within the project included: giant garter snake, burrowing owl, Swainson's hawk, Chinook salmon, vernal pool fairy shrimp, and valley elderberry beetle. Section 7 informal consultation was completed with the USFWS and the Natomas Habitat Conservation Plan proponents. Twelve resource areas were addressed including impacts on air quality, biological resources, wetlands and vernal pools, and cultural resources including compliance with the National Historic Preservation Act (NHPA). Ms. Burleson coordinated the review of alternatives, determination of standards of significance, and the environmental protection/mitigation measures. She provided project management, public involvement support, technical input, air quality analysis, traffic analysis, and quality control for this project. (2001-2007)



Beth Kelly, JD

Environmental Systems/Regulatory Specialist

Education

- JD Juris Doctor, University of Northern California, Lorenzo Patino School of Law, Sacramento, California
- BA Chemistry, Skidmore College, Saratoga Springs, New York

Continuing Education

- General Geology Course, Redrocks Community College, Denver, Colorado
- Aqueous Chemistry Graduate Course, Colorado State University, Fort Collins
- Quality Improvement Training, Quanterra
- Good Laboratory Practices Course, Quanterra
- Field Monitoring and Sampling of Hazardous Materials, University of California Extension, Davis
- Site Assessment and Remediation Process, University of California Extension, Davis

Professional Affiliations

- Association of Environmental Professionals
- California Women for Agriculture
- Association of Women in Water, Energy, & Environment
- Heritage Preservation League, Folsom

General Qualifications

Ms. Kelly is a project manager with over 30 years of environmental and project management experience. She is experienced working with environmental laws and regulations, permitting, and compliance. Her knowledge of chemistry aids in water quality analysis and assessing site conditions and potential costs for remediation. Her expertise includes:

- Environmental, land use, administrative laws
- Water quality
- Hazardous waste characterization/compliance multimedia compliance audits
- Program management
- Land use planning
- Quality assurance, data validation
- Chemical database management
- Radiochemistry, pesticide analysis
- NEPA and CEQA
- CERCLA remedial Investigations
- Permitting

Relevant Experience

Colusa Sutter (CoSu) Transmission Line Joint EIS/EIR, DOE Western Area Power Administration (Western), Sacramento Region, CA.

As project Manager, Ms. Kelly manages this joint EIS and EIR for Western's proposed Colusa Sutter 500-kV Transmission Project (CoSu Line). Western is the NEPA Lead Federal Agency and Sacramento Municipal Utility District (SMUD) is the Lead State Agency. Western proposes, at a minimum, to construct a new single-circuit 500-kV transmission line approximately 44 miles in length and two new substations near Maxwell and Marysville, California to interconnect the COTP to the Central Valley transmission system. Ms. Kelly coordinates with Western, SMUD, and subcontractors to develop alternatives, implement effective public participation, and prepare the EIS/EIR within the 3-year schedule. (2015-ongoing)

Sutter National Wildlife Refuge (SNWR) Water Supply Feasibility Study, US Bureau of Reclamation, Mid-Pacific Region. NEPA/CEQA Specialist. Ms. Kelly evaluated environmental effects for alternatives developed in this water conveyance and supply study to meet the SNWR water supply needs, especially during the fall flood-up period. Ms. Kelly worked closely with CDFW and USFWS to develop conveyance routes and fish screens that would protect endangered fisheries along the Feather and Sacramento rivers. The project developed a two-staged implementation process to provide 30,000 acre-feet annually to the SNWR. Interim alternatives would construct a lift station and fish screen in the Sutter Bypass to provide a reliable conveyance to the SNWR and rehabilitate or construct two groundwater wells to improve water supply reliability for the SNWR. Long-term alternatives were developed to convey a reliable water supply from the Feather River and Sacramento River. (2013-2015)

Gateway Generating Station Compliance Review, Pacific Gas & Electric (PG&E), Antioch, CA. Serving as the project manager, Ms. Kelly reviewed PG&E's Hazardous Materials Business Plan (HMBP), Waste Management Plan (WMP), Industrial Wastewater Compliance Plan (IWWCP) (includes contents of Industrial Wastewater Permit), Storm Water Pollution Prevention Plan (SWPPP), and Spill Prevention Control and Countermeasures Plan (SPCC) for the Gateway Generating Station (GGS). This review also included compliance procedures and the Compliance Matrix table, for consistency and accuracy with the associated plans.

Chabot Dam Seismic Retrofit EIR, East Bay Municipal Utility District, Lake Chabot,



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California. Aesthetic Resources. Ms. Kelly evaluated Impacts to aesthetic resources based on adverse effects to scenic vistas, resources, or creation of a new source of light or glare that would affect views in the area. As part of the project, the tower and pavilion at Lake Chabot would be removed; however, the pavilion has become an attractive nuisance and covered with graffiti, and removal would restore the site to a natural setting. Ms. Kelly developed visual simulations to evaluate effects on viewer groups including motorists and residents.

White Mountain Apache Tribe Rural Water System Environmental Impact Statement (EIS), Bureau of Reclamation, Whiteriver, AZ. Serving as the NEPA specialist under a subcontract to Leidos, Ms. Kelly researched and developed EIS sections for resource areas agriculture and forest resources, utilities and community services. The Miner Flat Dam project is a domestic water supply project that includes construction of a dam and reservoir, new supply line, and upgrades to a water treatment plant for the White Mountain Apache Tribe being developed by lead agency, Bureau of Reclamation with cooperating agencies, Bureau of Indian Affairs and US Army Corps of Engineers. (January 2013 to present)

Corona Mine and Twin Peaks Mine Drainage Treatment Project, Tuleyome, Napa County, California. Project Chemist and CEQA Manager. Ms. Kelly prepared the Quality Assurance Project Plan (QAPP) to support site characterization (soil, mine waste, and surface water), which included identifying appropriate chemical analyses and detection limits to characterize mine waste at the Corona and Twin Peak mines. She leads CEQA compliance for this project and completed an Initial Study/Mitigated Negative Declaration that included coordination with Tuleyome, CDFG, RWQCB, and Napa County Parks and Open Space District, to name a few. (2012-ongoing)

Environmental Services Contract, Sacramento Municipal Utility District (SMUD), Sacramento, California. Program Manager. Ms. Kelly managed this \$5M on-call environmental services contract for SMUD for six years. She oversaw preparation of more than a dozen SMUD CEQA documents (initial studies and EIRs), Habitat Mitigation Bank, and Habitat Conservation Plan (HCP). She was instrumental in ensuring that resource areas were adequately discussed and technically defensible. These environmental projects were completed for substation improvements, corporate yard construction, transmission line extension or reconstruction, gas pipeline modification, and wetland treatment projects. (2006-2012)

Leviathan Mine Superfund Site Technical Support, US Environmental Protection Agency and US Army Corps of Engineers (EPA/USACE), Alpine County, CA. Serving as project chemist, Ms. Kelly reviewed the QAPP prepared for the site in July 2009 for compliance with EPA requirements (QA/R-5). She provided general and specific comments to USACE for each QAPP component, including recommendations for corrective action to ensure the QAPP would not be rejected. The QAPP supported the RI work plan that included soil, groundwater, surface water, and tissue samples. She reviewed the QAPP for consistency with the DQOs and target reporting limits. She reviewed the laboratory report and the RWQCB Data Review process of that report and provided recommendations for improving the review. She reviewed the USACE analytical database for usability and documentation of screening and definitive data. (2008 to present)



Kevin Ghalambor

Biologist, Environmental Scientist

Education

BS Earth Systems Science and Policy, California State University, Monterey Bay

Permits & Certifications

Qualified SWPPP Practitioner (QSP)
USFWS Collector, Take, and Scavenger Permits
Branchiopod Recovery Permit TE-02496A-0
Certified Wetland Delineator

Continuing Education

Biology and Conservation of the California Tiger Salamander Workshop
Biology and Conservation of the California Red-legged Frog Workshop
Desert Tortoise Handling Workshop
Wetland Training Institute, Wetland Delineation Course
California Native Plant Society Vernal Pool Plant Taxonomy Course
US Army Corps of Engineers Construction Quality Management Course
OSHA 40-Hour Health and Safety Hazardous Waste Operations
EMS CPR and Basic First Aid

General Qualifications

Kevin Ghalambor has more than 12 years' experience completing surveys for rare plants and endangered species and holds US Fish and Wildlife Service (USFWS) collector, take, and scavenger permits. He is experienced in identifying soil types, watershed assessment and mapping, river assessments using the Rosgen stream classification, stormwater pollution prevention plans, and conservation practices for vernal pool habitats. Mr. Ghalambor has conducted protocol-level surveys for vernal pool fairy shrimp and tadpole shrimp, California red-legged frogs, California tiger salamanders, burrowing owl, Swainson's hawk, and other special status birds. He is familiar with vernal pool botanical species and routinely assists clients in the identification of rare plants at construction sites and provides avoidance measures, preconstruction training and monitoring for Burleson's governmental and private clients.

Relevant Experience

As-Needed Biological Resources Evaluations and Surveys, Sacramento Municipal Utility District (SMUD) Sacramento County, CA.

As project biologist, Mr. Ghalambor completed numerous special status species surveys and habitat assessments for SMUD's as-needed biological services task order. Special status species evaluations involved performing database queries for special status species, evaluations using aerial imagery, onsite surveys, collecting data with GPS and photographs, completing field logs, providing summary reports and recommending avoidance and minimizations measures as well as monitoring work when necessary. Species surveyed include California tiger salamander, giant garter snake, burrowing owl, valley elderberry longhorn beetle, western spadefoot toad, Swainson's hawk, California red-legged frog, and vernal pool shrimp. (2009 to 2011)

Biological Surveys for Path 15 Erosion Repair Project, USDOE Western Area Power Administration (WAPA), Northern California. *Wildlife biologist.* Mr. Ghalambor supported the lead surveyor on initial reconnaissance and protocol-level surveys at areas where erosion control activities will take place along existing access roads. Surveys included incidental observations of any listed plant and animal species occurrences, with focused surveys for San Joaquin kit fox, Giant kangaroo rat, blunt-nosed leopard lizard, burrowing owl, and migratory birds. (2017)

Swainson's Hawk Construction Monitoring, Caltrans, Merced County, California. *Biological Monitor.* Mr. Ghalambor provided Swainson's hawk monitoring for three nests near an interchange construction project along SR 99 between the Chowchilla River and McHenry Road in Merced County. He monitored construction activities, nesting behaviors, and provided daily and an overall summary report of all observations until identified hawk chicks had fledged their nests. (2013-2014)

San Juan Road Interchange California Tiger Salamander (CTS) Burrow Hand Excavations, Caltrans, Monterey County, California. *Project Biologist.* Mr. Ghalambor worked with a team of biologists that assisted the Project Authorized Biologist with hand excavating small mammal burrows along Cole Road in Monterey County in order to determine CTS presence and relocate if needed. CTS hand excavations were conducted in approval with USFWS and CDFWS California Tiger Salamander Relocation Plan. (2013)

Access Road Erosion Mitigation Services, WAPA, Central and Northern CA.

As the senior scientist and project manager, Mr. Ghalambor is responsible for supporting safe and reliable access to WAPA T-line Rights-of-Way (ROWs), substations, communication sites, and associated legal access roads. He supported WAPA in meeting all the regulatory and statutory requirements and responsibilities as defined in the National Environmental Policy Act of 1969 (NEPA) and implementing regulation of the Council on Environmental Quality; California Environmental Quality Act (CEQA); the Clean Water Act (CWA); and any other Federal, State and local laws and regulations necessary



Burleson Consulting Inc.
Woman-Owned Small Business
Environmental Puzzle Masters

Kevin Ghalambor

Biologist, Environmental Scientist

to complete erosion mitigation on WAPA's access roads. Specifically, Mr. Ghalambor performed road erosion inventories, provided recommendations for improvements, prepared detailed designs of repairs, prepared cost estimates and performance work statements of associated repairs, and monitoring and oversight during construction. Additionally, Mr. Ghalambor is responsible for reviewing monthly invoices and communicating directly with WAPA. (2015-present)

Yolo Grasslands Wetland Replacement Project Wetland Construction Biologist. Mr. Ghalambor assisted with the mitigation of 3.3 acres of seasonal wetland. He was responsible for wetland design field layout. During construction he monitored burrowing owls and Swainson's hawks. Additionally, Mr. Ghalambor assisted with a rare plant survey on a suspected nearby vernal pool. (Spring 2013)

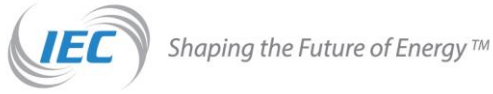
Wetland Delineation for Keswick to Olinda 230-kV Reconductoring Project, USDOE Western Area Power Administration (WAPA), Northern California. Senior Biologist. Kevin completed a jurisdictional wetland delineation for a 31-mile transmission line corridor to reconductor 230-kV transmission lines in northern California. Information related to vegetation, soils, and hydrology was collected in the Study Area for evidence of wetlands or "other" jurisdictional waters. The field delineation studies documented a total of approximately 1.20 acres of wetlands and 1.92 acres of waters that are potentially jurisdictional waters of the U.S. that may be subject to regulatory oversight by the USACE under the provisions of Section 404 of the Clean Water Act. He prepared a Wetland Delineation Report for submittal to the USACE that includes the Jurisdictional Wetland Delineation Forms, supporting documentation, and a summary report of findings.

Biological Assessments for 230-kV Reconductoring Projects, Western, Central and Northern California. Senior Biologist. Kevin has completed field surveys and Biological Assessments (BA) for several projects to reconductor 230-kV transmission line segments in central and northern California. The purpose of the BAs was to review the proposed project in sufficient detail to determine to what extent the proposed project may affect federally threatened and endangered species. Based on the evaluation of regionally occurring federally listed species and the habitats present within project sites, Kevin has identified federally listed species under the jurisdiction of the USFWS that may occur within the project area and be affected by the proposed project including vernal pool fairy shrimp, vernal pool tadpole shrimp, valley elderberry longhorn beetle; and the plant species slender Orcutt grass (*Orcuttia tenuis*). (2014-2015)

Former Fort Ord Site 39 Habitat Restoration, USACE. Project Manager. Kevin manages habitat restoration activities at former Fort Ord to restore conditions following soil remediation at Historic Areas (HA) that were used as firing ranges. He develops Site-Specific Habitat Restoration Plans (SSHRP) for each HA and coordinates Burleson staff and subcontractors to conduct seed/plant collection, propagation, planting, and establishment services. Several task orders are ongoing to restore about 53 acres of Habitat Reserve containing primarily rare Central Maritime Chaparral habitat with smaller inclusions of coastal scrub and vernal pool habitats. (2009-ongoing)

Corona and Twin Peaks Mine Drainage Treatment Project Biologist. Mr. Ghalambor reviewed the biological report for the Initial Study Mitigated Negative Declaration. A list of federal and state special-status species was developed using CNDDDB and U.S Fish and Wildlife search. In addition, potential impacts to species and recommendations to lessen impacts were also developed. Other roles for the project were writing a sampling plan, GPS mapping of project area, and updating maps. (2012- ongoing)





IEC Corporation

8795 Folsom Boulevard, Suite 205
Sacramento, CA, 95826

Main: 916.383.6000
Fax: 916.383.6010

www.iec-corporation.com

July 1, 2020

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

**SUBJECT: Section F – Cost Proposal
 RFP #07-069 – Roseville Electric Utility
 Generation Owner's Engineer Services**

Dear Mr. Ribordy,

Pursuant to Government Code Section 4526, IEC is pleased to submit this Cost Proposal in a sealed envelope in response to RFP #07-069 – Roseville Electric Utility, Generation Owner's Engineer Services.

Included are the following as required by Tab F (Cost Proposal) in the RFP:

- Estimated Cost Breakdown for potential tasks for this contract based on feedback during the pre-proposal conference.
- Rate Schedules for IEC Corporation and its Subcontractors.

Please note all subcontractor labor and expenses will be marked-up by 10% based on their rates sheets.

The IEC Team looks forward to providing responsive and experienced owner's engineering and technical services for Roseville Electric. If you have any questions regarding the proposal, please feel free to contact me at one of the following:

Direct: (916) 345-0301

Fax: (916) 383-6010

Email: equintero@iec-corporation.com

Mailing address of the firm is shown above.

Sincerely,

R. Eric Quintero, P.E.
President

Enclosure

SAMPLE COST ESTIMATES

For Proposal Purposes Only

Based on anticipated projects outlined in Section D. Project Understanding

(Note: Actual cost estimates will be updated upon further understanding of actual scope of work)

1. Rehabilitation of Excitation Controls and other Electrical Systems at RPP2

RPP2 was first commissioned back in 1985 and has been running on and off for the last 35 years. Thus, the plant may need to be modernized to maintain its reliability and extend its service life. We understand that the excitation controls and other electrical systems may need to be upgraded. Based on the limited information available, IEC estimates the scope of work for this project to be **\$46,000** on a time and materials basis. This price is a rough estimate based on past project experience with similar scope of work. Following is a cost breakdown as requested in the RFP.

Description	Cost Estimate
Kickoff Meeting	\$1,520
Site Investigation - Facility and Equipment	\$3,040
Detail Engineering Design	\$15,200
On-site Support	\$15,200
Final Report and As-Built	\$11,040
Total Budget	\$46,000

The on-site support includes support from a field engineer from the IEC and an excitation control expert to implement, startup, and commission the necessary equipment for one unit.

2. SGT-800 Gas Turbine A-Plus Upgrade Support at REP

The City is planning to apply the Siemens A-Plus turbine upgrade package to both SGT-800 gas turbines at REP in early 2021. The A-Plus turbine upgrade improves efficiency through increasing the turbine firing temperature and through the use of redesigned compressor blades. The potential plant power increase from such A-Plus turbine upgrade is estimated to be 8MW over the existing rating.

IEC has in-house performance engineers and is prepared to provide GateCycle thermal modeling study for the existing 2 on 1 combine cycle plant at REP to gauge the existing plant performance. Then the GateCycle thermal model can be utilized to assess the plant performance at various weather conditions and/or at different operating scenarios after the A-Plus turbine upgrade. The outcome of such performance study will help the City to run various off-design economic studies and optimization studies to maximize the plant efficiency.

IEC estimates the cost to be **\$55,000** (on time and materials basis) to provide a thermal model utilizing GateCycle, conduct various off-design studies after the A-Plus upgrade, and provide a final report detailing the results. Following is a cost breakdown as requested in the RFP.

Description	Cost Estimate
GateCycle Modeling	\$42,550
Off-Design Study	\$5,050
Final Report	\$7,400
Total Budget	\$55,000

In addition to providing thermal modeling study, the IEC team along with Siemens gas turbine subject matter experts will be able to provide owner's engineering and construction management to oversee the OEM's installation process of the A-Plus turbine upgrade. Examples of IEC's owner's engineering and construction management services include:

- 1) Review daily work progress and keep track of construction schedule
- 2) Monitor compliance with work scope, safety regulations, and other local or code regulations
- 3) Review claims and change order request on behalf of the City
- 4) Prepare internal and external reports pertaining to job status
- 5) Plan ahead to prevent problems and resolve emerging issues
- 6) Analyze, manage, and mitigate risks
- 7) Ensure quality construction standards and the use of proper construction techniques

Our team of consultants and experts are OEM trained and will be able to provide valuable lessons-learned, expert analyses, and independent advice to provide useful results and practical recommendations/solutions to address any specific needs.

IEC estimates the cost to support the SGT-800 Gas Turbine A-Plus Upgrade at REP on a time and materials is **\$90,000**. Following is a cost breakdown as requested in the RFP.

Description	Cost Estimate
Construction Management	\$64,000
Document Control	\$26,000
Total Budget	\$90,000

It is estimated that the A-Plus upgrade installation work will take approximately one (1) month to complete. An SGT-800 gas turbine expert along with a document control professional will be on-site to manage and oversee the OEM's installation work.

3. Battery Energy Storage System at REP

In order to increase ramping capability of REP, the City may consider installing battery energy storage system (BESS) in parallel of the solar site at REP. When the combined cycle plant at REP is on stand-by, a BESS can be synchronized and ready to respond to grid demand and provide a pre-determined energy for a limited of time until the combined cycle plant is ready to synchronize to the grid and produce power. This is just one example of many benefits of adding a BESS to REP. IEC will be able to provide a feasibility study to evaluate the full benefits of BESS, along with cost benefits analysis to the City such that the City can understand thoroughly all aspects of implementing a BESS at REP. In case the City is ready to design BESS, the in-house engineers at IEC is experienced and have designed complete battery energy storage systems that are currently in operation.

IEC estimates to perform the feasibility study, cost benefits analysis, and the detail design for the battery energy storage system at REP on a time and materials basis with a not-to-exceed budget of **\$96,560**. This price is a rough estimate based on past project experience with similar scope of work. Following is a cost breakdown as requested in the RFP.

Description	Cost Estimate
Kickoff Meeting	\$1,520
Site Investigation - Facility and Equipment	\$3,040
Feasibility Study	\$29,600
Cost Benefits Analysis	\$15,200
Detail Engineering Design	\$40,000
RFI Support	\$7,200
Total Budget	\$96,560

4. ZLD Control System Upgrade at REP

The REP combined cycle plant is about 13 years old. Some of the control systems and PLCs, such as the existing Allen Bradley PLC controls for the ZLD system, are reaching their end of lives. The City may choose to upgrade the ZLD system controls to Ovation DCS platform in the near future in order to extend the life and improve the ZLD system controls. IEC had performed DCS work in the existing plant Ovation DCS. Thus, IEC is very familiar with the existing DCS infrastructure. In addition, IEC has reviewed the ZLD system control logic in the Allen Bradley PLC and is ready to start the design process to migrate the existing ZLD system controls from PLC based logic to Ovation with other improvements. The design package will include new Ovation logic design, DCS programming, electrical design, demolition drawings, termination drawings, new Ovation hardware specification with cabinet drawings, etc. In addition to the design package, IEC can also support the startup, testing and commissioning of the new Ovation controls. IEC will be able to cover all aspects of engineering and DCS programming needs for this project.

The estimate cost to perform the ZLD Control System Upgrade at REP on a time and materials basis is **\$400,000**. This price is a rough estimate based on the information we collected. Following is a cost breakdown as requested in the RFP.

Description	Cost Estimate
Project Management	\$37,400
DCS Programming and Software Configuration	\$233,700
Electrical Design and Demolition drawings	\$71,000
DCS Field Implementation (including startup, testing, and commissioning)	\$57,900
Total Budget	\$400,000

The DCS field implementation includes I/O checkout, startup, testing and commissioning, and on-site training by our Ovation Expert. New hardware procurement and electrical installation are excluded.

5. ZLD System Equipment Replacement/Upgrade at REP

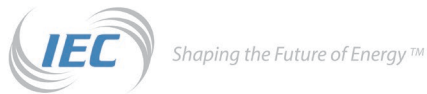
In order to resolve process bottleneck issues on the ZLD system at REP, the City may need to replace and/or upgrade some of the existing equipment in the ZLD system. The IEC team along with the ZLD system subject matter experts have performed numerous system condition assessments and equipment evaluations to identify actual system performance and bottlenecks. We will be able to provide the same kind of assessments and evaluations to troubleshoot system deficiency and pinpoint system improvements and optimization opportunities. The results will allow the City to make intelligent decisions on upgrading and enhancing existing system efficiency and capability, and ultimately reducing O&M costs. IEC estimates the cost to perform a study for the ZLD System Equipment Replacement/ Upgrade project at REP is **\$48,840**. This price is a rough estimate based on the similar past project. A ZLD system expert will be onsite to discuss the existing issues and concerns of the ZLD system, as well as the goal of equipment replacement/upgrade. Then the information collected on site will be utilized to conduct an equipment assessment and optimization study. Following is a cost breakdown as requested in the RFP.

Description	Cost Estimate
Site Investigation - Facility and Equipment	\$9,768
Equipment Assessment and Optimization	\$32,560
Final Report with Recommendations	\$6,512
Total Budget	\$48,840

Rate Schedules

1. IEC Corporation Rate Schedule
2. Avangard Engineering Inc (AEI) Rate Schedule¹
3. Dan Sampson Rate Schedule¹
4. Fritz Berendonk, Rate Schedule¹
5. Hughes Technical Services (HTS) Rate Schedule¹
6. Independent Turbine Consulting LLC (ITC) Rate Schedule¹
7. PAL Turbine Services LLC Rate Schedule¹
8. Reddy Kallem Rate Schedule¹
9. Wayne Roznowski Rate Schedule¹
10. Youngdahl Consulting Group Inc Rate Schedule¹

¹ All subcontractor labor and expenses will be marked-up by 10% based on their rate sheets.



IEC Corporation

8795 Folsom Boulevard, Suite 205
Sacramento, California 95826

916-383-6000 Main
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IEC Rate Schedule

Professional and Technical Services

Project Manager II / Principal Engineer II	\$200
Project Manager I / Principal Engineer I	\$180
Senior Engineer II	\$160
Senior Engineer I	\$140
Senior Scientist/Biologist	\$155
Associate Engineer II	\$120
Associate Engineer I	\$100
Project Professional	\$100
Senior Designer/Drafter	\$110
Drafter	\$90
Project Assistant	\$85
Construction Manager II	\$180
Construction Manager I	\$155

Other Costs

1. Direct Expenses (non-equipment) will be billed at cost.
2. IEC will NOT charge for travel time and travel expenses from IEC Sacramento offices to REP or RPP2. Subcontractors will charge for travel time and travel expenses based on their individual rate sheets.
3. An annual escalation rate of 2% will apply to IEC labor rates above. Subcontractor escalation will be charged based on their individual rate sheets.
4. All subcontractors' labor and expenses will be marked-up by 10% based on their individual rate sheets.
5. Federal published per diem rates (GSA) will apply, if applicable.



Schedule of Rates for Craft Labor, Engineers & TFA's

The following schedule of rates is offered by Avangard Engineering, Inc. for customer field service.

DESCRIPTION	Straight Time	Overtime	Travel Time	Stand-by Time
Millwrights / Welder	\$60.00/hr	\$90.00/hr	\$60.00/hr	\$60.00/hr
Foreman	\$80.00/hr	\$120.00/hr	\$80.00/hr	\$80.00/hr
Superintendent	\$100.00/hr	\$150.00/hr	\$100.00/hr	\$100.00/hr
TFA - Specialized Service Engineer with a high level of expertise	\$225.00/hr	\$375.50/hr	\$225.00/hr	\$225.00/hr
Specialized Controls Engineer with a high level of expertise	\$225.00/hr	\$375.50/hr	\$225.00/hr	\$225.00/hr

- 1 All rates are subject to **minimum billing** of four (4) hours
- 2 "Straight Time" First eight (8) hours worked Monday through Friday.
- 3 "Overtime" Hours worked in excess of an eight (8) hours workday Monday through Friday; and hours worked on Saturday, Sunday and Customer's recognized Holidays.
- 4 "Preparation Time" Customer imposed special preparation requirements are subject to Straight Time rates charged per actual hours worked

PER DIEM Per Diem covers meal, lodging, and miscellaneous living expenses. \$250.00/day

TRAVEL Airfare, taxis, gas, tolls and parking at actual cost +20%.

LODGING Lodging expenses at actual cost +20%, when not included in PER DIEM, or Hotels more than \$150.00 per day

MEALS \$100.00 per day, when not included in per diem. Calculated from day of departure through day of return.

RENTAL Auto rental at actual cost + 20%

VEHICLES Personal vehicles at \$.65 per mile. Company vehicles \$50.00 per day

TOOLS Hand tool are included in rates. Tool trailer for the outages \$300.00 per day.

TOOLS for OVERHAUL RENTAL \$2,000.00 Per week

TOOLS for OVERHAUL RENTAL TRANSPORT Estimated - \$4,000.00 each way

SUBCONTRACTORS Actual cost +20%

MATERIAL & CONSUMABLES Actual cost +20%

June 30, 2020

Chan Lam, P.E.
8795 Folsom Blvd., Suite 205
Sacramento, CA 95826

RE: Dan Sampson's Rate Sheet (2020-2024)

Dear Chan:

Thank you very much for your interest in HDR's services, specifically consulting support from Dan Sampson. Dan's rate sheet (hourly rate) for the years of 2020 through 2024 is as follows:

2020: \$370.33/hour
2021: \$383.29/hour
2022: \$396.70/hour
2023: \$410.59/hour
2024: \$424.96/hour

I hope this information provides the information you need. Please contact me if you have any questions or if you need additional information.

Very Truly Yours,



Dan Sampson
Principal Technical Consultant/Senior Professional Associate

Fritz Berendonk
175 Bentley Parc
Johnson City, TN 37615 Cell
423-737-8383
fritzberendonk@netzero.com

RATES APPLICABLE TO CONSULTING SERVICES YEAR 2018.

All services provided by Fritz Berendonk shall be subject to the following rates:

Hourly Rates:

Straight Time @ \$180/hour

Monday – Friday all time up to 8 hours per day, and telephone consultation time (at a minimum of 1 hour per call).

Overtime @ \$270/hour

All time over 8 hours per weekday, Saturdays, Sundays and Legal Holidays.

Emergency Time @ \$400/hour

Telephone consultation when turbine/plant is down (at a minimum of 1 hour per call).

On-site work during Christmas Day.

1. 2020 Labor Rates:

1.1 Gas and Steam Turbine and Controls Commissioning

1.1.1 Lead Commissioning Engineer/Manager

Straight Time	first 8 hours worked, Monday through Friday	US\$220.00
Overtime	All hours worked Monday - Friday > 8 Hours and all day Saturday and Sunday and Holidays	US\$330.00
Double Time		N/A

1.1.2 ALSTOM BlueLine/ABB ProControl P13/ABB Advant/ABB MOD300 E&P/Tuner Commissioning Engineer/Programmer/HMI Engineer/ALSPA

Straight Time	first 8 hours worked, Monday through Friday	US\$208.00
Overtime	All hours worked Monday - Friday > 8 Hours and all day Saturday and Sunday and Holidays	US\$312.00
Double Time		N/A

1.1.3 AVR/LCI (SFC) Generator Protection Commissioning Engineer

Straight Time	first 8 hours worked, Monday through Friday	US\$208.00
Overtime	All hours worked Monday - Friday > 8 Hours and all day Saturday and Sunday and Holidays	US\$312.00
Double Time		N/A

1.1.4 Gas and Steam Turbine Performance Engineer

Straight Time	first 8 hours worked, Monday through Friday	US\$214.00
Overtime	All hours worked Monday - Friday > 8 Hours and all day Saturday and Sunday and Holidays	US\$321.00
Double Time		N/A

1.1.5 Commissioning Engineer

Straight Time	first 8 hours worked, Monday through Friday	US\$178.00
Overtime	All hours worked Monday - Friday > 8 Hours and all day Saturday and Sunday and Holidays	US\$267.00
Double Time		N/A

1.1.6 Commissioning Technician

Straight Time	first 8 hours worked, Monday through Friday	US\$ 89.00
Overtime	8 - 13 hours worked Monday - Friday and up to 13 hours on Saturday	US\$134.00
Double Time	hours worked continuously (with <6 hour break) in excess of 13 in one day, Sunday, or Holidays	US\$178.00

1.1.7 BOP Services

Straight Time	first 8 hours worked, Monday through Friday	US\$145.00
Overtime	All hours worked Monday - Friday > 8 Hours and all day Saturday and Sunday and Holidays	US\$217.50
Double Time		N/A

1.2 Gas and Steam Turbine TFA and Craft

TFA Rates

Scheduled Outage Rates	ST (\$US)	OT (\$US)	PD (\$US)
Customer Representative	176.00	264.00	See 2 Expenses
Project Manager	216.00	324.00	See 2 Expenses
Technical Director	216.00	324.00	See 2 Expenses
Technical Advisor	198.00	297.00	See 2 Expenses
Generator TA	198.00	297.00	See 2 Expenses

Craft Rates

Scheduled Outage Rates	ST (\$US)	OT (\$US)	PD (\$US)
General Foreman	70.00	105.00	160.00
Working Foreman	64.00	96.00	130.00
Millwright	52.00	78.00	130.00
Helper	40.00	60.00	130.00
Welder	65.00	97.50	130.00
Bolt Room	40.00	60.00	130.00
Tool Room	40.00	60.00	130.00
Electrician	66.00	99.00	130.00
I&C Tech	68.00	102.00	130.00
Overhead Operator	68.00	102.00	130.00
Admin Asst.	40.00	60.00	130.00
Safety Specialist	70.00	105.00	130.00

2. Expenses

a. Meals and incidentals will be charged on a Per Diem rate in accordance with the published IRS rates or \$54.00 whichever is greater. (Excluding craft)

b. Travel to and from site locally will be by rental car or private vehicle. Rental car shall be a full size car. Use of private vehicle will be reimbursed on a mileage based at IRS allowed rates. Gas will be reimbursed at cost for rental cars only.

c. Air travel less than 10 hours will use the lowest reasonable ticket class. On jobs that are subject to change, refundable tickets may be purchased. Travel in excess of 10 hours will use the lowest business class ticket.



d. Workers shall use comfortable mid-range hotel accommodations such as Hampton Inn or Holiday Inn Express unless other accommodations are agreed to in advance.

Use of private accommodations (friends or family) may be used in lieu of a hotel. It is expected that the worker will reasonably compensate the private party for the inconvenience and will be reimbursed at 0.5 times the rate that would have been paid for public accommodations.

Note: This exclude craft labor for which the per diem covers cost of lodging.

e. Any required special equipment specific to customer assignments and not provided by customer will be billed at cost plus 10%. This includes safety clothing or equipment with customer logos. Generic safety equipment normally required on industrial sites will be provided by HTS.

f. An administrative charge of 10% will be added to all expenses charged

3. Remote Support

a. Remote support includes phone support, lab support or support where the worker is not in a customer office or customer site.

b. Remote support will be billed at the hourly rates listed in item 4 above and charged in 4 hour blocks. It is not expected that occasional phone support or conference calls be billed unless agreed in advance or when the work performed could be billable to a customer job. This may include job preparation or phone support after leaving the site.

c. Remote support for non-job related work will be billed at straight time rates and performed during normal business hours unless otherwise requested by the Customer.

4. Customer Office Support or Training

a. Support in a customer office or for customer required training (whether HTS is giving or receiving the training) will be billed for time and expenses. Customer office support includes project engineering, testing, or product development. Expenses will be billed per item 4 above.

b. Training will always be billed at straight time rates, but is expected to last only 8 hours per day, never to exceed 12 hours in one day.

5. Standby Time

Standby time is defined as that time spent at the site location (hotel) during normal working hours waiting for access to site. Standby time shall be charged at straight time rates with a maximum of 8 hours per day.

6. Long-term Assignments

a. Long-term assignments will be handled on a case by case basis. At a minimum, provisions for long-term assignments will conform to customer's policies for their direct employees.



7. Equipment Rental

a. Rental is on a weekly basis, no part week rental. Rental period is from HTS door to door including transit.

Description		Price/week
DOBLE Power Simulator (Relay Test Set)		\$1,000.00
PULSAR Meggar Test Set (Relay Test Set)		\$800.00
Emission Tuning Kit (Including TESTO and Sample Unit)		\$1,750.00
Combustor Pulsation Tuning Kit		\$500.00
Commissioning Tool Kit		\$800.00
Pulsation Simulator		\$250.00
Speed Probe Simulator		\$250.00
Vickers Test Kit		\$500.00
Performance Kit		\$1,750.00

b. The RENTER shall maintain the rented equipment during the terms of the rental at his own cost and expense. He shall keep the equipment in a good state of repair, normal wear and tear excepted.

c. The RENTER shall pay the OWNER full compensation for replacement for replacement and/or repair of any equipment which is not returned because it is lost or stolen or any equipment which is damaged and in need of repair to put it into the same condition it was in at the time of rental, normal wear and tear excepted. The OWNER's invoice for replacement or repair is conclusive as to the amount RENTER shall pay under this paragraph for repair or replacement.

d. The RENTER shall not remove the equipment from the address of the RENTER or the location shown herein as the place of use of the equipment without prior written approval of the OWNER. The RENTER shall inform the OWNER upon demand of the exact location of the equipment while it is in the RENTERS's possession.



2020 Professional Rate Schedule

USA - Net 30

Employee Classification	ST	OT	Per Diem
Senior Field Engineer Lead Field Engineer	\$162.00	\$243.00	\$170.00
Principal Engineer	\$190.00	\$285.00	\$170.00
Field Engineer	\$146.00	\$219.00	\$170.00

Notes and Clarifications:

1. Overtime (OT) applies to any hours worked over 8 hours per day, Monday through Friday, and all hours worked on Saturday, Sunday and holidays.
2. Mobilization, demobilization, and per diem are applicable for individuals residing greater than 50 miles from project location. Mileage will be reimbursed at the IRS mileage rate from the employee's permanent residence to the job site. Professionals are eligible for travel time on a straight time (ST) basis.
3. Reasonable per diem adjustment may be made for high cost locations.
4. For locations where employees cannot leave site, a 14-hour minimum per day and per diem will apply.
5. When applicable, the following expenses will be invoiced to client: airfare, airport parking, rental car (in lieu of personal vehicle) and associated fuel, personal vehicle mileage and ground transportation (taxi, bus, train, etc.).
6. Purchased labor, materials and services will be invoiced at cost plus 15%.
7. Rates are valid through December 31, 2020. All rates are based upon a net-30 day payment cycle and do not include taxes.
8. Offer is based upon reasonable and mutually agreeable terms and conditions.
9. Rates for additional roles are available upon request.
10. A **5% Discount** off hourly rates is available for 90-day advance purchase orders.



2020 Rates for Turbine and Generator Owners in USA and Canada (Effective January 1, 2020)

Technical Advisory (TA) and Technical Direction (TD) Services Hourly Rates

	<u>Hourly Rates</u>
➤ Senior Technical Advisor (TA) – Mechanical, Controls or Start-up (short-term, two weeks or less, on-site)	\$ 215.00
➤ Senior TA Overtime (All overtime during weekdays after 8 hours/day and all Saturdays, Sundays & PAL Holidays)	\$ 322.50
➤ Senior TA Services (signed contracts for long-term jobs of 2 weeks or more, 60-hour weeks, Monday - Saturday)	\$ 209.00
➤ Overtime for Senior TA Services for long-term jobs (weekdays after 8 hours, Saturdays, Sundays & PAL Holidays)	\$ 313.50
➤ Senior Gas or Steam Turbine Services or Controls Specialists (All GE Speedtronic™, Fuel Regulator, EHC, MHC, DLN tuning or troubleshooting)	\$239.00
➤ Overtime for Senior Controls Specialist (weekdays after 8 hours, Saturdays, Sundays & PAL Holidays)	\$358.50
➤ Technical Director or Project Manager (project planning, CPM development, job management, technical direction)	\$279.00
➤ Overtime TD or Project Manager (weekdays after 8 hours, Saturdays, Sundays, & PAL Holidays)	\$ 418.50
➤ Report Writing (off site or at home office after completion of field work)	\$ 165.00
➤ Travel Rate (from field engineers' home to site and return to home, with a 4 hours minimum charge)	\$ 165.00
➤ Senior Gas or Steam Turbine Specialist (office expert consultations on mechanical, controls or troubleshooting)	\$ 279.00
➤ Technical Consulting – Expert Witness, Depositions, Problem Solving (T.O.P.S.), root cause failure analysis and investigations	\$ 279.00
➤ Working Mechanical Supervisor for Outage Work - for Time & Materials + Expenses (TAME) assignments	\$ 89.00
➤ Overtime Working Supervisor for Outage Work (weekdays after 8 hours, Saturdays, Sundays, & PAL Holidays)	\$ 133.50
➤ Millwrights, Mechanics, Technicians or Electricians for Outage Work – TAME assignments	\$ 59.00
➤ Overtime Millwrights, Mechanics, Technicians, Electricians (weekdays after 8 hours, Saturdays, Sundays, & PAL Holidays)	\$ 88.50
➤ Demobilization Rates (per engineer, per outage. See below for details.)	weekly rates \$ 3,000.00

Demobilization is defined as the shutdown of an outage or project due to the current unavailability of new parts, delays associated with the repair of parts removed from the turbine, or delays caused by the client's actions or failure to act. In the case of either Combustion or Hot Gas Path inspections, a one-week demobilization period will be allowed at no additional charge to the client, except as noted below. In the case of a Major inspection, a two-week demobilization period will be allowed at no additional charge to the client, except as noted below. If the demobilization period exceeds these limits, the client will be charged for the entire demobilization period at the weekly demobilization rate. To assure the return of the same TA and MA team to an on-going outage, the client must agree in advance to pay for the entire demobilization period at the weekly demobilization rate. If the allowed period expires and the parts are still not available, PAL reserves the right to send a replacement TA and MA and charge the client for the entire demobilization period. If the demobilization period exceeds one month, PAL will only guarantee the return of the same TA and MA to the outage if the client agrees in advance to pay for the entire demobilization period.

➤ I-HOP Overhauls including Technical Advisor with VIGV or Mechanical Specialist combined – See below*.	\$ 295.00
➤ I-HOP Overtime TA & MA combined (weekdays after 8 hours, Saturdays, Sundays, & PAL Holidays)	\$ 442.50

***I-HOP** stands for **In-house Overhaul Process**, wherein plant personnel are trained to perform outages by an experienced senior instructor. Thereafter, technical direction is provided by technical advisor (TA) and mechanical assistant (MA). The TA and MA are inseparable and must remain together for the entire outage.

➤ **Cancellation and Postponements, Work Stoppages and Home Leave/Vacation:**

Prior to the start of the work, the Purchaser may cancel the Agreement only upon prior written notice and upon payment to the Company of ten percent (10%) of the contract price or \$3000, whichever is greater (the "Cancellation Fee"). After the work has begun, the Agreement may be cancelled by the Purchaser only with the written consent of the Company and shall subject the Purchaser to a fee for the work done to the date of cancellation calculated on an hourly basis pursuant to the rates listed on the attached Rate Sheet or the Cancellation Fee, whichever is greater. Postponements due to the fault of the Purchaser beyond thirty (30) days will be subject to the Cancellation Fee. Until the work begins, the Company reserves the right to cancel the Agreement with no fees or liability. In the event of a cancellation or termination of the Agreement, if the amount theretofore paid exceeds the Cancellation Fee, the excess shall be refunded to the Purchaser.

Note: Engineers and supervisors may be accorded round-trip airfare for family visits after **two months** on long-term assignments. Airfare or other travel modes will be charged. No travel time will be charged to/from jobsite. Hotel room and rental car may be retained for return work at jobsite. Per diem will not be charged for home time. Home time duration may depend upon holidays or vacation time coincident with home leave.

Classification

Hourly Rate

Cyber Security/Networking

<i>Cisco Certified Internet Expert (CCIE)</i>	<i>\$275</i>
<i>Security/Networking Specialist</i>	<i>\$225</i>
<i>Compliance Consultant</i>	<i>\$250</i>
<i>Cyber Security Specialist (Level 2)</i>	<i>\$175</i>
<i>Cyber Security Specialist (Level 1)</i>	<i>\$150</i>

Industrial Controls

<i>Senior DCS Control Tuner</i>	<i>\$275</i>
<i>Senior Controls/Electrical Engineer</i>	<i>\$175</i>
<i>Programmer</i>	<i>\$150</i>
<i>Controls/Electrical Engineer</i>	<i>\$135</i>
<i>Project Engineer</i>	<i>\$135</i>

Pi/Data Historian

<i>System Architect/Configuration</i>	<i>\$175</i>
<i>System Analyst (Level 2)</i>	<i>\$150</i>
<i>System Analyst (Level 1)</i>	<i>\$125</i>

Other

<i>Project Manager</i>	<i>\$175</i>
<i>Drafter</i>	<i>\$75</i>
<i>Clerical/Administrative</i>	<i>\$60</i>

Notes:

1. The above rates include all payroll taxes, insurance, and overhead. These rates are subject to periodic review and adjustments to reflect changes in benefits and payroll.
2. Discounted rates are negotiated with clients on project basis or on long term service agreement basis.
3. Per diem of \$250/day is charged towards Hotel and Meals unless exclusively agreed otherwise.
4. Air Tickets, Car Rentals, Mileage as applicable shall be paid actuals.

Wayne Roznowski

17497 Shubert Hwy
Alpena, MI 49707
Phone: (404) 391-1912

2020 Rate Summary

	Standard Time	Overtime	Double Time	Remote
Controls, Consulting & Troubleshooting	\$165.00	\$247.00	\$330.00	\$120.00

Definitions

1. Standard workday hours and standard time rates shall be defined as up to ten hours Monday through Friday, 50-hour work weeks.
2. Time and one-half hours shall be defined as any hours exceeding 50-standard hours per week or any hours exceeding ten hours Monday through Friday, or any work on Saturday or Sunday.
3. Double time hours shall be defined as any hours exceeding seventy hours per combined total standard & time and one half hours per week, or any hours exceeding twelve hours worked on the same continuous shift. Double time rates will be applied for any work on US holidays.
4. Remote hours shall be defined as any hours worked remotely not requiring travel. Phone consultations, remote troubleshooting, engineering, etc.
5. Minimum workday shall be four hours, plus travel time. For work in excess of four hours, a full workday shall be charged.

Expenses and Travel

1. Travel time will be charged at standard rate -20%.
2. Lodging, air and ground transportation, cost based per diem and miscellaneous expenses shall be charged at cost plus 10%.
3. Use of personal vehicle will be charged at the published IRS rate per mile.
4. Use of personal aircraft will be charged at \$150.00 per hour plus incidental expenses.

Terms and Conditions

1. The rates contained herein are effective January 1st, 2021 and shall remain in effect until further notice.
2. This proposal is intended for the sole use of the third party named herein and may not be reproduced in whole or in part.

Payment Terms

Payment shall be due upon receipt of invoice, payable to Roznowski Technical Services, LLC.



(2017) PREVAILING WAGE FEE SCHEDULE FOR PROFESSIONAL SERVICES

	PREVAILING WAGE RATE		
PERSONNEL			
Principal Engineer	\$	185.00	/hr
Associate Engineer/Geologist/Scientist	\$	160.00	/hr
Senior Engineer/Geologist/Scientist	\$	145.00	/hr
Project Engineer/Geologist/Environmental Scientist/Qualified SWPPP Developer	\$	125.00	/hr
Staff Engineer/Geologist/Scientist	\$	115.00	/hr
Field Supervisor	\$	130.00	/hr
NDT Special Inspector	\$	120.00	/hr
ICC Lead Special Inspector; DSA Masonry – Group 1 (excluding NDT)	\$	114.00	/hr
ICC/AWS/CWI Certified Special Inspector – Group 2	\$	108.00	/hr
Soils Engineering Technician; ACI – Groups 3 & 4	\$	104.00	/hr
Environmental Technician	\$	95.00	/hr
QSP-Qualified SWPPP Practitioner	\$	90.00	/hr
Laboratory Manager	\$	110.00	/hr
Senior Laboratory Technician	\$	102.00	/hr
Laboratory Technician	\$	88.00	/hr
Draftsperson	\$	92.00	/hr
Clerical	\$	76.00	/hr

BASIS OF CHARGES

Equipment Charges:

All of the above rates are inclusive of equipment (typically an additional \$10/hour charge by other consultants for Nuclear Gauge and other equipment).

Exceptions:

Coring Machine is \$200/day

Generator is \$75/day

Hours are billed portal to portal in accordance with the following minimum charges:

- Times are rounded up to the nearest ½ hour.
- 2.0 hour minimum on-site charge for each site visit.
- 4.0 hour minimum on-site charge for weekend work.
- Cancellation required prior to 5:00 pm day before scheduled visit.

Overtime:

- Over eight (8) hours a day - 1.5 X hourly rate
- Saturdays - 1.5 X hourly rate
- Sundays and Holidays - 2.0 X hourly rate
- Over twelve (12) hours a day - 2.0 X hourly rate
- Work performed 5:00 pm – 5:00 am + \$ 10.00/hour

Mobilization Charge:

A mobilization charge of \$ 40.00/site visit will be added for all projects requiring site visits within 30 miles of our corporate yard. For projects beyond 30 miles, a mileage fee will be assessed at \$0.60/mile portal to portal per visit from our corporate headquarters address to the project site. Distance will be determined by Google Maps quickest calculated distance.

BASIS OF CHARGES (cont.)

Expert Witness Services:

Presentation of mediation, arbitration, deposition, expert witness testimony and public hearing attendance will be billed at 2 times normal hourly rates in 4 hour incremental blocks.

Rush Charges:

Field:	An additional 1 hour of field time at the engineering technician rate will be charged to expedite work which requires dispatching after 4:30 pm of the previous day or the same day the work is required for field work as requested by the contractor or client.
Laboratory:	2 day = Cost + 50% 1 day = 2 times cost

Large Format Plotting:

• Color	\$ 3.90 per sq. foot
• Black & White	\$ 0.75 per sq. foot

- Supplies and outside services are billed at cost +15%
 - Airfare, rental vehicles, lodging, and meals for authorized out-of-town travel, will be charged per person per day using the current IRS Per Diem rate applicable to the area.
 - Authorized subcontracts are billed at +15%
 - Projects with specialized accounting protocol required to be filled out for the client will be charged an additional 4 % of the project budget
 - Copying and distribution for project reporting include 6 reports. If additional report copying is necessary, a \$25.00 charge will be billed for each additional report
 - Projects requiring Level C PPE will be charged at 1.5 x normal hourly rate
 - \$10.00 surcharge may be applied to normal rates for projects requiring naturally occurring asbestos (NOA) observations.
-

LABORATORY CONSULTATION SERVICES

Please see Fee Schedule for Professional Services, Laboratory Services, and Specialized Laboratory Services. Quotes available upon request.

TERMS AND CONDITIONS

Youngdahl Consulting Group, Inc. shall perform professional services in accordance with the generally accepted professional practice of its profession within the area where the work is performed on behalf of the client. Upon entering into this agreement many risks potentially affect Youngdahl Consulting Group, Inc. The principal risk is the potential for human error by Youngdahl Consulting Group, Inc. Client agrees to limit our liability to Client and to all other parties for damages arising from any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs shall be limited to \$25,000.00 and Client further agrees to indemnify and hold harmless Youngdahl Consulting Group, Inc. from and against all liabilities in excess of monetary limit established above.

(Fee Schedule for Professional Services on front of sheet)

(2017) FEE SCHEDULE FOR LABORATORY SERVICES

The following contains the soils and material testing rates for services rendered by Youngdahl Consulting Group, Inc. Prices are valid for 2017. Unless noted, test prices include routine sample preparation, test set-up, performance of test, calculations, and reporting of results. In addition to materials testing, Youngdahl Consulting Group, Inc. offers a full spectrum of geotechnical, environmental and special inspection services. Please call us at (916) 933-0633 for further information.

TEST	TEST METHOD(S) ¹	UNIT COST (\$)		
CLASSIFICATION AND INDEX PROPERTIES				
Sieve Analysis, Fine with No. 200 Wash	D422, CTM 202	\$	120.00	Each
Sieve Analysis, Coarse and Fine Combined	D422, CTM 202	\$	150.00	Each
Percent Passing No. 200 Sieve	D1140	\$	80.00	Each
Hydrometer Analysis	D422	\$	200.00	Each
Atterberg Limits	D4318	\$	190.00	Each
Moisture Content	D2216	\$	25.00	Each
Moisture Content & Dry Density	D2216 and D2937	\$	35.00	Each
Specific Gravity	D854	\$	150.00	Each
Soil Resistivity/PH	CTM ³ 643/532, D4972	\$	145.00	Each
Pinhole Dispersion	D4647	\$	750.00	Each
Organic Content	D2974	\$	125.00	Each
MOISTURE DENSITY RELATIONS-COMPACTION				
Proctor – 4”	D698/D1557	\$	255.00	Each
Proctor – 6”	D698/D1557	\$	270.00	Each
California Impact	CTM 216	\$	275.00	Each
Check Point		\$	145.00	Each
STRENGTH				
Unconfined Compression	D2166	\$	90.00	Each
Unconfined Compression, Lime-Treated, Set of 3	CTM 373	\$	450.00	Each
Quicklime Saturation (Eades and Grim)	D6276	\$	150.00	Each
Direct Shear, 3 Points	D3080	\$	350.00	Each
Triaxial Shear, All Types			Quote	
Resistance “R-Value”	CTM 301, D2844	\$	310.00	Each
Sample Preparation & Remolding		\$	80.00	Sample
HYDRAULIC CONDUCTIVITY				
Flexible Wall Permeability	D5084	\$	350.00	Each
Permeability (>10 ⁻³)	D2434	\$	350.00	Each
CONSOLIDATION/SWELL				
Consolidation (4 points + rebound)	D2435	\$	420.00	Each
Consolidation (each additional load or rebound)	D2435	\$	40.00	Each
Swell (1 load)	D4546, Method A	\$	185.00	Each
Swell (each additional load)	D4546	\$	40.00	Each
Expansion Index	D4829	\$	195.00	Each
MISCELLANEOUS				
Fireproofing Thickness and Density	E605	\$	70.00	Each
Non-Masonry Mortar/Grout Compression	C579	\$	30.00	Each
Hydraulic Ram Calibration		\$	200.00	Each

TEST	TEST METHOD(S) ¹	UNIT COST (\$)		
AGGREGATE				
Sieve Analysis – Coarse (without wash)	C136, CTM 202	\$	120.00	Each
Sieve Analysis – Fine (including wash)	C136, CTM 202	\$	120.00	Each
Sieve Analysis – Coarse and Fine Combined	C136, CTM 202	\$	150.00	Each
No.200 Wash	C117	\$	80.00	Each
Specific Gravity and Absorption, Coarse	C127	\$	100.00	Each
Specific Gravity and Absorption, Fine	C128	\$	125.00	Each
Organic Impurities in Sand	C40	\$	75.00	Each
Unit Weight, Loose or Rodded	C29	\$	90.00	Each
Sand Equivalent	CTM 217, D2419	\$	135.00	Each
Crushed Particles (fractured faces) (per sieve size)	CTM 205, D5821	\$	90.00	Each
Flat and Elongated Particles (per sieve size)	D4791	\$	75.00	Each
Clay Lumps and Friable Particles	C142	\$	90.00	Each
Lightweight Pieces in Aggregate (per specific gravity)	C123	\$	350.00	Each
Sulfate Soundness, (per sieve size)	C88	\$	100.00	Each
Los Angeles Abrasion Test	C131, C535	\$	250.00	Each
Durability Index	CTM 229, D3744	\$	280.00	Each
Durability, Coarse or Fine	CTM 229, D3744	\$	140.00	Each
Cleanness Value	CTM 227	\$	140.00	Each
Mortar Sand Strength	CTM 515, C87	\$	600.00	Each
CONCRETE/MASONRY				
Concrete Compression (including mold)	C39	\$	30.00	Each
Mortar Compression (including mold)	C780	\$	30.00	Each
Grout Compression (including mold)	C1019	\$	30.00	Each
CLSM Compression (including mold)	D4832	\$	40.00	Each
RCC Compression		\$	40.00	Each
Concrete Core Compression	C42	\$	55.00	Each
Shotcrete Core Compression (including coring)	C1604	\$	100.00	Each
Core Height (Length/Thickness)	C1542	\$	10.00	Each
Flexural Strength, Beam	C78	\$	100.00	Each
Concrete Cylinder Unit Weight	C567	\$	100.00	Each
Laboratory Trial Batch (includes 9 compression tests)	C192	\$	2000.00	Each
Sample Cutting and Trimming (1/4 hour minimum)		\$	80.00	Hour
CMU Dimension Verification	C140	\$	25.00	Each
CMU Moisture Absorption/Unit Weight/Moisture	C140	\$	70.00	Each
CMU Block Compression	C140	\$	75.00	Each
CMU Shrinkage	C426	\$	175.00	Each
CMU Composite Prism Compression	C1314	\$	125.00	Each
CMU Core Shear	CBC 2105A.4/5	\$	50.00	Each
CMU Core Compression		\$	50.00	Each
ASPHALT CONCRETE				
Solvent Extraction, % Asphalt	D2172	\$	210.00	Each
Gradation of Extracted Aggregate	D5444	\$	110.00	Each
Unit Weight of Core or Briquette	CTM 308, D2726, D1188	\$	50.00	Each
Thickness of Core	D3549	\$	10.00	Each
Maximum Theoretical Specific Gravity (Rice Method)	D2041, CTM 309	\$	155.00	Each
Maximum Density by Hveem Compaction (LTMD)	CTM 308	\$	310.00	Each
Hveem Stability	CTM 366	\$	310.00	Each
Hveem Stability (without compaction)	CTM 366	\$	185.00	Each
AC Content by Ignition Oven	CTM 382	\$	140.00	Each
Ignition Oven Calibration	CTM 382	\$	300.00	Each
AC Moisture Content	CTM 370	\$	40.00	Each
AC Air Void Determination	D3203	\$	40.00	Each
AC VFA Determination		\$	40.00	Each
AC VMA Determination		\$	40.00	Each

Footnotes

1 Test methods listed are as follows:

- Those beginning with a C, D, or E are ASTM International methods
- CTM – California Test Method, California Department of Transportation
- CARB – California Air Resources Board method
- EPA – United States Environmental Protection Agency method

2 Any testing where lime or cement is used as an additive, cost of test will increase by 20%



COUNCIL COMMUNICATION

CC #: 1116
File #: 0800-04

Title: Electric Generation - Owner's Engineer Services - On-Call Professional Design Services Agreement
Contact: Nathan Ribordy 916-746-1673 nribordy@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.18.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution approving an on-call professional design service agreement with NV5, Inc. for electric generation owner's engineering support services, and authorize the City Manager to execute it.

BACKGROUND

Roseville Energy Park (REP) and Roseville Power Plant #2 (RPP2) are critical facilities that contribute to Roseville Electric Utility's mission by supporting system reliability and decreased power costs. Both of Roseville's power plants require ongoing capital improvements and rehabilitation to maintain modern and reliable generating assets. Engineering and consulting services will support the plant engineering function by providing an array of specialized skill sets. Specialized tasks may include specification writing, equipment design, structural and civil engineering, engineering studies, and other support tasks as required to support reliable generation.

Roseville Electric Utility solicited proposals through Request for Proposals No. 07-069 Generation Owner's Engineer Services for both power plants. Four vendor proposals were received and evaluated based on qualifications of firm and team, experience, references, project understanding and plan, and required documents. The evaluation team reviewed and scored the vendor proposals, selecting NV5, Inc. as the second firm to provide the requested scope of services as they scored the second highest of the four vendors across these criteria. Two firms were selected due the broad expertise provided across the different organizations, providing greater access to specialized support.

FISCAL IMPACT

The cost of the agreement will not exceed \$500,000 over a five-year period. Funding for the first year of the agreement is included in the Electric Department's FY2020-21 budget. Future year

spending is subject to approval of future year budgets.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The Owner's Engineer Services - On-Call Professional Design Service Agreement meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Nathan Ribordy, Senior Power Plant Engineer

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-448

Agreement signed

NV5 - Exhibit A - Proposal

NV5 - Exhibit B - Hourly Rate Sheets

RESOLUTION NO. 20-448

APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND NV5, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an on-call professional design services agreement regarding electric generation owner's engineer services, by and between the City of Roseville and NV5, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said on-call agreement is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

CITY OF ROSEVILLE

Proposal to Provide Generation - Owner's Engineer Services

July 1, 2020

CITY OF ROSEVILLE

Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678



N|V|5

2525 Natomas Park Drive, Suite 300
Sacramento, CA 95833
ATTN: Jason Miller, PE

T: 909.802.4411
E: jason.miller@nv5.com

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COVER LETTER

City of Roseville | Roseville Electric
Attn: City Clerk Department & Nathan Ribordy
311 Vernon Street, Roseville, CA 95678

RE: PROPOSAL TO PROVIDE GENERATION - OWNER'S ENGINEER SERVICES

Dear Mr. Ribordy,

NV5 is pleased to submit our proposal to provide Generation-Owner's Engineer Services to the City of Roseville | Roseville Electric. Roughly 122,000 people across the City of Roseville rely on Roseville Electric to provide safe, reliable energy to power their lives. This is a tremendous responsibility. Most of your customers do not realize all of the effort that goes into keeping the lights on, but we do.

NV5 understands the importance of the major projects you have underway, along with the robust daily tasks your teams work hard on to maintain and improve your utility infrastructure. When you have a need, you need a team that can deliver.

Our tagline, **"Delivering Solutions, Improving Lives"** describes what we do and why we do it. As engineers, we play a significant role in shaping our communities through the services we provide. We know our everyday decisions make lasting impacts. Our focus is on local communities in and around Northern California — we live, work, and play here.

NV5, ranked **13th in ENR's Top 100 Pure Design Firms**, has served the area for 50 years and we take pride in contributing to clients like you — enhancing the safety and reliability of electrical utility resources — it is our responsibility to our families and future generations. Projects like this are where we excel. Our team offers the following benefits to Roseville Electric:

Proven Success and Technical Expertise: NV5 has been providing engineering and consulting services to California utilities for over 30 years. We will apply our past experience, along with lessons learned and established best practices, to deliver the quality services you depend on. Our team's experience working with Roseville Electric employees, and the knowledge gained from the successful design and engineering of hundreds of electric utility infrastructure projects, demonstrates that we have the ability to add value by proactively offering solutions, overcoming challenges, providing innovative approaches, and guiding the successful completion of your projects.

A Team You Can Trust: NV5's project manager Jason Miller, PE, has experience working at Roseville Electric and has in depth knowledge of the assets, equipment, challenges, and goals of your team. This understanding, coupled with our technical experts, means that we can support any and all projects that arise. Jason looks forward to leading NV5's team for this contract. He recently provided engineering direction on several large projects in California. He will be supported by the vast knowledge and drill-down experience of the scope task leaders and QA/QC team members selected for this contract. Additionally, with our large team of engineering professionals, we have the resources to support this contract for the anticipated five year term.

Service and Response You Can Count On: NV5 has long-term relationships with utility clients spanning decades. This longevity is accomplished by making clients our #1 priority, completing projects on schedule and within budget, and identifying cost-saving design approaches and recommendations that enhance project quality. We are intimately familiar with your engineering and design standards, as well as California Public Utilities Commission (CPUC) and local government regulations and safety requirements. We understand the dynamic needs of the diverse collection of stakeholders that will be connected to this program and you can rely on us for immediate support.

Turnkey Solutions: We offer a variety of services to Roseville Electric to support all facets of the contract for any project, including design and engineering support. Our combined capabilities deliver effective solutions with increased efficiency. NV5's ability to integrate multiple services to support your project needs "under one roof", provides added-value to you and differentiates us from our competitors – it presents a gateway for us to produce tremendous project schedule benefits and cost efficiencies.

Commitment to Safety: Adherence to safe work practices while performing fieldwork is critical. "Safety is our focus and responsibility" is one of NV5's core values and it is a key element of our culture. Our staff is well trained in the safety standards and procedures needed to perform this work, including the requirements of Roseville Electric.

Maintaining a Safe and Healthy Work Place: The health, safety and well-being of our employees and clients is of utmost importance to NV5. We have been proactive in the steps we've taken to insure the safeguard of our employees, clients and public. We continue to evaluate our safety protocols to deliver dependable engineering services during the Covid-19 pandemic. Our current NV5 Business Continuity Plan, NV5 Covid-19 Policy, and Covid-19 Supplemental Guidelines can be provided upon request.

No Exceptions: We are committed to helping you achieve your goals to shorten timelines and reduce the paperwork required to acquire services both on projects and during the procurement process of this contract. NV5 accepts the terms and conditions in the RFP with no exceptions. We will perform the services and adhere to the requirements described in the RFP, including any addenda: Addendum #1 dated June 1, 2020.

NV5 takes great pride in building a partnership with Roseville Electric. We understand how critical this contract is to you and we are excited to help you reach your goals. We appreciate the opportunity to provide this proposal and we hope you choose NV5. Our point of contact for this proposal is Jason Miller, PE, Senior Director for Energy. His contact information is shown below.

Sincerely,



Jason Miller, PE
Senior Director for Energy
2525 Natomas Park Drive, Suite 300
Sacramento, CA 95833
T: 909.802.4411 | E: jason.miller@nv5.com
F: 916.641.9222



Kevin Wedman
Senior Vice President
2525 Natomas Park Drive, Suite 300
Sacramento, CA 95833
T: 916.600.9964 | E: kevin.wedman@nv5.com
F: 916.641.9222

IMPORTANT

06/01/2020

TO: Proposers

FROM: Nathan Ribordy, Electric Department

RE: RFP GENERATION – OWNER’S ENGINEER SERVICES

*****ADDENDUM ONE*****

Please note the following revisions, which represent one attachment:

1. NOTICE FOR PROPOSALS

GENERATION – OWNER’S ENGINEER SERVICES

NOTICE IS HEREBY GIVEN that proposals for **GENERATION – OWNER’S ENGINEER SERVICES** will be received by the City of Roseville. Due to closure of City of Roseville facilities and offices as a result of COVID-19, proposals shall ONLY be mailed to the office of the **City Clerk, Civic Center, 311 Vernon Street, Roseville, CA, 95678** or submitted via electronic mail to CityClerkroseville@roseville.ca.us, until 3:00 p.m., **July 1st, 2020**. Said proposals will be evaluated and results will be made public after completion of the negotiation process with the selected contractor. The City reserves the right to reject any or all proposals and to waive any informalities or irregularities in any proposal or in the proposal process.

2. 3.0 MANDATORY PRE-PROPOSAL CONFERENCE

A **mandatory** pre-proposal conference has been scheduled for **June 4, 2020 at 1:00pm** at:

**Roseville Energy Park
5120 Phillip Road
Roseville, California**

The mandatory pre-proposal conference will be held outside the Roseville Energy Park Administration building. As a result of COVID-19, attendees are required to supply and wear their own protective mask and maintain minimum 6 feet social distancing from all Roseville Electric personnel at all times while on-site.

Proposals from Consultants who do not attend the **mandatory** pre-proposal conference will be rejected. The pre-proposal conference will begin at the designated start time. **Tardiness will be grounds for disqualification.** Interested firms will have an opportunity to submit questions regarding the requirements outlined in this RFP. In order to make the meeting more effective for all participants, attendees should **read this document thoroughly** prior to the meeting.

Substantial clarifications or changes required as a result of the meeting will be issued in the form of a written addendum to the RFP. A list of attendees will be distributed upon request.

You must acknowledge receipt of this addendum by including a signed copy with your proposal submittal.

I acknowledge receipt of Addendum One

Name Jason Miller

Signature 

Company NVS

Date 6/1/2020

SIGNATURE REQUIREMENTS

ATTACHMENT A

NV5 has executed Attachment A and included it under TAB G, as required in the RFP. Since NV5 is a corporation, we have included the correct corporate name and the actual signature of an authorized officer of the corporation, Kevin Wedman, Senior Vice President.

TAB A: FIRM'S QUALIFICATIONS

FIRM BACKGROUND

In the last 70 years, we have grown into a large company whose service capabilities have grown as well. Firm-wide, we offer more than 3,500 professional engineers, land surveyors, and support staff in 100 offices worldwide. NV5 helps clients plan, design, build, test, certify, and operate projects that improve the communities where we live and work. NV5 is a full-service engineering company and can help you from start to finish on almost any project. NV5 plays a significant role in shaping our communities through the services we provide and delivering solutions through five business verticals: Energy, Infrastructure, Construction Quality Assurance, Program Management, and Environmental. NV5 takes pride in helping our clients develop and deliver cost-effective, sustainable projects. Our combined capabilities bring effective solutions to complex issues. Our full range of capabilities is included below, which meets all of the services requested in the RFP.

NV5 has the full range of capabilities to complete any project for Roseville Electric on-time and within budget.

CAPABILITIES

- Substation Engineering
- Underground Transmission and Distribution Design
- Overhead Transmission and Distribution Engineering
- Electrical Engineering Studies
- Automation, Protection, and Controls
- Renewable Energy Feasibility Studies
- Energy Storage
- Site Civil Engineering
- Structural Engineering
- Stormwater Quality
- Flood Control and Drainage
- Permitting
- Community Relations
- Project Management
- Surveying / Utility / ROW
- Construction Management (CM)
- Construction Materials Testing
- Geotechnical Engineering
- Construction Inspection
- Geographic Information Systems (GIS)
- Program Management
- Transportation Engineering
- Water and Wastewater Engineering
- Hydrogeological
- Environmental
- Land Planning
- Land Services

NV5 delivers cutting edge engineering and consulting services related to energy generation, transmission, distribution, and construction to help meet your project and maintenance needs. With a growing demand for energy production, reliability, compliance, and efficiency along with the emerging importance of renewable energy, NV5 has positioned itself at the forefront of energy design. With our value-added services focusing on efficient and sustainable design/construction, our successful projects make our communities better places in which to work and reside.

GENERATION - OWNER'S ENGINEER SERVICES

As a full-service engineering firm that brings a team approach to every project, we have the capabilities and resources to complete every project on-time and within budget. Our clients look to us to find the best solution to minimize paperwork hurdles and visual impact, to provide them with electrical system designs that compliment facility aesthetics, and to solve all of the electrical, civil, structural, and construction challenges that face every project.

We are proud of leading the utility industry, having won several industry awards:

- ASCE Outstanding Project of the Year award for the 12kV Feed to the Poseidon Desalination Plant
- ASCE Excellence in Engineering award and APWA Public Works
- Project of the Year award for the Sycamore to Penasquitos 230kV Transmission Line Undergrounding

SUBCONTRACTORS

Our partner, Mountain West Consulting (MWC) is an experienced, highly-trained team of engineers and technicians who support their clients in developing capital projects that operate and maintain critical infrastructure needs. MWC has extensive experience throughout the utility industry which ranges from working directly with utilities, consulting as an owner's engineer, original equipment manufacturer representatives, and as technical field advisors. Today utilities have a need for seasoned experience that is slowly being lost to workforce attrition from both the ownership perspective and the contractors that we have grown accustomed to having support. MWC has been able to provide professional experience to assist in this need to help support the complete upbringing of a project from cradle to grave.

Mountain West Consulting would provide inspection, consulting, and design services as needed on Roseville's generating assets, with a particular focus on RPP2. MWC employs several former GE and Siemens TFA's and engineers, and would be a valuable resource in troubleshooting, retrofits, feasibility studies, and upgrades related to RPP2's frame 5s. They also have commissioning experience with SGT-800s and SST-900s. MWC is also affiliated with WEG-EM out of Minnesota, who specialize in field and shop repairs of older and obsolete generators for all ranges and prime mover technologies of power generating facilities. The NV5/MWC team would have invaluable insight into Frame 5 issues and be able to provide meaningful estimates of the required resources to address those issues.

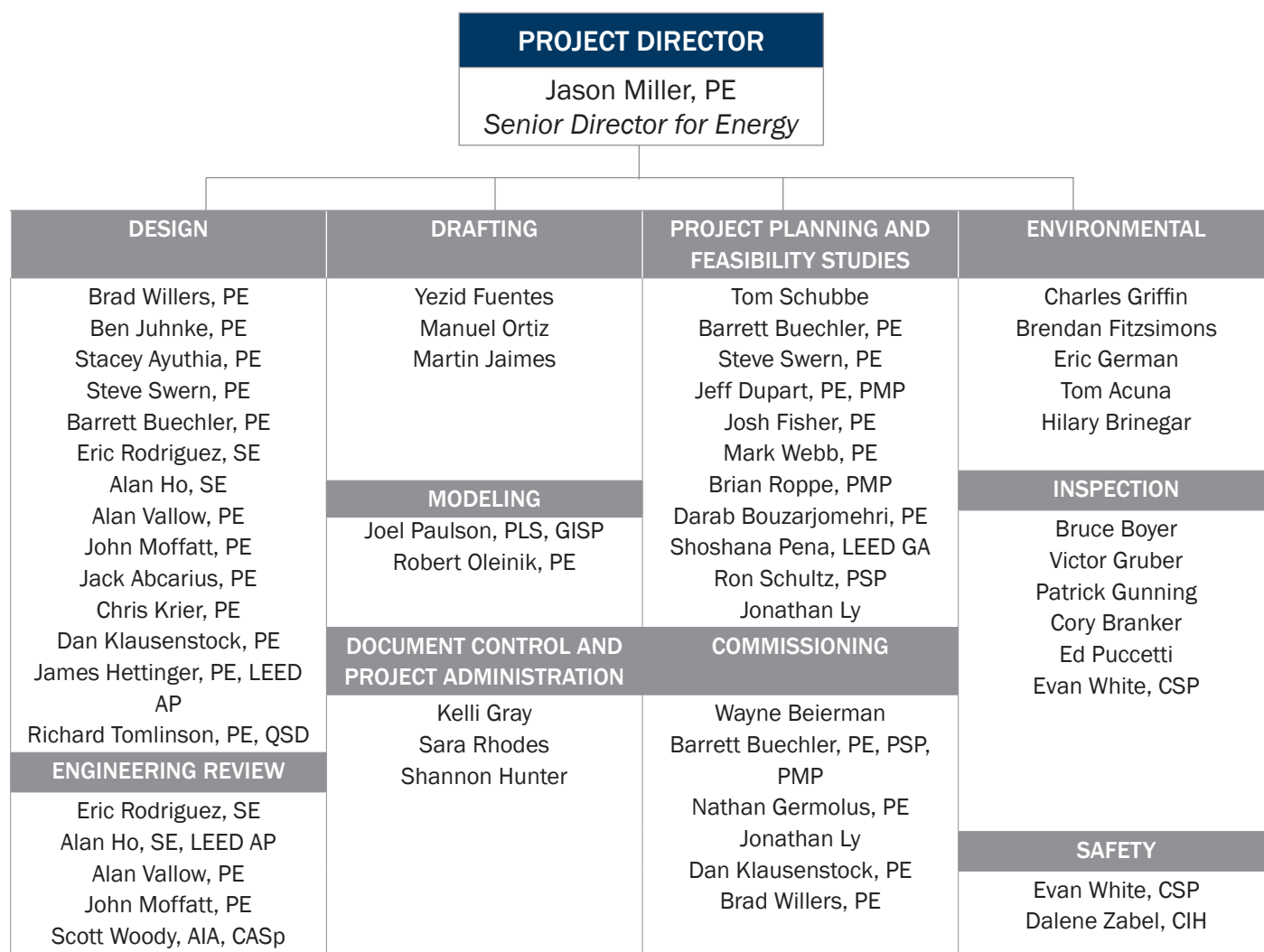
ORGANIZATIONAL CHART

NV5 has assembled a proven team of highly qualified consultants and engineering professionals to meet the needs of any Roseville Electric project that may arise. Team members have been selected based on their experience with the scope of anticipated services, local presence, utility company expertise, availability to Roseville Electric, and extensive familiarity with local conditions. NV5 staff have served clientele in California for more than 70 years. Our longevity in the state provides you with a consultant who has a clear understanding of local and regional issues as they relate to the successful completion of projects. Firm-wide, we offer professional engineers, land surveyors, and support staff in 100 offices nationwide. In California, we have over 450 personnel located in 28 offices to respond quickly and efficiently to your needs.

Additionally, our staff have worked on projects for utilities and public agencies for decades. NV5's diverse talent base and cutting-edge technological platforms will enable fast responses to your needs.

Capacity, clear communication and responsiveness are key NV5 attributes that result in successful as-needed project delivery.

GENERATION - OWNER'S ENGINEER SERVICES



NV5 has experienced steady year over year growth and has been listed on Fortune Magazine's 100 Fastest Growing Firms List in 2017 and 2018. Our longevity and continued growth is a testament to our financial stability, ability to meet current and future obligations, and the strength of our professional capabilities.

Our staff counts over the past 5 years are:

2019	2018	2017	2016	2015
2,628	2,294	1,768	1,378	974

TAB B: EXPERIENCE AND REFERENCES

EXPERIENCE

NV5 and our team specialize in providing services for power generation, electric transmission and distribution, natural gas transmission, and other similar projects. We have built long term partnerships with many utilities, and are excited at the opportunity to do the same with Roseville Electric. Some of our long term relationships include:

CLIENT	NUMBER OF YEARS
San Diego Gas & Electric	30
Minnesota Power	23
Southern Maryland Electric Cooperative (SEMCO)	17
Seattle City Light	14
Portland General Electric	12
Xcel Energy	12
Potomac Electric Power Company (PEPCO)	10
MidAmerican Energy	8
Southern California Edison	7
City of Riverside Public Utilities	6
Southern California Gas Company	5
California Energy Commission	3
Pacific Gas & Electric (PG&E)	3
Arizona Public Service Electric Company (APS)	2

On the following pages we have included a select number of client references that showcase our ability to support our clients successfully. Our specific experience with various equipment includes:

GE Frame 5 - Our project manager, Jason Miller, has four years of experience specifically with RPP2 operations and maintenance support. He assisted with feasibility studies on modernization of legacy Woodward controls, replacement of obsolete and unreliable package GCBs, replacement and consolidation of obsolete and failing protective relays, replacement of failed AVR, and implementing GE TSBs. He also supported replacing remissions compliance systems and performed general troubleshooting of multiple failures to start, load hunting, inadvertent breaker and protective relay operation. He also was involved in major maintenance of lube/control oil system cleanout and filter replacement.

In addition to Jason's experience, MWC's electrical and controls engineer has over 15 years of experience working on GE Frame 5 units. Their experience allows them to be able to support the owner in the review and to modify the controls logic and support all aspects of the controls upgrades required in a project.

"NV5 Team, thanks for all of your hard work this year. You and your staff make my job enjoyable."

- Willie Gaters
SDG&E

"[The NV5] team did a fantastic job with our project!"

- Energy Systems Group

"You guys did a really great job on these exhibits."

- Vinh Huynh
SDG&E

"We are very happy with the work NV5 has done with us."

- Jim Mills
M.A., Mortenson Construction

"[NV5]'s reports have always been excellent. We actually developed our weekly report template based on [NV5]'s format."

- Becca Cammack
Sempra Energy

GENERATION - OWNER'S ENGINEER SERVICES

Some of the highlighted projects for reference are:

- Spectra Energy Empress – GT Frame 5 – Startup and Combustion Inspection
- Cogeneration Power Plant – 3-40MW Units – GT Frame 5 – Commissioning of the plants mechanical systems
- Syncrude Canada – GT Frame 5 – Controls Upgrade, Startup, and Combustion Inspection

MWC's technical field advisor team has extensive GE controls and mechanical experience which is valuable for reviewing the plans for maintenance and upgrades of the GE Frame 5 and providing expertise to assist in keeping these units running for the owner.

Siemens SGT-800s and SST-900s - Jason Miller was also involved with REP operations and maintenance support for approximately four years. He was involved in managing major overhauls: "C" outage, T3000 control system and protective relay retrofit, and performed SGT failure investigations for the Flender load gear failure and generator/turbine bearing damage. SGT known issues included starting motor cooling (or lack thereof), center seal damage and operational considerations, evaporative cooling system troubleshooting and modification. Performed SST inspections for final stage(s) blade condition and feathering (monitoring subcooling), hood sprays and condenser condition/pattern.

MWC's technical field advisor has worked on new construction of the Siemens SGT-800. They supervised the assembly of the ESV's, alignment, coupling bolted and torque, exhaust bearing inner covers installed and turbine end cover installed. Worked also included the mechanical commissioning under no load conditions, first synchronization and unit startup operation. Additionally, MWC's field advisors have supported several SST-900 projects and have completed scopes in the following areas: major inspection of steam path to include turbine, steam admission valves. Inspections also included the generator and adjustments to the coupling alignment. They worked with the owner providing oversight support for commissioning, startup, performance testing and trouble shooting.

Our electrical and controls engineer has extensive experience with and training on Siemens controls system and has worked with the technical consultant for the Water Wash and Combustion Dynamic Analysis for combustion turbines. He has been responsible for reviewing the logic for these critical steps as well as supporting the owner by providing oversight support for commissioning, startup, performance testing and controls trouble shooting for these units.

Zero Liquid Discharge Technology - Jason was involved in general process review and remediation. This included:

- Failing foam separator vessel removal due to ineffectiveness
- Revising water injection rates to extend vapor compressor life (excessive spray impingement was issue, not corrosion as previously suspected)
- Pilot testing polymer flocculent on clarifier to improve solids removal
- Implementing speed control on pneumatically actuated valves to reduce hammer and pipe damage
- Feasibility review of changing from Devicenet/Citech system to conventional distributed I/O and Allen Bradley PLC-based control
- General troubleshooting support during high blowdown load periods (summer runs and duct burning)



**MOOSE LAKE WATER & LIGHT
COMMISSION**
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NORTH SUBSTATION UPGRADES

MOOSE LAKE, MN | MOOSE LAKE WATER & LIGHT COMMISSION | 2015 - 2016

After encountering power system shutdowns due to equipment failure, the client engaged NV5 to develop a Master Plan for increasing the system's reliability, upgrading aged equipment, and bringing the system into compliance with code for safety issues. The existing switchgear served the north half of town, connecting three medium-voltage engine-generators on a loss of utility service.

The Master Plan included a schedule of phased construction and startup to replace the 1965 vintage switchgear, replace the utility's overhead 4,160-volt power circuits, provide SCADA system upgrades, and connect existing generation with new circuits in new duct banks and manholes, while minimizing power system outages to only cutover periods. The plan included cost estimating for equipment and electrical/structural/civil construction, equipment preliminary specifications, phased preliminary electrical one-lines, and plan drawings.

Later, NV5 developed the construction and equipment procurement plans and specifications to implement the Master Plan's recommendations. NV5 contributed design, construction, and commissioning of a SCADA system that monitors the north 69 kV substation, 4,160-volt metalclad distribution switchgear, and two 4,160-volt standby engine-generators. The project was constructed and successfully brought into operation on schedule and within the utility's budget.

In addition, NV5 is designing a capacity increase at the municipal power plant that includes asbestos and hazardous material remediation, demolition of two Fairbank-Morse 4,160-volt engine-generators and auxiliaries, building structural and architectural modifications, and procurement and installation of a natural gas-fired, 4,160-volt engine-generator.

CHALLENGES & SOLUTIONS

- Successfully resolved challenges included working with the utility and the public to identify an area for the replacement switchgear, resolving standby generation metering and operational issues with the utility's power provider, "planning the work/working the plan" to minimize outages on the municipal power system, and integrating generation system controls and switchgear controls into the utility's SCADA system.

SERVICES



Electrical Engineering



Master Planning



Commissioning



SDG&E
Cho Tam, Principal Engineer
T: 773.326.5385

OWNER'S ENGINEER SERVICES

SDG&E | SAN DIEGO, CA | 2018-PRESENT

Due to NV5's expertise and dedication to quality, we were chosen to perform Owner's Engineering services for SDG&E Transmission Engineering project. NV5 has been given the role to perform QC checks on all PLS-CADD models and design packages passing through SDG&E's compliance and fiber optic addition programs. Using detailed project specific checklists and NV5's robust quality control program, we review the models, designs and construction documents created by other subcontractors and SDG&E employees. Projects include 69kV to 230kV structure replacement jobs, fiber optic addition on 69kV to 230kV structures, and aerial lighting and marking additions.

NV5 not only reviews and comments on models and design documents, but also maintains detailed comment logs to track performance metrics and help inject quality assurance into existing design programs.

SERVICES



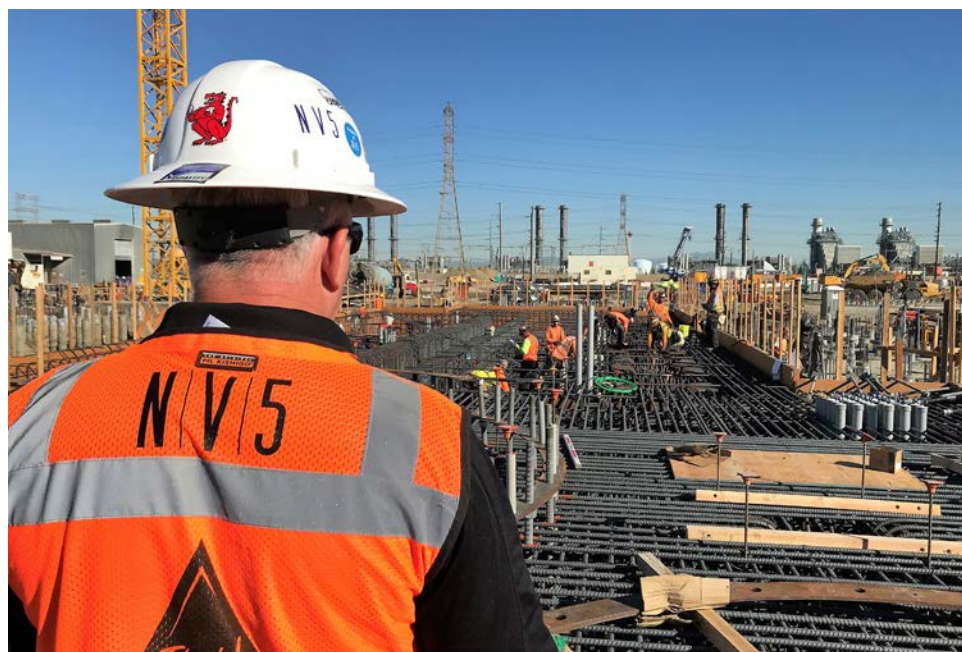
Electrical Engineering



Master Planning



Owner's Engineer



AES CORPORATION
Jeff Miller
Compliance Manager
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ALAMITOS ENERGY CENTER (13-AFC-01C)

LONG BEACH, CA | CALIFORNIA ENERGY COMMISSION | 2017-PRESENT

NV5 is providing Delegate Chief Building Official (DCBO) services to AES during this modernization project. The Alamos Energy Center will be built on 21 acres of the existing 71 acre site of the existing Alamos Generating Station in Long Beach, CA. At half the size of the existing facility, this new plant will be lower profile, roughly half the size with lower stacks. The project will use modern, efficient technology to provide a reliable, efficient power source to the region. The current phase of work includes demolition activities and the construction of 2 combined-cycle, combustion turbine generators (CTG) with 2 unfired heat recovery steam generators (HRSG), 1 steam turbine generator (STG), an air cooled condenser, an auxiliary boiler, and related ancillary equipment. Total generating capacity for this project phase will be 640 MW and is expected to be completed in 36 months. The project will provide a more efficient and modernized power plant, replacing the existing Alamos Generating Station.

Specific services provided by NV5 include the independent review of the final design and inspections of the construction to ensure compliance with applicable engineering laws, ordinances, regulations, and standards (LORS), the local building codes, the California Building Code, and the facility design, geology, workers safety, transmission system engineering, and other conditions of certification. Engineering design review, construction inspection, and document control for all engineering disciplines. These include civil, electrical, structural, mechanical, fire protection, and fire/life safety, as well as worker safety conditions safety oversight, hazmat, and other items as required by applicable LORS such as Storm Water Pollution Prevention Program (SWPPP) and National Pollutant Discharge Elimination System (NPDES). Our team also serves as the Fire Marshal for the project and site. At the request of the California Energy Commission, NV5 will assist with any independent audits.

NV5 oversees the approved fabricator program for this project. Under the program our team performs shop visits, audits, review of quality control plan, etc.

Project challenges include the location and nature of the work. The project is located within a confined site that contains an existing power generation facility. The design/build project has strict scheduling requirements.

SERVICES



Delegate Chief Building Official



Approved Fabricator Program



Plan Check and Design Review



Inspection Services



Worker Safety Oversight



SWPPP Monitoring



Energy Commission Conditions of Certification Compliance



Acting Fire Marshal



AES CORPORATION
 Jeff Miller
 Compliance Manager
 T: 916.747.4847
 E: jeff.miller@aes.com



HUNTINGTON BEACH ENERGY PROJECT (12-AFC-02C)

HUNTINGTON BEACH, CA | CALIFORNIA ENERGY COMMISSION | 2017-PRESENT

NV5 is performing Delegate Chief Building Official (DCBO) duties on behalf of the California Energy Commission for this high profile project. The Huntington Beach Energy Project (HBEP) is a 640 MW natural gas-fired, combined cycle power block located on the current site of the Huntington Beach Generating Station. The new project consists of two combined cycle combustion turbine generators (CTG) with two unfired heat recovery steam generators (HRSG), one steam turbine generator (STG), an air cooled condenser, an auxiliary boiler, and related ancillary equipment.

Prior to construction on the new facility, demolition of the decommissioned Unit 5 Peaker and associated structures and infrastructure took place. During the demolition phase, activities included overseeing and monitoring demolition of the remaining portions of a decommissioned peaker, the removal of a fuel oil tank and additional auxiliary structures and equipment. Containment berms were also demolished and the area was rough graded to a flat surface. As DCBO, NV5 acted on behalf of the California Energy Commission and provided independent review of the final design and inspections of the construction to verify compliance with applicable engineering laws, ordinances, regulations, and standards (LORS), the local building codes, the California Building Code, and the facility design, geology, workers safety, transmission system engineering, and other conditions of certification.

Construction of the new power block is currently underway. NV5 provides inspectors to monitor construction activities and verify compliance with applicable LORS during all construction activities. Additionally, a site safety monitor is present to maintain high safety standards for workers and visitors to the site.

NV5 oversees the approved fabricator program for this project. Under the program our team performs shop visits, audits, review of quality control plan, etc. NV5 is working to ensure adherence to approved construction documents. Project challenges include being located across the street from Huntington Beach State Park and adjacent to protected wetlands, making this project visible to the surrounding community. Additional challenges include the confined space of the site and working alongside the existing, operational, plant on the site.

SERVICES

-  Delegate Chief Building Official
-  Approved Fabricator Program
-  Plan Check and Design Review
-  Inspection Services
-  Worker Safety Oversight
-  SWPPP Monitoring
-  Energy Commission Conditions of Certification Compliance
-  Acting Fire Marshal

GENERATION - OWNER'S ENGINEER SERVICES



STANTON ENERGY RELIABILITY CENTER (SERC)

STANTON, CA | CALIFORNIA ENERGY COMMISSION

The Stanton Energy Reliability Center (SERC) is a state-of-the-art hybrid energy storage system that consists of two General Electric (GE) LM6000 based EGT®s. In total, SERC will provide 98 MW (nominal) of hybrid energy storage capacity. Located in the City of Stanton, Orange County, California, SERC is one of the first green-field commercial applications of the EGT® technology and is expected to combine dispatchable, operationally flexible, and efficient energy generation to meet the need for new local capacity and reliability services in the West Los Angeles Basin under Southern California Edison's (SEC's) service territory.

NV5 is serving the California Energy Commission as their Delegate Chief Building Official (DCBO) which includes the independent review of the final design and inspections of the construction to ensure compliance with applicable engineering laws, ordinances, regulations, and standards (LORS) such as local building codes, California Building Code, facility design, geology, workers safety, transmission system engineering, and other conditions of certification. Other duties include performing engineering design review, construction inspection, and document control for all disciplines. Disciplines include civil, electrical, structural, mechanical, fire protection, fire/life safety, worker safety conditions, safety oversight, hazmat, and SWPPP, NPDES, and other items required by applicable LORS.

W POWER / WELLHEAD
 Paul Cummins, Project Manager
 650 Bercut Drive, #C
 Sacramento, CA 95811
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SERVICES

-  Delegate Chief Building Official
-  Approved Fabricator Program
-  Plan Check and Design Review
-  Inspection Services
-  Worker Safety Oversight
-  SWPPP Monitoring
-  Energy Commission Conditions of Certification Compliance
-  Acting Fire Marshal



**MILWAUKEE REGIONAL MEDICAL CENTER
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THERMAL SERVICES, OWNER'S TECHNICAL REPRESENTATIVE

MILWAUKEE, WI | MILWAUKEE REGIONAL MEDICAL CENTER | 2014 - 2019

Milwaukee Regional Medical Center Thermal Services, Inc. acquired the Milwaukee County Power Plant to improve resiliency and reduce long-term expense associated with the steam and chilled water service to the campus. As Owner's Representative, NV5 supported MRMC Thermal throughout the multiple stages of purchasing, transitioning and upgrading the plants and distribution systems for their ownership and operation.

The multiple upgrades involved several phases and the creation of a multiple plant system while maintaining reliable service to the medical campus. The project required the building of new facility as well as complete remodels of existing spaces, use of temporary boilers, removal of coal fired boilers, absorption chillers and cooling towers from service, a boiler pressure conversion, addition of 280,000 PPH new natural gas/fuel oil permanent boilers, installation of 7,500 tons of new chillers, new and replacement cooling towers, a chiller turbine conversion, emergency generation, fuel oil storage and all associated auxiliaries and controls. Improving reliability on the steam and chilled water distribution system was as critical as the plant upgrades – involving thousands of feet of new distribution networks.

Working as MRMC Thermal's trusted advisor, NV5's duties included, but were not limited to, verification of design and installation effectiveness and quality, long-term operational and maintenance reviews, value engineering, risk analysis of options, budget and schedule management, commissioning of second boiler plant, selection of contractors and major equipment, selection of plant operation organization and support on contracts, utilization of Wisconsin's energy savings rebate program, construction and Title V air permit submissions, and conflict resolution.

CHALLENGES & SOLUTIONS

- Maintaining reliable steam and chilled water service to the medical campus throughout the entire construction, start-up, commissioning and turnover process was critical. Planned or Unplanned shutdowns were not an option. Extraordinary analysis and detail was put into determining the project phasing.
- Traffic and pedestrian control was paramount, based on the number of visitors and emergency vehicles in the area. Considered construction and future maintenance disruption when laying out routes, valves and vaults.

SERVICES



Owner's Representative



Technical Review



Commissioning



Program Management



Air Dispersion Modeling



SALT LAKE CITY CORPORATION
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SALT LAKE CITY INTERNATIONAL AIRPORT - TERMINAL REDEVELOPMENT PROGRAM

SALT LAKE CITY, UT | SALT LAKE CITY CORPORATION | 2015 - 2020

Salt Lake City International Airport announced a terminal redevelopment program designed to rehabilitate existing facilities and construct new facilities, including operational infrastructure and roadways. Additional goals include providing buildings that are earthquake resistant and promoting efficient hub airport operation for the over 25 million passengers who fly out of the airport annually, meeting security needs for those passengers, and eliminating airplane parking bottlenecks.

NV5 is providing commissioning services for the redevelopment program. The new North and South Terminals are scheduled for completion in 2020 and additional projects are scheduled for completion in 2023. New facilities are being designed to achieve LEED Gold Certification.

CHALLENGES & SOLUTIONS

- This project has a compressed schedule with a hard deadline. To accommodate the schedule, the Cx team performed shift work.
- Multiple construction teams and various design packages make this project particularly challenging. Frequent meetings and coordination efforts allows team members to keep up with the developments. Using CxAlloy for Cx documentation is aiding the communication efforts.
- Unique air handling units with non-standard configurations make the test procedures one of a kind. NV5 spends extra time on the test procedures to ensure the sequences make sense and everyone understands expectations.
- Coordinating the multiple Utility Airport services and developing an electrical Commissioning systems test schedules for the numerous utility, emergency and Uninterruptible Power Systems (UPS) systems for a 4.7 million sq./ft., \$4.4 billion facility.

SERVICES



Commissioning



LEED Gold Certification



Specification Writing



Coordinating and
Overseeing Functional
Testing

GENERATION - OWNER'S ENGINEER SERVICES



FIRE RISK MITIGATION (FIRM) PROGRAM

SDG&E | SAN DIEGO COUNTY, CA | 2014-PRESENT

The FIRM program was created in order to provide safe and reliable energy. SDG&E is proactively addressing fire risk by “hardening” the critical service territory areas at most risk for wildfires. Starting in 2014, the FIRM project has focused on replacing older 4kV and 12kV overhead distribution line elements using new technology and stricter design standards. NV5 survey crews support initial PLS-CADD design data acquisition via traditional ground survey, High Definition Scanning (HDS), and UAV LiDAR. FIRM program benefits include: enhanced safety and reliability of the distribution system; improved electric system performance during extreme weather conditions; and reduced cost and environmental impacts for future maintenance activities.



MIRA SORRENTO SCADA FIBER CONNECT

SDG&E | SAN DIEGO, CA | 2014-2017

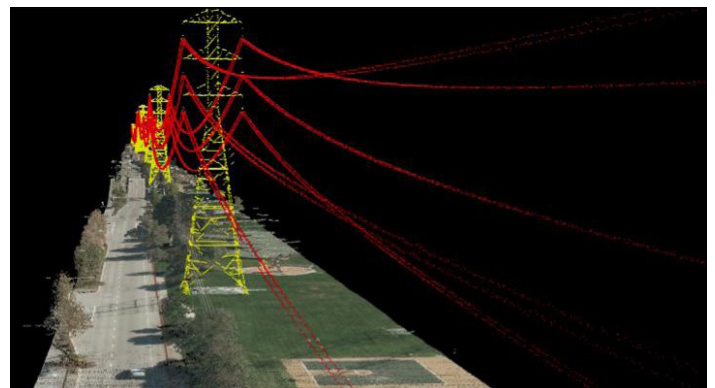
SDG&E built a new substation along a large transmission corridor to intercept an existing overhead fiber optic cable to connect the Mira Sorrento Substation to their telecommunications system. With the new substation located on the west side of eight parallel existing overhead circuits ranging from 12kV to 230kV, SDG&E needed to connect the far east fiber optic cable to the Mira Sorrento Substation without violating any G.O. 95 clearance requirements. NV5 offered a solution to minimize clearance concerns and unnecessary pole attachments by finding the nearest fiber splice box and designing an overhead fiber installation to the nearest 69kV cable pole.



TRANSFORMER REPLACEMENTS

RIVERSIDE PUBLIC UTILITIES | 2018-2019

NV5 provided evaluation, design, and technical support services for two new high-voltage transformer replacements at two existing substations (Freeman and Mountain View). NV5 utilized in-house civil, electrical, and geotechnical engineering staff, along with survey support, to design two new transformer foundations and successfully integrate the new transformers into the existing substation infrastructure. We were also contracted to provide Construction Management support at both substations.



NERC RELIABILITY ASSESSMENT

SDG&E | SAN DIEGO

NV5 provided survey and engineering services for a complete NERC Reliability Assessment of a 138kV overhead transmission line that spans over 25 miles and is connected to the Los Coches, Miguel, and South Bay Substations. This NERC assessment requires reporting on transmission line specifications, ground clearance measurements, and vegetation management concerns. This project includes over 140 steel poles and lattice towers, 138kV and 69kV transmission lines, 12kV distribution lines, and various communications facilities.

GENERATION - OWNER'S ENGINEER SERVICES

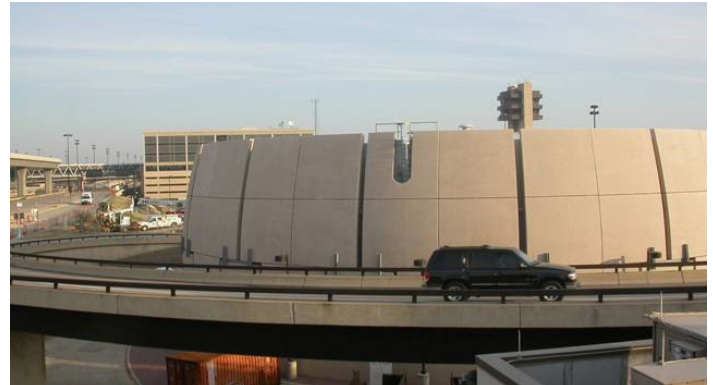


MAYNARD HOLBROOK JACKSON JR. INTERNATIONAL TERMINAL

ATLANTA, GA | HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

NV5 provided commissioning services for this new facility which features state-of-the-art international passenger customer service enhancements, adding 12 additional international gates. The facility houses an in-line baggage system, new storage facility, and Bureau of Customs, and Border Protection area and includes a new five-story terminal building, parking garage, automated people mover system, and a direct connection to the existing passenger facilities in Concourse E. Terminal F is now the gateway to nearly 80 destinations in more than 50 countries.

YEAR COMPLETED: 2013



CENTRAL UTILITY PLANT

DFW AIRPORT, TX | DALLAS-FT. WORTH INTERNATIONAL AIRPORT

NV5 commissioned all systems associated with this expansion, renovation and replacement of heating, cooling and associated utilities to serve the entire airport. In addition to new electric water chillers, new low emission boilers, new electrical service, and supplementary equipment for utility services, the project scope also included a six (6) million gallon chilled water thermal storage tank. This effort required that all existing equipment remain in operation through multiple construction phases until the replacement equipment was verified ready for permanent service.

YEAR COMPLETED: 2006



CATES AND YARBROUGH STEAM PLANTS RENOVATION & ADDITION

RALEIGH, NC | NORTH CAROLINA STATE UNIVERSITY

Our phased approach to renovating the plants first focused on the Cates power plant with demolition of a boiler and auxiliaries, and installation of two 5.5 MW combustion turbines, each with a 50,000 PPH heat recovery steam generator and a 2000-ton chiller with field-erected cooling tower. The Yarbrough plant work involved demolition of existing boilers and auxiliaries at the Yarbrough plant and installing 200,000 PPH of new capacity and auxiliaries with provisions for a future unit. We have continued work with NCSU through measurement and verification (M&V) efforts.

YEAR COMPLETED: 2015



POWER GENERATION & CHILLER PLANT

CHAPEL HILL, NC | UNIVERSITY OF NORTH CAROLINA - CHAPEL HILL

NV5 was initially retained to create a plan for additional on campus backup power and chilled water generation. The solution formulated through this evaluation called for 36 MW (18 MW in first phase) of reciprocating engine generation and 10,000 tons of steam turbine driven chillers (2 @ 5,000 Tons). NV5 was designing the facilities as recommended in the Study until the project was put on hold after the Design Document phase was completed.

YEAR COMPLETED: 2015

GENERATION - OWNER'S ENGINEER SERVICES



POWER PLANT MASTER PLAN

EAST LANSING, MI | MICHIGAN STATE UNIVERSITY

NV5 provided master planning services for the Combined Heat and Power, TB Simon Power Plant, which provides steam and electricity to the campus. The goal of the study was to determine the best path forward for the University to meet their power, heating and cooling needs for the next 20 years and beyond. The study evaluated the performance and condition of the existing utility plant infrastructure (production and distribution), quantified demand and service requirements, forecasted future demand and service requirements, and identified alternate plant configurations capable of meeting utility demand and service requirements.

YEAR COMPLETED: 2016



CENTRAL HEATING PLANT

AMHERST, MA | UNIVERSITY OF MASSACHUSETTS

NV5 provided commissioning services during the construction of a new \$127 M central heating plant and cogeneration facility fueled by natural gas and oil. The project included a 10 MW combustion turbine and 100,000 PPH heat recovery steam generator, three packaged boilers of 125,000 PPH capacity, controls, balance of plant equipment and connection of the new plant to the existing campus steam and electric systems. It replaces an obsolete, coal-burning facility that was construction in the 1940s. The new plant significantly reduces greenhouse gas emissions.

YEAR COMPLETED: 2009



ENERGY BUILDING AND CENTRAL PLANT

NEW YORK, NY | NEW YORK UNIVERSITY MEDICAL CENTER

NV5 provided Independent Startup and commissioning Engineer for this project which consisted of the construction of a new four-story building. The Plant will deliver 150 psig steam and 13.2kV normal electrical power to newly planned buildings as well as existing loads. An emergency standby electrical power system will provide emergency power to the existing Tisch Hospital loads. The CEP will include a dual-fuel supplied standby boiler plant, normal distribution, high tension electrical power service, a gas-fired cogeneration plant and emergency standby electrical power generator system and associated auxiliary plant support and control functions.

YEAR COMPLETED: 2016



SOUTH SUBSTATION UPGRADES

MOOSE LAKE, MN | MOOSE LAKE WATER & LIGHT COMMISSION

NV5 provided design engineering to increase capacity of existing south substation due to MSOP addition. The electrical load on the existing South Substation at Moose Lake, MN grew from 3,500 kW to over 9,000 kW, as described in the Electric Utility Master Plan, dated November 5, 2007, that NV5 developed for Moose Lake. NV5 also installed SCADA equipment to provide a utility-wide control and monitoring system as well as the design, construction administration, and commissioning of standby engine-generator installations.

YEAR COMPLETED: 2013



POWER PLANT UPGRADE PROJECTS

GENOA & ALMA, WI | DAIRYLAND POWER COOPERATIVE

NV5 designed the new relay protection for a 360 MW coal fired power plant (Genoa Station) and a 430 MW coal fired power plant (J.P. Madgett Station). Both stations included upgrades to the generator protection, auxiliary power system protection, reserve auxiliary power protection, and the line protection to the unit breaker. The overall SOW for both stations included the design of the protective relay panels, relay and meter replacements in existing medium voltage switchgear, protective relay settings, transfer schemes between sources to the plant, interfacing between protective equipment and plant DCS system, and drawing creation and documentation.

YEAR COMPLETED: 2009



GENERATOR PROTECTION REPLACEMENT

LA CROSSE, WI | DAIRYLAND POWER COOPERATIVE

The Elk Mound Generation Station consists of two combustion turbines. These two dual-fuel units (fuel oil and natural gas) provide approximately 70 MW of peaking capacity to Dairyland's system. The generator protection upgrade project was completed in order to improve reliability of the station and eliminate issues from the existing generator protection system NV5 scoped and designed the installation of redundant SEL 300Gs for generator protection on both units. An SEL 351 was also used for backup overcurrent and delta bus protection when generators are not in service. NV5 provided staff for on-site support during construction and startup to ensure outage deadlines were met.

YEAR COMPLETED: 2011



NERC ORDER 754 STUDY

DULUTH, MN | MINNESOTA POWER

NV5 assisted Minnesota Power with a reliability study stemming from the NERC Order 754 regarding Single Point of Failure. The study examined eight 230kV Substations, looking for redundancy issues that could impact Protection Systems during the loss of a single piece of equipment. NV5 worked side by side with Minnesota Power protection and planning engineers in their office for a portion of the project. NV5 reviewed one-lines, tripping diagrams, and schematics to identify and document all potential single points of failure.

YEAR COMPLETED: 2014



DIGITAL FAULT RECORDER REPLACEMENT PROJECTS

WASHINGTON, DC | CONFIDENTIAL CLIENT

NV5 has performed Digital Fault Recorder (DFR) Replacements at 19 various Substations for this client. NV5 aided the client by modifying the existing three lines, DC schematics, and switchboard and device wiring diagrams in order to properly document all required statuses and values. Addition and removal prints were created where necessary. NV5 also developed new DC schematics, wiring diagrams, panel elevations, and a channel allocation spreadsheet to document the installation of the new DFR equipment at each substation.

YEAR COMPLETED: 2015

TAB C: QUALIFICATIONS OF TEAM

PROJECT TEAM STRUCTURE

Over the years, NV5 has achieved an enviable reputation for quality, integrity, and responsiveness to our clients. Because of this, we attract individuals who are excited by their work. Our commitment to quality is reflected in every job we do.

We have hand-picked a team of highly qualified professionals in all of the required disciplines for your program. Our team includes licensed civil engineers, experienced design and field staff, qualified project managers, and a diverse pool of support staff. In addition, we have included our partner, MWC, to augment our staff's experience and capability in supporting GE Frame 5, Siemens SGT-800, Siemens SST-90, and zero liquid discharge technology.

The assembled team will be overseen by **Jason Miller, PE**. Jason will be available for daily contact with Roseville Electric, vital decisions, team oversight, and overall program management.

Jason will serve as the Program Director and main point of contact. He has direct experience with Roseville Electric and in providing engineering and project management services for similar projects. Jason will oversee any project that arises under this contract and will efficiently manage the staff, schedule, and budget. He has been with NV5 for just over 3 years. Jason is based in Roseville, CA, just blocks from Roseville Electric, which will enable him to assure project commitments are being met and complete client satisfaction is achieved.

Brad Willers will serve as the Electrical Engineering Lead – Generation, Protection, & Power Systems. Brad brings more than 16 years of wide-ranging experience in the power delivery industry, including design, project management, owner's engineering, equipment procurement assistance, specification development, construction administration, commissioning and start-up activities, and EPC project delivery. Brad has been with NV5 since 2004 (16 years) and has experience with substation and power plant control and relay protection design, protective relay settings, relay panel replacements, plus coordination, power flow, voltage drop, arc flash, grounding, and short circuit studies. His expertise also includes SCADA system, indoor substation, gas-insulated switchgear, medium- and high-voltage, and substation physical design in addition to wind and solar feasibility and design.

Ben Juhnke is our Mechanical Engineering Lead - Generation. Ben is an experienced project manager with a focus on central utilities and distribution infrastructure projects and their delivery. His well-rounded project experience is start to finish, proposal generation through commissioning encompassing various project drivers, equipment types, processes, and clients across the country. He has been with NV5 for nearly a year and has over seven years of experience.

Stacey Ayuthia will be the Mechanical Engineering Lead – Central Utility Plants. Stacey is a project manager with a strong background in design, construction and commissioning of technically complex facilities, providing engineering and construction management services to a wide variety of multinational clients throughout the US, as well as in Mexico and the United Kingdom. She has been with NV5 for nine years. Stacey is a leader focused on exceeding the expectations of diverse groups of stakeholders by developing relationships, crafting sound solutions and communicating at all levels of an organization.

GENERATION - OWNER'S ENGINEER SERVICES

Tom Schubbe will act as the Generation Feasibility, Economics, and Analysis Lead. Tom has a diverse background, including technical and economic evaluation of energy and power systems (conventional fuels and renewable energy) in addition to long-range corporate strategic planning, utility financial analyses, and business planning and development. He has experience providing design, development and strategic planning services to governmental agencies, public institutions, and private corporations. Tom has been with NV5 for 25 years.

Wayne Beierman is our Electrical Commissioning Lead. Wayne has more than 41 years of experience in physical plant and project management, including supervising and managing facility construction, remodeling, and operation and maintenance of medical research, institutional, and higher education facilities. He also has experience in facility design, construction, and commissioning, plus project management for building, HVAC, and utility upgrade projects. Wayne has been with NV5 for 16 years.

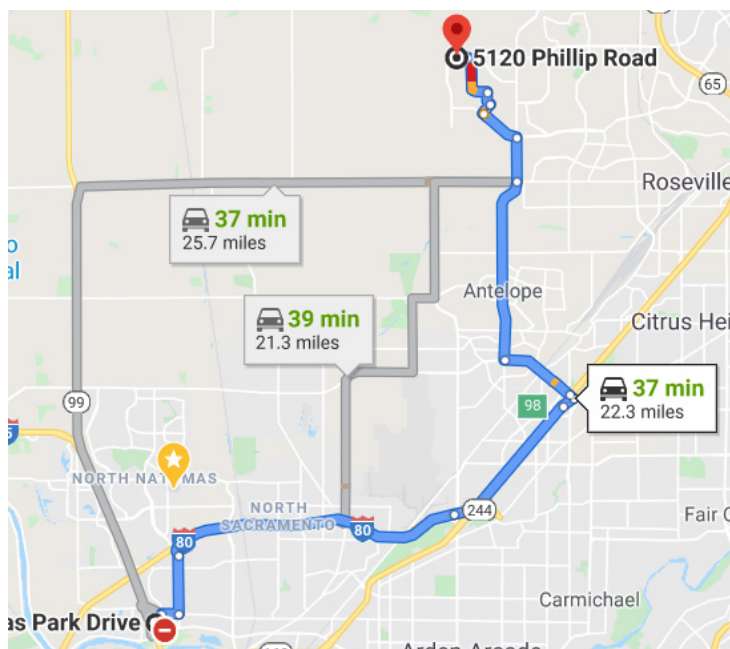
Our internal resources are readily available and have the capacity to complete any project work under this contact. The organizational chart included in this section showcases our project team and their respective roles. Brief resumes for key staff are included following the organizational chart, with long form resumes included as an Appendix.

LINES OF COMMUNICATION

An essential element of NV5's project management approach is communication. We regularly use face-to-face meetings and phone calls to keep you updated. We also use email to quickly provide progress updates, communicate with the team, Roseville Electric staff, as well as share documents.

GEOGRAPHIC INFORMATION

NV5's local office in Sacramento, CA, 22 miles from Roseville Electric, which is approximately 30-40 minutes drive time. Our project manager, Jason Miller, and multiple members of our project team reside in the City of Roseville.



GENERATION - OWNER'S ENGINEER SERVICES

PROJECT DIRECTOR			
Jason Miller, PE <i>Senior Director for Energy</i>			
DESIGN	DRAFTING	PROJECT PLANNING AND FEASIBILITY STUDIES	ENVIRONMENTAL
Brad Willers, PE Ben Juhnke, PE Stacey Ayuthia, PE Steve Swern, PE Barrett Buechler, PE Eric Rodriguez, SE Alan Ho, SE Alan Vallow, PE John Moffatt, PE Jack Abcarius, PE Chris Krier, PE Dan Klausenstock, PE James Hettinger, PE, LEED AP Richard Tomlinson, PE, QSD	Yezid Fuentes Manuel Ortiz Martin Jaimes	Tom Schubbe Barrett Buechler, PE Steve Swern, PE Jeff Dupart, PE, PMP Josh Fisher, PE Mark Webb, PE Brian Roppe, PMP Darab Bouzarjomehri, PE Shoshana Pena, LEED GA Ron Schultz, PSP Jonathan Ly	Charles Griffin Brendan Fitzsimons Eric German Tom Acuna Hilary Brinegar
	MODELING		INSPECTION
	Joel Paulson, PLS, GISP Robert Oleinik, PE		Bruce Boyer Victor Gruber Patrick Gunning Cory Branker Ed Puccetti Evan White, CSP
	DOCUMENT CONTROL AND PROJECT ADMINISTRATION	COMMISSIONING	
	Kelli Gray Sara Rhodes Shannon Hunter	Wayne Beierman Barrett Buechler, PE, PSP, PMP Nathan Germolus, PE Jonathan Ly Dan Klausenstock, PE Brad Willers, PE	
ENGINEERING REVIEW			SAFETY
Eric Rodriguez, SE Alan Ho, SE, LEED AP Alan Vallow, PE John Moffatt, PE Scott Woody, AIA, CASp			Evan White, CSP Dalene Zabel, CIH
Mountain West Consulting (MWC)			
Andrew Schaaf	Scott Whitney	Manju Bangarappa	Scott Bouchard

Brief resumes of our team are shown on the following page. Full resumes are included in the Appendix.



JASON MILLER, PE

Senior Director for Energy | Project Director

Jason has over 15 years of experience in heavy construction and utility operations within the energy industry. He has experience with design-build and EPC project delivery, utility operations, engineering for power generation project development, and managing utility safety programs. Working with both private and public entities, Jason is comfortable communicating with all levels of project stakeholders and workers to ensure fluid communication.

Location: Roseville, CA



BRAD WILLERS, PE

Senior Engineer | Generation, Protection, & Power Systems

Brad brings more than 16 years of wide-ranging experience in the power delivery industry, including design, project management, owner's engineering, equipment procurement assistance, specification development, construction administration, commissioning and start-up activities, and EPC project delivery. He has experience with substation and power plant control and relay protection design, protective relay settings, relay panel replacements, plus coordination, power flow, voltage drop, arc flash, grounding, and short circuit studies.

Location: St. Paul, MN



BEN JUHNKE, PE

Senior Engineer | Generation

Ben is an experienced project manager with a focus on central utilities and distribution infrastructure projects and their delivery. His well-rounded project experience is start to finish, proposal generation through commissioning encompassing various project drivers, equipment types, processes, and clients across the country.

Location: St. Paul, MN



STACEY AYUTHIA, PE, LEED AP
Senior Engineer | Central Utility Plants

Stacey is a project manager with a strong background in design, construction and commissioning of technically complex facilities, providing engineering and construction management services to a wide variety of multinational clients throughout the US, as well as in Mexico and the United Kingdom. Stacey is a leader focused on exceeding the expectations of diverse groups of stakeholders by developing relationships, crafting sound solutions and communicating at all levels of an organization.

Location: Verona, WI



STEVE SWERN, PE
Senior Engineer | Design and Feasibility

Steve has 11 years of experience in design and construction, aerospace, and nuclear industries. He leads teams of engineers, designers, and field construction professionals for major projects. Steve is a leader in smart grid project development and execution by leveraging his unique experience with a developer/EPC and as a utility engineering consultant. He uses this experience to lead the feasibility, system design, integration, and overall project execution for many renewable and energy storage projects.

Location: Arlington, VA



BARRETT BUECHLER, PE, PMP, PSP
Senior Engineer

Barrett brings more than 12 years of experience from the electrical power industry in several areas. His experience includes substation physical design, substation control, and relay protection design in both greenfield and retrofit projects. He provides project management experience in coordinating design and construction schedules for large-scale substation projects. He has design expertise in all aspects of substation design projects ranging from 24-345 kV.

Location: St. Paul, MN



ERIC RODRIGUEZ, SE
Senior Engineer | Structural

Eric has over 23 years of project engineering and structural design experience. His experience encompasses a variety of projects including power plants, schools, healthcare facilities, industrial, and commercial facilities. Eric also has conducted structural code compliance reviews of various power plant structures, non-building structures, and commercial and retail structures. His levels of involvement have included preparation and review of proposals, preparation and review of structural drawings, supporting calculations, and specifications, as well as construction support.

Location: Irvine, CA



ALAN HO, SE, LEED AP
Senior Engineer | Structural

Alan has over 29 years of experience in the industry and is a skilled structural engineer. He has extensive knowledge and work history performing plan review for structures and facilities of all sizes and complexity. He is proficient in ETABS, SAP2000, RISA 3-D, STAAD, and other programs used to design buildings and bridges.

Location: Sacramento, CA



ALAN VALLOW, PE
Senior Engineer | Electrical

Alan has over 35 years of experience providing electrical engineering services to public and private sector clients. He is experienced working with substation, electric transmission and high voltage projects as well as the application of state, federal and local codes, NERC/FERC, and California Public Utilities Commission regulations for these projects. Alan has developed and implemented many programs including arc flash hazard programs and battery storage systems. He has many years of experience providing insight to legal counsels, management, and employees alike.

Location: Lodi, CA



JOHN MOFFATT, PE
Project Engineer | Electrical

John has over 10 years of experience as an electrical engineer in the State of California. He has experience with multiple programs and software including PSpice, OrCad, AutoCad, Agilent Advanced Design System (ADS), Xilinx Project Navigator and ISE Design Suite, etc. In addition to his knowledge of basic software, John has exceptional experience working on high voltage projects and has performed circuit simulations, prepared reports, and reviewed and updated one-line drawings.

Location: Imperial County, CA



JACK ABCARIUS, PE
Senior Engineer | Structural

Jack has been a civil engineer in California since 1983. He has extensive experience performing QA/QC on structural projects. Jack has provided these types of design services for numerous power projects including those under CEC jurisdiction. His technical experience covers all aspects of the field from planning to final design, to construction inspection and support services. Jack is highly experienced in leading multi-disciplinary design teams.

Location: San Diego, CA



CHRIS KRIER, PE
Senior Engineer | Structural

Chris is a Senior Engineer in NV5's structural group, having 14 years of structural design and construction management experience. He provides structural design and construction management, performing inspections (both during and post-construction) and structural calculations for new structures, foundations, and walls to determine capacity of the built condition. He has diverse experience providing structural design services on projects conforming to CBC, UBC, IBC, AISC, ASCE, ACI, and AASHTO.

Location: San Diego, CA



DAN KLAUSENSTOCK, PE
Senior Engineer

Dan has over 35 years of experience with 28 of those years in the electric utility industry at San Diego Gas & Electric developing a multitude of experience in the generation, transmission, and distribution of electric power. Dan's experience at SDG&E was in the implementation of "smart grid" projects including switch automation and data acquisition systems.

Location: San Diego, CA



JAMES HETTINGER, PE, LEED AP
Project Engineer

James has over 46 years of engineering experience and progressively increasing responsibility in local public utility, land development, and public works projects. Through his involvement with all phases of project development and in working with public agencies, local utilities, developers, project architects, and project consultants, James has compiled a comprehensive background that provides valuable insight into project management, project design, and problem solving.

Location: San Diego, CA



RICHARD TOMLINSON, PE
Project Engineer

Richard is a licensed civil engineer in California and Arizona, with more than 23 years of experience in the civil engineering field. He has provided project management and engineering design on a wide variety of projects both public and private. Richard's experience covers a broad range of civil engineering designs, including utility sub-stations, photovoltaic solar power plants, utility relocations, and more.

Location: San Diego, CA



SCOTT WOODY, ARCHITECT, CBO, CASP
Senior Designer

Scott has over 19 years of experience and is proficient in the California Building, Fire, and Accessibility Codes. He maintains effective and professional working relationships with project teams including owners, designers, engineers, AHJ, IORs, subcontractors, etc. His experience includes construction document and permit review and approval processes, envelope peer review, and constructability reviews. He also has experience with alternate procurement methods.

Location: Vacaville, CA



YEZID FUENTES
Senior Designer

Yeziel has more than 14 years of experience providing surveying, design, and drafting of civil engineering plans for power delivery and infrastructure projects. He has over a decade of distribution experience, with an emphasis on distribution underground, and has extensive experience with substation getaway design.

Location: San Diego, CA



MANUEL ORTIZ
Designer

Manuel has over 13 years of experience in providing professional design, engineering, and project management services in Civil Design and Public Utilities. His experience includes Gas Distribution, Gas Transmission and Pipeline Integrity, Horizontal Direction Drill and Jack and Bore design, as well as Electric Transmission and Distribution Underground design projects along with field survey coordination. His primary area of responsibilities have been project design, project management, and project delivery and total quality assurance.

Location: San Diego, CA



MARTIN JAIMES

Designer

For 11 years, Martin has involved himself in both field and office aspects of civil engineering and land surveying. The focus areas for his project management are engineering the conversion of existing electrical overhead lines to underground system, including distribution lines and transmission lines of 69kV, 138kV, & 230kV; utility location and mapping, Engineering design for jack & bore structures, configurations of Horizontal Directional Drill structures to function as elements to avoid impacts over environmental areas, sensitive wet lands, streams and rivers.

Location: San Diego, CA



JOEL PAULSON, MA, PLS, GISP, LEED GREEN

Field Technician | Designer

Joel brings 35 years of experience in land development, taking the projects from planning stages to final construction, as well as numerous aerial control surveys, ALTA surveys, topographic surveys and construction projects. Joel has also been heavily involved in using GIS as a mapping and land planning, and analysis tools. Joel has led the effort at NV5 for using point-cloud data from ground-based scanner HDS for mapping and 3D modeling. He has developed and implemented an Unmanned Aerial System (UAS)-based LiDAR data acquisition program for power line and topographic mapping.

Location: San Diego, CA



ROBERT OLEINIK, PE

Project Engineer

Robert brings more than 12 years of experience. His expertise includes coordination; power flow; voltage drop; short circuit studies; substation and power plant control; and relay protection design, settings, and panel replacements. Robert has experience managing multiple projects, ensuring budget, schedule and quality are maintained. He routinely coordinates with other disciplines, creating project scope and cost estimates, creating design documents and drawings, and reviewing material specifications and vendor submittals.

Location: San Diego, CA



TOM SCHUBBE, EIT
Project Engineer

Tom has a diverse background, including technical and economic evaluation of energy and power systems (conventional fuels and renewable energy) in addition to long-range corporate strategic planning, utility financial analyses, and business planning and development. He has experience providing design, development and strategic planning services to governmental agencies, public institutions, and private corporations.

Location: St. Paul, MN



JEFF DUPART, PE, PMP
Project Manager

Jeff is a professional civil engineer and project management professional with 19 years of experience. He has managed a diverse spectrum of engineering and construction projects, with an emphasis in the power sector. During his eight-year tenure with CenterPoint Energy, Jeff worked as a Supervising Engineer in Transmission Project Engineering and Substation Site Development, where he provided project management, engineering, and construction support for transmission, substation, distribution, and telecommunication projects.

Location: San Diego, CA



JOSH FISHER, PE, PMP
Senior Engineer

Josh is experienced in the fields of civil and structural engineering, construction and project management, and land development. He has extensive experience in conceptual analysis and design of industrial, commercial, and residential buildings, electrical substations and switchyards, bridges, water resource structures, tank fields, towers, and parking structures.

Location: San Diego, CA



MARK WEBB, PE

Project Engineer

Mark possesses 33 years of experience in private and public projects. His experience includes electric and gas line design and relocation, erosion control and water quality, water and sewer studies, hydrology and hydraulics, grading, site planning and layout, earthwork, road design, retaining walls, pedestrian bridges, master plans, and construction observation.

Location: San Diego, CA



BRIAN ROPPE, PMP

Project Manager

Brian has over 15 years of combined experience in electric and gas utilities. He has led transmission, substation, distribution, smart-grid, microgrid, distributed energy, data analytics, system controls, and information technology projects through the entire project life cycle. Brian has also worked in a number of customer-facing roles, allowing him the ability to deliver projects with both internal and external stakeholders.

Location: San Diego, CA



DARAB BOUZARJOMEHRI, PE

Project Engineer

Darab is an accomplished professional engineer with over 34 years of experience in design and management of large-scale facilities involving federal, state, and local government agencies. Superb communication skills with proven ability to build and lead highly efficient teams, training technical staff, and communicating complex concepts in understandable terms. Highly skilled in client management, marketing, project management, budget and schedule management, and problem resolution.

Location: San Diego, CA



SHOSHONA PENA

Program Manager

Shoshana has 16 years of utility experience in operations, procurement, and program management of energy infrastructure projects and large-scale energy efficiency programs. She is skilled in collaborating with clients, contractors, and stakeholders to optimize program results, improving processes, and implementing problem resolution. She has a proven track record identifying cost savings obtained through project controls, schedule, scope management, and reducing or eliminating contractor change orders.

Location: San Diego, CA



RON SCHULTZ, PSP

Project Manager | Assistant Project manager

Ron has over 30 years of experience in project management of major capital improvement programs. He is a Certified Planning and Scheduling Professional and an Oracle certified trainer for P6 Primavera Project Management software. His work has included program management, complex CPM schedule reviews, expert CPM schedule witness testimony, time impact analysis, resource analysis, earned value Implementation, program needs assessments, writing detailed procedures and guidelines, etc. Ron's project experience includes several programs over \$1 billion in value.

Location: San Diego, CA



JONATHAN LY

Project Engineer

Jonathan has extensive experience in forecasting, planning and designing systems to serve the short- and long-term forecasted demand. He has designed distribution feeders, transmission lines and substation layouts for new load growth projects and existing infrastructure upgrades. He has conducted generation interconnection studies, ranging from distributed generation to third-party commercial for-profit generation operators. He has hands-on experience in studying, commissioning and approving non-export and export generation interconnections.

Location: San Diego, CA



WAYNE BEIERMAN, QCxP

Electrical Commissioning Lead | Senior Engineer

Wayne has more than 41 years of experience in physical plant and project management, including supervising and managing facility construction, remodeling, and operation and maintenance of medical research, institutional, and higher education facilities. He also has experience in facility design, construction, and commissioning, plus project management for building, HVAC, and utility upgrade projects.

Location: St. Paul, MN



NATHAN GERMOLUS, PE

Senior Engineer | QA/QC

Nathan has more than 31 years of experience in the electric utility industry. He has experience with all aspects of substation design both physical and control, including relay settings, distribution system studies, and standby generation facilities. Nathan has provided his design expertise to substation and transmission projects ranging from 2.4 to 500 kV, both domestically and overseas. He has provided design services for several relay coordination and enhancement studies that included load flow and fault analysis.

Location: St. Paul, MN



CHARLES GRIFFIN

Director of Environmental Compliance | Project Manager

Chuck has over 20 years of experience in compliance monitoring, project management and environmental inspection with a solid background in wildlife management and conservation. He has worked closely with federal, state and local government agencies, project owners, construction developers, contractors, and Native American tribal groups to ensure that projects are built in compliance with all environmental requirements. He is experienced with NEPA/CEQA requirements, laws, ordinances, regulations, and standards.

Location: Sacramento, CA



BRENDAN FITZSIMONS

Environmental Compliance Inspector

Brendan has more than 20 years of experience performing environmental compliance inspection and reporting, surveys, excavations, laboratory analyses, site recordation, test excavation, data recovery including the excavation and repatriation of human remains, as well as site mapping with submeter GPS. His laboratory experience includes identification, typology and cataloging of both historic and prehistoric artifacts as well as the processing of specimens for outside analysis or curation.

Location: Sacramento, CA



CHARLES (ERIC) GERMAN

Biologist/Environmental Compliance Inspector

Eric is an experienced Environmental Compliance Monitor and Biologist. His monitoring and surveying experience includes the construction of energy projects including large-scale concentrated solar generation, electric transmission and natural gas pipelines. Eric has specialized knowledge and experience with the Bureau of Land Management (BLM), California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Services (USFWS), California Energy Commission (CEC), local jurisdictional compliance regulations and other agency guidelines.

Location: Sacramento, CA

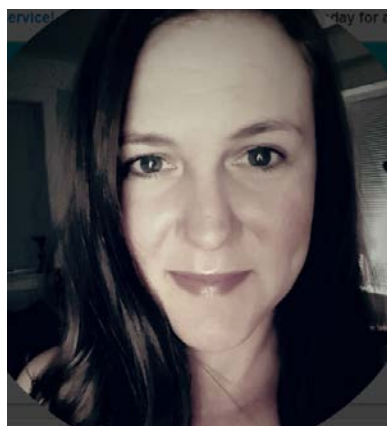


THOMAS ACUNA

Senior Environmental Specialist

Tom has over 35 years' experience obtaining local, state, and federal environmental approvals. His background includes supervising the Land Planning, Natural Resource, and Water Compliance groups for both Southern California Gas Company and San Diego Gas & Electric. The primary focus of his work was to provide environmental management, regulatory strategies, and approvals for capital projects involving various utility projects.

Location: San Diego, CA



HILARY BRINEGAR **Environmental Specialist**

Hilary has a proven track record for the successful completion of environmental clearances leading to authorization for state and federal construction projects. She supports electric utility, natural gas, renewable energy, transportation, water/wastewater systems, land development, and other infrastructure projects requiring compliance with CEQA, NEPA and other state and local regulations.

Location: San Diego, CA



BRUCE BOYER **Senior Inspector**

Bruce has over 18 years of code compliance experience with more than 14 years of specialized experience in commercial and energy infrastructure compliance. He has in depth knowledge of jurisdictional compliance requirements for local agencies including cities, counties, fire departments and planning departments as well as multiple state and federal agencies.

Location: Sacramento, CA



VICTOR GRUBER **Senior Inspector**

Victor has more than 30 years of experience providing services to the construction industry. He has served as a residential, commercial and industrial inspector for various public and private entities. Victor is a resourceful, analytical and detail-driven individual who is capable of completing multiple projects with strict deadlines. He has excellent working knowledge of construction concepts, including the ability to analyze data to develop and interpret codes.

Location: Sacramento, CA



PATRICK GUNNING

Senior Inspector

Patrick has over 30 years of precision inspection experience with a background in quality control, working with government organizations and private companies in the construction industry. He has successfully managed several multi-disciplined federal, state, city, and county government construction contracts valued from \$2 million to \$65 million within time and budget. Patrick has years of experience working as a senior inspector on energy projects throughout California. Patrick is bilingual in English and Spanish languages.

Location: Sacramento, CA



CORY BRANKER

Onsite Inspector

Cory has over 16 years of experience as a Construction Inspector with specialized experience in power generation and gas transmission construction compliance. Cory has provided inspection services to ensure compliance with applicable codes, engineer design conformance, weld procedures, regulating codes along with manufacture installation instructions and company gas standers for all construction, welding and coating applications.

Location: Sacramento, CA



EDWARD "ED" PUCETTI

Onsite Inspector

Ed has over 35 years of experience as an inspector in the construction industry. He has performed multiple functions including planner, estimator, project manager, and risk assessor for projects throughout the West. He is experienced inspecting underground electric conduit lines, mechanical/plumbing, structural, civil, and electrical components of construction. Ed has worked on many power projects including solar photovoltaic (PV), combined cycle power plants, and LNG projects.

Location: Roseville, CA



EVAN WHITE, CSP

Worker Safety | Industrial Hygienist | Environmental Compliance Inspector

Evan has over nine years of relevant experience performing monitoring and sampling. He is a veteran trainer of safety and compliance monitoring. Currently, Evan is currently providing worker safety oversight on two separate California Energy Commission projects. Evan has served as an Environmental Field Technician on the Deepwater Horizon Project in Baton Rouge, Louisiana, collecting and managing data from the onshore and offshore Gulf sampling effort.

Location: Anaheim, CA



DALENE ZABEL

Industrial Hygienist | Safety Compliance

Dalene possesses 30 years of experience in industrial hygiene and health and safety. Her areas of expertise include industrial hygiene hazard assessments for manufacturing/processing facilities, CERCLA remediation, health and safety program creation and implementation, emergency response coordination, and health and safety training. She has also worked extensively with U.S. Department of Energy (DOE) contractors on the Hanford Site, as well as the Nevada Test Site, Rocky Flats, Los Alamos and the Grand Junction Office.

Location: Richland, WA



KELLI GRAY

Document Control | Assistant Project Manager

Kelli has over 18 years of experience performing office administration, project coordination, and document control. She has experience supervising teams, preparing reports and documents, bookkeeping and accounting, data management, workflow scheduling and planning, customer service, and project management. She currently oversees and participates in document control for 4 large power generation facilities in California.

Location: Sacramento, CA



SARA RHODES

Document Control | Assistant Project Manager

Sara has over 12 years of experience in the construction industry. She works with individuals around the world to develop and maintain quality standards, conduct process improvements, and deliver projects successfully. She currently serves as project assistant for two transmission line projects under BLM jurisdiction and supports the project teams for 4 large power generation facilities in California.

Location: Roseville, CA



SHANNON HUNTER

Assistant Project Manager

Shannon has been working in the compliance industry for 10 years. She has a strong background in staff management, contract administration and project oversight. She has a proven track record of working with clients to ensure that their expectations are exceeded. She currently serves as Project Manager for 4 large power generation facilities in California under CEC jurisdiction.

Location: Sacramento, CA

MANJU BANGARAPPA

Senior Electrical Controls

Senior electrical and controls field engineer with over 24 years of experience programming, directing installation, commissioning, upgrading and providing standard maintenance of General Electric Gas and Steam Turbines. General Electric experience with GE Frame 5, 7EA, 7FA, 9E, 9FA, 6FB & 6FA gas turbine generators. Experienced in installation and commissioning of Dual fuel MNQC with Steam Injection and DLN1+ combustion systems specially designed to burn high hydrogen refinery gas.

Location: Canada





SCOTT WHITNEY

Turbine Technical Field Advisor

Turbine Technical Field Advisor (TFA) with over 24 years of experience with project work scope including being the Project Engineer for Major Overhauls and providing ownership oversight for the hired contractor to complete the work scope. Technical Field Advisor for Alstom Power on steam turbine and generator overhauls and retrofits.

Location: Arizona



SCOTT BOUCHARD

Turbine Technical Field Advisor

Turbine Technical Field Advisor (TFA) with over 15 years of experience with Siemens OEM and Siemens owned (Alstom) steam turbines ranging from 30 –150 MW, models include SST-600, SST-700, SST-800 and SST-900.

Experience with General Electric G2 568 MW outage planning, G2 468 MW steam admission valve inspection, D11 229MW ESP upgrade, G3 750MW HP/IP dual LP complete LP internal retrofit, 600MW HP/LP side by side cross compound valve overhaul, EHC maintenance and generator rewind support.



ANDREW SCHAAF

Senior Project Manager

More than 19 years of power experience encompassing plant owners engineer, permitting, engineering, design, procurement, construction, plant modification, operations and maintenance, decommissioning and demolition, and remediation and site restoration. His experience encompasses more than 15 power plants that stretches across the full power spectrum to include coal, natural gas, and oil-fired power plants. He is also experienced as an expert witness resolving construction claims and disputes. He lessons learned from dispute resolution is useful in controlling current projects.

TAB D: PROJECT UNDERSTANDING

PROJECT UNDERSTANDING

It is our understanding that Roseville Electric is looking for more than just another task-oriented engineering firm, rather a team of generation professionals who can act as an extension of City engineering resources. Roseville wants a team that is responsive, listens closely for the problem statement, and supports the work from start to finish, plain and simple. The services requested are generally intended to support the continuity of operations at both the REP and RPP2; assist in implementing Generation's capital plan; provide a flexible bench to assist the City as it responds to both known and unknown challenges to uptime, compliance, and dynamic energy markets; and support the construction and implementation phase of design changes and process modifications.

APPROACH TO PROVIDING SERVICES

Except in cases where projects have been fully defined and scoped by the client beforehand, our process begins with asking "why?". We solicit as much client feedback as possible before moving to developing solutions or alternatives. Why are we doing this? Is the root cause completely understood? Sometimes the best project is one that doesn't have to be undertaken because a problem can be solved more simply. In cases where a project is warranted, with the problem statement well defined and agreed upon, our next step is determining the desired outcome. In solving the problem statement, understanding your constraints guides the development of the solution. NV5 would provide services in the larger context of the Generation Division's mission and consistent with its priorities of safety, compliance, and reliability.

Whether it's re-designing a specific process, implementing a new system, or providing construction/contractor support, we propose a collaborative approach to issues that would factor in the considerations you face every day:

- **Safety:** does this design sustain or improve the current Generation standards for safety?
- **Operability/Ease of Maintenance:** designs that look great on paper but can it be readily serviced and can operations operate the system as they see fit?
- **Compliance:** are there any unforeseen impacts to our regulatory obligations from this change?
- **Constructibility:** is there a more economical way to accomplish the same goal and preserve design intent?

MAJOR CHALLENGES TO ACHIEVING THE CITY'S STATED GOALS

It is our experience that Municipal procurement can be a major challenge to project implementation due to public contracting regulations and Public Agencies' general fiduciary responsibility to the community. NV5 anticipates this and can support Roseville Electric by providing specifications and RFP technical documentation that comply with public contracting requirements, allow for apples-to-apples bids, or adequately justifies selection of the highest-value choice or most qualified contractor instead of simply the lowest bidder. This would be a consideration in all of our work product.

Another specific challenge to achieving the City's goals is the consistent operation of RPP2. Apart from obvious issues relating to vintage and the "unique features" of the Nuovo Pignone Frame 5's, there are also physical and logistical challenges to bringing these units in line with Roseville Electric's asset expectations. The packages don't lend themselves to conventional replacement/upgrading, and knowledge of these particular units is becoming sparse among the gas turbine community. NV5 proposes partnering with well-known industry experts, like MWC, on these units to resolve issues.

GENERATION - OWNER'S ENGINEER SERVICES

REP staff has done an outstanding job operating the Zero Liquid Discharge system since the plant became operational, especially considering that it was essentially the first ZLD system of its kind at the time. However, the nature of the original design and interactions of multiple disparate processes is such that there are always unforeseen challenges relating to system upsets, seasonal variations in water quality, capacity and throughput, equipment failure, and even legacy control system issues. NV5 can support Generation with any degree of resolution that's required, from system evaluation to equipment upgrades to process additions/alterations.

IDENTIFY ANY ISSUES THAT MAY REQUIRE SPECIAL CONSIDERATION FOR THIS PROJECT

Some items to consider would include:

- **Compliance.** REP is in the compliance phase of the project (03-AFC-01C) and as such is subject to all of the Conditions of Certification required by the AFC. NV5 has a close working relationship with the CEC and its team has actually served as a CEC Delegate CBO on over 40 power plant projects in California. NV5 will leverage this relationship and deep understanding of CEC regulations in the formulation of any proposed designs or changes affecting these LORS.
- **Change Management.** In order to conform to Generation's management of change (MOC) process, some additional coordination will be required in order to successfully vet and commission changes, and to certify that new systems are safe to operate. NV5 is prepared to participate in this process as needed.

Roseville Energy Park (REP) and Roseville Power Plant 2 (RPP2) represent two components of thermal generation resources available to Roseville Electric to serve present and future demands of the customer base. The capacity of these plants is connected to the Roseville distribution system. The plants are part of an overall power supply portfolio consisting of thermal generation, renewable generation, large hydroelectric generation and market purchases. The scope of this power supply provides the basis for serving customer load requirements while complying with legislative and regulatory requirements governing utility operations such as renewable portfolio standards and greenhouse gas emissions.

The increasing requirements of the renewable portfolio standard and growing prevalence of customer-owned (behind the meter) renewable energy systems are introducing greater variability and intermittency on the electric grid. Dispatchable capacity such as REP and RPP2 is an asset that can be used to manage/react to the intrinsic variability and intermittency of renewable energy. Future operation and potential enhancement of REP and/or RPP2 should be identified and evaluated in the context of monthly peaking requirements, seasonal performance and response to changing ramp rates, and flexibility to mitigate potential energy imbalances. The viability of potential enhancements must also account for changes in greenhouse gas emissions, capital cost and electric rate implications, and mitigation of capital risk in volatile energy and capacity markets, and inherent uncertainty of legislative and regulatory requirements.

IDENTIFY ANY UNIQUE APPROACHES OR STRENGTHS THAT YOUR FIRM MAY HAVE

In addition to its deep bench of generation professionals, the proposed project manager Jason Miller worked for Roseville Electric's Generation division and is highly familiar with the people, assets, history, and general business practices of both REP and RPP2. NV5 believes this creates value for the City as there is little to no learning curve required. Additionally, NV5 believes a critical success factor is the ability to have eyes on the issue(s) at hand; there is no substitution for being present on site vs. over the phone or email. With a local project manager (who lives 1.7 miles from the Energy Park), there will be no travel expenses related to traveling to the REP or RPP2, unless team members from other offices are asked to attend.

GENERATION - OWNER'S ENGINEER SERVICES

NV5 also brings an extensive basis of utility project experience including design of substations and transmission lines, design of generating capacity (engine generator sets and combustion turbine generators: baseload, stand by and peaking) for municipal, university and industrial clients, and design and integration of renewable energy systems and battery energy storage systems, and commissioning of utility generating capacity and control systems. This experience is complemented through directly relevant expertise in:

- CAISO regulations and operating protocol affecting the operation and potential value of generating assets
- Formulation of delivery strategies to mitigate operational and capital risk of utility investment through utility service agreements, performance contracts, public private partnerships

TAB E: PROJECT PLAN

DETAILED DISCUSSION OF FIRM'S APPROACH TO THE SUCCESSFUL IMPLEMENTATION OF THIS PROJECT

If selected, NV5 would schedule a kickoff meeting with Generation staff, with representatives from Engineering, Maintenance, Operations, and any other staff that would be appropriate for the meeting. The goal of this meeting is to make introductions, establish performance expectations, and provide a high-level introduction to the major projects underway or under consideration. If needed, NV5 can also coordinate with the incumbent consultant for any document or information handover prior to or following this meeting.

With an understanding of Generation's priorities and major project status, we would create a task portfolio and tracking sheet in order to monitor the status of various in-progress projects and tasks. This would serve multiple purposes:

- a. Assignment of a unique identifier to each project or task for easy cross reference (nomenclature can be chosen by the City if preferred, if not NV5 will use its default standard)
- b. Allow for expenditure accounting by project, and project status where explicit work scope is involved
- c. Create transparency in the invoicing process and allow for overall contract expenditure monitoring

With project understanding and tracking established, the NV5 project manager would assign internal staff and resources to the respective projects and tasks as required, and commence work.

While NV5 is fully capable of performing autonomously, we believe that routine feedback and communication is essential to project success. We would like to establish regular check-ins to discuss project status, share lookaheads, any upcoming coordination required, and resolve any issues that may arise. These would be at the discretion and frequency determined by the City.

THOROUGH DISCUSSION OF METHODOLOGIES WE BELIEVE ARE ESSENTIAL TO ACCOMPLISHING THE PROJECT

Regardless of the assignment, the following generalizes what NV5 believes are the essential methodologies to project success, in no particular order:

Consistency. The greatest ideas and plans are worthless if project principals lack the discipline to follow through on their commitments, and let the inertia and excitement of initial planning fall to the backburner with time. NV5 prides itself on the ability to push a project through, from start to finish, and holds all team members accountable for deliverables. NV5 succeeds in this regard by swiftly correcting potential issues internally before they ever become evident to the client.

Communication. This is always an essential component of any project, but NV5 sees this as extending beyond communication between the City and consultant's project managers. To the extent that it's productive, NV5 believes that collaboration yields greater results with the least amount of time spent; having all the right people in the room once or twice is ultimately less expensive than attempting to transfer information across multiple teams and separate meetings. This approach must be managed carefully in order to stay on target, and this is something we do well.

GENERATION - OWNER'S ENGINEER SERVICES

Context. This is probably our greatest strength, not solving problems in a vacuum. Our teams and their practical, real-world field experience is what allows us to think like your teams, to ask the right questions, and to develop solutions that will actually work and be something Generation can live with for the remainder of the plant's useful life. We're plant people, we understand that there are many moving parts to the decision-making process, and we actively encourage clients to take a multiple stakeholder approach in order to facilitate the optimum approach.

Transparency. Something poorly understood, this is a component that is required of both the consultant and the client. The consultant is obligated to be forthright and honest in all dealings, whether it's admitting fault or underestimating what's required to accomplish a certain task. For project success, the client must likewise be straight about it's true needs, ability to support the consultant in the performance of their duties, and expectations. It's NV5's experience that when there is a basic trust and both parties are acting in good faith towards a common goal, project outcomes often exceed expectations.

PROJECT SCHEDULE

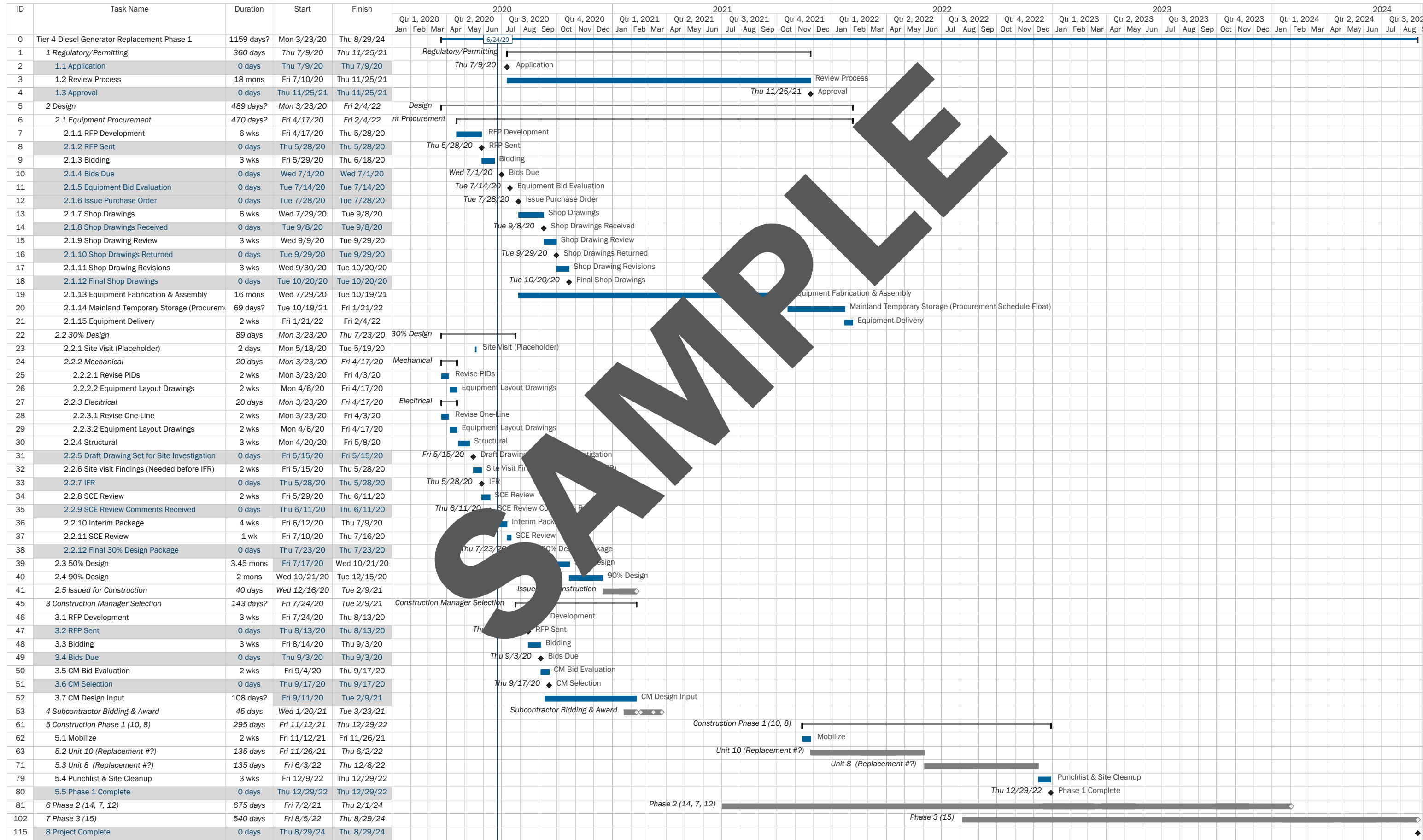
On the following page we have included an example project schedule. We understand that specific projects are not determined yet, which makes creating a project schedule difficult. To demonstrate that our team understands timelines for similar projects and deliverables, we have included a sample schedule that outlines various milestones. For each project, we will work with Roseville Electric's team to fully understand expectations, scope of work, and internal schedules before we develop a project schedule. We use Microsoft Project and Primavera primarily, but we are able to use other software solutions if requested by Roseville Electric.

PROJECT STAFF

Our organizational chart includes a wide range of experts in the power generation and utility industry. Even though we have a robust team, not all of these individuals will support every project under this contract. We fully believe in identifying the right team for each specific project based on their backgrounds, experience, and demeanor. We have included a number of individuals to ensure we have the availability and appropriate skills for each and every project.

Even though we hand pick our team members for each project, we will ensure continuity and consistency by maintaining our Project Director, Jason, and a select few other key individuals who will be involved regularly.

Tier 4 Diesel Generator Replacement Phase 1
PROJECT SCHEDULE REV.D



TAB F: COST PROPOSAL

Our cost proposal is provided in a separate sealed envelope, as required in Section 6.8 of the RFP document.

TAB G: REQUIRED STATEMENTS/DOCUMENTS

NON-SUBSTITUTION OF STAFF

NV5 assures that the designated project team, including subconsultants or subcontractors, if any, is used for this project. Departure or reassignment of, or substitution for, any member of the designated project team, subconsultants, or subcontractors shall not be made without the prior written approval of the City.

CONFLICT OF INTEREST

NV5 warrants that no official or employee of the City has an interest, has been employed or retained to solicit or aid in the procuring of this resulting contract, nor that any such person will be employed in the performance of such contract without immediate divulgence of such fact to the City. NV5 has no conflicts of interest.

INDEMNIFICATION AND INSURANCE

NV5 can meet the indemnification and insurance requirements as identified in the sample contract.

PROPRIETARY INFORMATION

Nothing contained in this submittal is proprietary.

Attachment A

PROPOSER'S CERTIFICATION

I hereby propose to furnish the goods or services specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to ninety (90) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same product or service; that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

NV5, Inc.

NAME OF BUSINESS



SIGNATURE

Kevin J. Wedman Senior Vice President

NAME & TITLE, TYPED OR PRINTED

2525 Natomas Park Drive, Suite 300, Sacramento, CA 95833

MAILING ADDRESS

916.600.9964

TELEPHONE NUMBER

kevin.wedman@nv5.com

EMAIL

Type of Organization:

☐ Sole Proprietorship

☒ Corporation

CA State of Incorporation

☐ Partnership

☐ Limited Liability Company

TAB H: EXCEPTIONS

NV5 has reviewed the Scope of Services, requirements of the RFP, and the Sample Contract (Attachment B). We do not take any exception to the terms contained, and will be able to successfully negotiate a contract should we be selected.

TAB I: COMPETENCY OF PROPOSERS

NV5 has no claims or litigation within the last 7 years which would impact its projects or the financial stability of the company. NV5 has been established for over 70 years, and there have been no claims or litigation that would adversely affect the company during this period of time.

We have not had a contract terminated for breach.

APPENDIX A - RESUMES



JASON MILLER, PE

Senior Director for Energy | Program Director

Jason has over 15 years of experience in heavy construction and utility operations within the energy industry. He has experience with design-build and EPC project delivery, utility operations, engineering for power generation project development, and managing utility safety programs. Working with both private and public entities, Jason is comfortable communicating with all levels of project stakeholders and workers to ensure fluid communication.

Project Experience

HUNTINGTON BEACH ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION / AES

Lead Mechanical Engineer. Providing plan review oversight and mechanical/compliance/life safety plan review for the Huntington Beach Energy Project (HBEP). This 640MW 2x1 combined cycle project consists of two General Electric (GE) F-Class EGTs and one Siemens steam turbine developed by AES. As DCBO NV5 acts on behalf of the California Energy Commission (CEC) and provides independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS).

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/AES

Lead Mechanical Engineer. Providing plan review oversight and mechanical/compliance/life safety plan review for the Alamos Energy Center (AEC). This 640MW 2x1 combined cycle project consists of two General Electric (GE) F-Class EGTs and one Siemens steam turbine developed by AES. As DCBO NV5 acts on behalf of the California Energy Commission (CEC) and provides independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS).

STANTON ENERGY RELIABILITY CENTER

CALIFORNIA ENERGY COMMISSION / W POWER

Lead Mechanical Engineer. Providing plan review oversight and mechanical/compliance/life safety plan review for the Stanton Energy Reliability Center (SERC). The project consists of two General Electric (GE) LM6000-based EGTs which is a Hybrid EGT developed by GE and Wellhead Power Solutions. The EGT combines a combustion gas turbine with an integrated 20MW Li-ion battery storage component. As DCBO NV5 acts on behalf of the California Energy Commission (CEC) and provides independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS).

EDUCATION

BS, Mechanical Engineering,
2005 - California State
Polytechnic University, Pomona

MS, Global Energy Management,
2013 - University of Colorado,
Denver, School of Business

NFPA: Certified Wildfire Mitigation
Specialist (CWMS)

EXPERIENCE

15+ years

REGISTRATIONS

Mechanical Engineer, CA
#M34806 Expires 03/31/2022

NFPA Certified Wildfire Mitigation
Specialist (in progress)

HAZWOPER

SKILLS AND EXPERIENCE

Proficient in the use of: @Risk
and Crystal Ball Risk Modeling,
Primavera P6, Microsoft
Project, Microsoft Office Suite,
Sharepoint, AutoCAD, VBA for
Excel

OSHA Competent Person

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience Continued

NV5, SACRAMENTO, CA

SENIOR DIRECTOR FOR ENERGY / ENGINEERING MANAGER / LEAD MECHANICAL ENGINEER

Perform power plant and related infrastructure design reviews, code analyses, and field inspection/support under delegation from the California Energy Commission. Practice areas include: ASME code vessels and piping, NFPA/OSHA facility and operational reviews, CUPA coordination and hazardous materials management, fire protection, power generation regulatory compliance, testing and commissioning oversight. Support clients and other business units in adjacent industries with hazard mitigation, code compliance and program management (NFPA/NEC, NESC, 49 CFR, ASME, SPCC/ARP/RMP, UST, CPUC General Orders, NERC Reliability Standards, Various local programs and regulations).

RENAISSANCE FOOD GROUP, RANCHO CORDOVA, CA

DIRECTOR OF ENGINEERING

Key responsibilities: energy systems management; non-food regulatory compliance management; capital project development; planning, budgeting, and reporting; engineering support of operations and maintenance.

ROSEVILLE ELECTRIC, ROSEVILLE, CA

SENIOR POWER PLANT ENGINEER / MAINTENANCE PLANNER

Key responsibilities: regulatory compliance, capital planning, budgeting, and reporting; engineering support of operations and maintenance; maintenance program design; program and project management; high value procurement; asset management; strategic planning. Introduced both safety and regulatory criteria in maintenance planning methodology. Created 5-year strategic plan to address market/regulatory threats to the Division. Developed asset- and risk-based capital planning methodology, leading to 5-year capital improvement plan. Worked closely with maintenance to troubleshoot and develop system/process changes to major plant challenges. Supported operations in the delivery of safe, compliant, and reliable power.

REP TURBINE OVERHAUL AND CONTROLS RETROFIT

Oversaw a team of 40+ Siemens craft workers and engineers to perform major gas and steam turbine overhauls on SGT-800s and SST-900. Scope of work included splitting the case on all 3 turbines, reconditioning rotating and fixed assemblies, inspecting gearboxes and generators, implementing Siemens technical bulletins and other opportunistic upgrades during extended outage. Also managed various plant major maintenance items performed concurrently with outage. Performed compliance testing as part of re-commissioning.

REP FLENDER GEARBOX REPAIR (SGT-800)

Proactively replaced gearset due to "unacceptable wear pattern" as prescribed by Siemens. Due to unorthodox nature of the work (gears were never intended to be changed), worked with Siemens to develop an approach that worked for the relatively tight arrangement of the SGT package and nearby facilities. Attempted to work closely with Siemens and Flender to determine root cause(s) of premature failure, and subsequent failure of other unit.

REP T3000 CONTROLS RETROFIT

Managed a team of 20+ craft workers and Siemens engineers to perform a turbine controls retrofit due to aging and obsolete system(s). Oversaw team that integrated controls from turbine OEM's with legacy balance of plant systems, developed control hardware architecture and layout, coordinated with RE OT personnel. Interfaced with compliance staff in order to replace obsolete protection systems and determine testing/coordination schedule and scope. Managed system commissioning and associated compliance testing of new/re-commissioned systems.

RPP2 CONDITION ASSESSMENT

Engaged the services of a third party consultant to address the unending parade of issues presented by the RPP2 peaker units. The goal was to prepare an objective report, with input from recognized Frame 5 experts (MD&A) and cost estimates for updating and upgrading the areas of: Ansaldo AVR and GCBs, Woodward Controls system, remote operation and monitoring scheme, various mechanical and electrical BOP systems, implementing GE TSBs related to the turbines proper, and other lower priority but important subsystems. Developed project budget(s) and options based on the report.



EDUCATION

BS, Electrical Engineering,
University of Minnesota

EXPERIENCE

16 years

REGISTRATIONS

Registered Professional Engineer,
Electrical: CT #PEN.0029006,
IA #20564, MN #47192,
NJ #24GE05135900, VT
#018.0077116

AFFILIATIONS

Institute of Electrical and
Electronics Engineers (IEEE)

Institute of Electrical and
Electronics Engineers Power &
Energy Society (IEEE PES)

BRAD WILLERS, PE

Electrical Engineering Lead – Generation, Protection, & Power Systems

Bradley brings more than 16 years of wide-ranging experience in the power delivery industry, including design, project management, owner's engineering, equipment procurement assistance, specification development, construction administration, commissioning and start-up activities, and EPC project delivery.

He has experience with substation and power plant control and relay protection design, protective relay settings, relay panel replacements, plus coordination, power flow, voltage drop, arc flash, grounding, and short circuit studies. His expertise also includes SCADA system, indoor substation, gas-insulated switchgear, medium- and high-voltage, and substation physical design in addition to wind and solar feasibility and design.

Project Experience

CAPITAL GRID OWNER'S ENGINEER - HARVARD SUBSTATION, MOUNT VERNON SUBSTATION, TAKOMA SUBSTATION, CHAMPLAIN SUBSTATION

CONFIDENTIAL CLIENT | WASHINGTON, DC

The Capital Grid Program includes rebuilding three existing (Takoma, Harvard, and Champlain) one new (Mt Vernon) 230kV indoor substation within the District of Columbia. As the client's Owner's Engineer for all four substation designs, NV5's involvement ranges from creation of design basis documents that are used as standard for substation subsystems' design and creation of standard P&C design schemes (functionals), zoning approval support to overall reviews of all engineering packages and additional project engineering and subject matter expert support to the client.

NORTH & SOUTH SUBSTATION GENERATOR INSTALLATION

MOOSE LAKE WATER & LIGHT | MOOSE LAKE, MN

NV5 developed the construction and equipment procurement plans and specifications to implement the Mater Plan's recommendations for the North Substation. NV5 contributed design, construction, and commissioning of a SCADA system that monitors the north 69 kV substation, 4,160-volt metalclad distribution switchgear, and two 4,160-volt standby engine-generators. NV5 provided design engineering to increase capacity of existing south substation due to MSOP addition. NV5 also installed SCADA equipment to provide a utility-wide control and monitoring system as well as the design, construction administration, and commissioning of standby engine-generator installations.

GENERATION ADDITION

MOOSE LAKE WATER & LIGHT | MOOSE LAKE, MN

NV5 developed procurement specifications for three high speed diesel engine-generators and installation plans and specifications to install and commission these units. The procurement specifications included one 2 MW, 4,160-volt open unit to be installed in the existing power plant, and two stationary 2 MW, 4,160-volt units in dedicated walk-in weather enclosures to be installed at the owner's South Substation.

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience Continued

TWIN CITIES RELAY, METER, SCADA UPGRADE

UNIVERSITY OF MINNESOTA | ST. PAUL, MN

The University of Minnesota constructed a new combined heat and power (CHP) facility to provide baseload generation. Our project involved upgrading relays in three 15 kV switch stations as part of integration with the new CHP facility and connecting the system into a campus-wide SCADA network. NV5 provided relay settings for all new relays and updated the settings for an additional 24 existing SEL-351S relays.

SE STEAM PLANT SWITCHGEAR EVALUATION

UNIVERSITY OF MINNESOTA | MINNEAPOLIS, MN

NV5 supported the University of Minnesota in evaluating legacy switchgear within the SE Steam and Generation Plant. A misoperation triggered the need to investigate the existing documentation and field verify the existing wiring within the plant switchgear. NV5 worked in conjunction with University Electrical Technicians to field document all existing wiring and document any discrepancies between switchgear manufacturer drawings, plant electrical drawings, and actual field wiring. Upon completion of this effort, NV5 then recommended wiring and control scheme changes to allow for more reliable operation of the plant switchgear.

ELK MOUND COMBUSTION TURBINE GENERATOR PROTECTION REPLACEMENT

DAIRYLAND POWER COOPERATIVE | ELK MOUND, WI

The Elk Mound Generation Station consists of two combustion turbines. These two dual-fuel units (fuel oil and natural gas) provide approximately 70 MW of peaking capacity to Dairyland's system. The generator protection upgrade project was completed in order to improve reliability of the station and eliminate issues from the existing generator protection system. NV5 scoped and designed the installation of redundant SEL 300Gs for generator protection on both units. An SEL 351 was also used for backup overcurrent and delta bus protection when generators are not in service. NV5 provided staff for on-site support during construction and startup to ensure outage deadlines were met.

GENOA AND J.P. MADGETT POWER PLANT - PROTECTION REPLACEMENT UPGRADES, BAGHOUSE ADDITION, ARC FLASH PROTECTION UPGRADE, AUTOMATION SCHEME DEVELOPMENT

DAIRYLAND POWER COOPERATIVE | GENOA, WI

NV5 designed the new relay protection for a 360 MW coal fired power plant (Genoa Station) and a 430 MW coal fired power plant (J.P. Madgett Station). Both stations included upgrades to the generator protection, auxiliary power system protection, reserve auxiliary power protection and the line protection to the unit breaker. The scope of work included the design of the panels, and coordination of the installation during plant outages, relay settings, and the commissioning of the new protection with plant operations. Both projects were completed successfully within the allotted outage schedule. The Genoa project was completed in nine weeks from the start of the design to the completion of the panel commissioning.

ALMA SUBSTATION/JPM POWER PLANT PROTECTION REPLACEMENT, JPM BAGHOUSE ADDITION, FAST TRANSFER SCHEME DEVELOPMENT, RELAY REPLACEMENT

DAIRYLAND POWER COOPERATIVE | ALMA, WI

NV5 redesigned part of the Alma generating station/substation to parallel three 20 MVA steam powered turbine generators to a common 13.8 kV bus. We performed both the physical design and control design. The design included 15 kV outdoor metal-clad switchgear with three circuit breakers that connected to a 15 kV air insulated bus. The design included rewiring existing protective relays and the addition of new Schweitzer electronic relays. NV5 programmed the protective relays (transformer differential, breaker differential, breaker failure, and sync-check), and provided construction cost estimates, construction specifications, and procurement specifications.

MILTON R. YOUNG POWER PLANT UNIT 1 PROTECTION UPGRADE & RELAY REPLACEMENT

MINNKOTA POWER COOPERATIVE | CENTER, ND

Project engineer for the replacement of relay panels for generator, transformer, bus, and overall system protection.



LOCATION

St. Paul, MN

EDUCATION

BS, Mechanical Engineering,
Iowa State University

EXPERIENCE

7 years

REGISTRATIONS

Registered Professional Engineer,
Mechanical: MN #55890, IA #
P26037, WI #47118-6

AFFILIATIONS

American Society of Mechanical
Engineers

International District Energy
Association (IDEA)

BEN JUHNKE, PE

Mechanical Engineering Lead - Generation

Ben is an experienced project manager with a focus on central utilities and distribution infrastructure projects and their delivery. His well-rounded project experience is start to finish, proposal generation through commissioning encompassing various project drivers, equipment types, processes, and clients across the country.

Project Experience

CATALINA TIER 4 DIESEL/GENERATOR REPLACEMENT

SOUTHERN CALIFORNIA EDISON | FRESNO, CA

NV5 is developing a plan and approach with the client to replace the diesel generators and upgrade to lower emissions models. The site is unique with only a small tourist town nearby rather than access to traditional construction industry infrastructure, such as concrete & steel suppliers at hand, requiring the NV5 team to creatively solve the project challenges with materials ferried from the mainland.

UNIVERSITY OF WISCONSIN - MADISON CAMPUS UTILITIES MASTER PLAN

STATE OF WISCONSIN/WISCONSIN DEPARTMENT OF ADMINISTRATION | MADISON, WI

NV5 is providing engineering services for this project which includes preparing and providing advanced planning for replacement, relocation and/or construction of thermal utilities (steam and chilled water), electrical utilities (primary electric/signal communications), and civil utilities (domestic water, sanitary sewer and storm sewer) and the replacement of chilled water piping.

POWER PLANT CAPACITY EXPANSION

UNIVERSITY OF IOWA | IOWA CITY, IA

NV5 provided commissioning services for the Main Power Plant - Capacity Expansion Project. This project adds steam capacity to the existing power plant by installing 175 klb/hr boilers supplying steam at 535 psig. Back-pressure turbines produce 4 MW electrical power.

COMPRESSED AIR PLANT REPLACEMENT

BRIDGESTONE AGRICULTURAL TIRE | DES MOINES, IA

NV5 provided engineering services for the replacement of a compressed air plant which will add two TA 3000 air compressors, air receivers, and associated piping to the existing plant.

NORTH CHILLED WATER PLANT SCHEMATIC DESIGN

DARTMOUTH COLLEGE | HANOVER, NH

NV5 has been retained to develop a recommended Campus CHW System Transition Plan and is providing schematic design for the first stage of implementation as the campus moves away from steam to hot water.

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience Continued

SCRUBBER WATER FOR BENEFICIAL USE*

GREAT RIVER ENERGY | UNDERWOOD, ND

Evaluated a third-party scrubber waste product conversion process to address future emissions and recover material currently landfilled on site.

4.5 MW CENTRAL HEATING PLANT CO2 AND EMISSIONS REDUCTION*

HEARTLAND CORN PRODUCTS | WINTHROP, MN

Project engineer for a 4.5 MW combined heat and power installation with future expansion space to island the plant from the electrical grid.

COGENERATION STUDY*

SHOW ME ETHANOL | CARROLLTON, MO

Analyzed existing plant loads and required connections and recommended a gas turbine/HRSG sizing.

GAS TURBINE COMBINED HEAT AND POWER*

UNIVERSITY OF NOTRE DAME | NOTRE DAME, IN

Project engineer for a dual unit, 11 MW, 180,000 lb/hr (total output) combined heat and power installation producing superheated steam. Project required natural gas compression due to low pressure available from the local utility.

REMOTE CHILLED WATER PLANT*

UNIVERSITY OF NOTRE DAME | NOTRE DAME, IN

Project engineer for a thermal energy storage system comprised of 4,000 tons of installed chiller capacity with a 16,000-ton per hour tank capable of discharging to the campus chiller water network at 8,000 tons.

SOUTH BEND HYDROELECTRICITY*

UNIVERSITY OF NOTRE DAME | SOUTH BEND, IN

Project manager for a 2.5 MW run-of-the-river facility utilizing a first of its kind product in the US. Identified need for smaller increments in power production to meet available flow conditions and economic restrictions. Analyzed historical flow data and developed model to predict electrical output.

COMBINED HEAT AND POWER INSTALLATION*

PENNSYLVANIA STATE UNIVERSITY | UNIVERSITY PARK, PA

Performed analysis of the options, recommendation of the system configuration, and procurement packages for the gas turbine, heat recovery steam generator, and steam turbine to add electrical capacity to the existing power plant.



LOCATION

Verona, WI

EDUCATION

Advanced Management Certificate,
University of Wisconsin School of Business

MEng, Professional Engineering Management,
University of Wisconsin

BS, Architectural Engineering,
University of Kansas

EXPERIENCE

25 years

REGISTRATIONS

Registered Professional Engineer,
Mechanical: IL #62055945, WI #34013-006

LEED Accredited Professional

AFFILIATIONS

International District Energy Association (IDEA)

STACEY AYUTHIA, PE, LEED AP

Mechanical Engineering Lead – Central Utility Plants

Stacey is a project manager with a strong background in design, construction and commissioning of technically complex facilities, providing engineering and construction management services to a wide variety of multinational clients throughout the US, as well as in Mexico and the United Kingdom. Stacey is a leader focused on exceeding the expectations of diverse groups of stakeholders by developing relationships, crafting sound solutions and communicating at all levels of an organization.

Project Experience

OWNER'S TECHNICAL REPRESENTATIVE - THERMAL SERVICES

MILWAUKEE REGIONAL MEDICAL CENTER | MILWAUKEE, WI

As Owner's Representative, NV5 supported MRMC Thermal throughout the multiple stages of purchasing, transitioning, and upgrading the boiler and chilled water plants and distribution systems for their ownership and operation. NV5's duties included, but were not limited to, verification of design and installation effectiveness and quality, long-term operational and maintenance reviews, value engineering, risk analysis of options, budget and schedule management, commissioning of second boiler plant, selection of contractors and major equipment, selection of plant operation organization and support on contracts, utilization of Wisconsin's energy savings rebate program, construction and Title V air permit submissions, and conflict resolution.

BIOMASS COGENERATION

GUNDENSEN LUTHERAN MEDICAL CENTER | LA CROSSE, WI

NV5 designed a biomass cogeneration system for the La Crosse Campus consisting of a 26,000 PPH high pressure steam boiler, 400 kW steam turbine generator, and a biomass fuel system, as well as provided emissions information and technical assistance with the preparation of the air permit necessary for development and operation of the new biomass cogeneration system.

SUBSTATION REPLACEMENT

UNIVERSITY OF WISCONSIN | RIVER FALLS, WI

NV5 designed a new substation to serve the ultimate campus to provide redundancy of power sources, ease of operation and maintenance, and remote monitoring of equipment status and energy usage. The substation consists of two Utility Metering Cabinets, two substation power transformers, a two-bus lineup of 5 kV-class metalclad switchgear in an outdoor walk-in enclosure, with architectural walls and gates and an engineered grounding system. NV5 also designed electrical manholes and ductbank systems to expand loop-type distribution on campus. New padmounted medium voltage switches are provided to serve campus buildings.

Project Experience Continued

STEAM CONDENSATE UTILITY REPLACEMENT

CAPITOL HEAT AND POWER PLANT | MADISON, WI

NV5 designed the replacement of steam and condensate piping in the heart of Madison. One run is under a state highway – with various utilities packed below grade. Extreme amount of coordination to perform the work is required.

UTILITY REPLACEMENT PLANNING

UNIVERSITY OF WISCONSIN | MADISON, WI

NV5 is providing engineering services for this project which includes preparing and providing advanced planning for replacement, relocation and/or construction of thermal utilities (steam and chilled water), electrical utilities (primary electric/signal communications), and civil utilities (domestic water, sanitary sewer and storm sewer) and the replacement of chilled water piping.

UTILITIES – INCREASE CHILLED WATER CAPACITY

IOWA STATE UNIVERSITY | AMES, IA

NV5 provided the study, engineering design, construction support, and worked with the client throughout the entire project to install 7,000 tons of capacity using two series-counter flow electric chillers on VFDs, upgrades to the campus infrastructure including extension of the campus electrical distribution system, and new 13.8 kV and 4160 kV switchgear at the plant. It also required substantial amount of electrical and chilled water distribution.

STATION POWER MASTER PLAN, STATION POWER – PHASE 1 PHYSICAL PLANT SWITCHGEAR, STATION POWER – PHASE 2 SOUTH CAMPUS FEEDER

IOWA STATE UNIVERSITY | AMES, IA

NV5 developed a Master Plan and Schematic Design to upgrade the 13.8 kV, 4,160V, 480V, and 125VDC power system in ISU's main campus power plant. The goal is to upgrade the plant without any disturbance or loss in reliability to the campus. NV5 is presently designing the first phase of the work which includes manholes, ductbanks, and buried raceway that serve a new 15 kV padmounted switch and 13.8kV-4,160/2400V, 7,500 kVA substation power transformer for campus 4,160V distribution, and new underground raceway cable for relocation of a critical campus 13.8 kV feeder.

SOUTH CHILLER EXPANSION DESIGN & CONSTRUCTION

3M COMPANY | CONFIDENTIAL LOCATION

NV5 developed a hydraulic model for the chilled water distribution system to model the current system as well as future expansions. We also investigated the benefits of utilizing water-cooled versus air-cooled chillers for the site, and provided concept design for three different plant locations. NV5 developed the MEP design and worked with the client throughout the entire project.

CHILLED WATER OPTIMIZATION FEASIBILITY STUDY

PURDUE UNIVERSITY | WEST LAFAYETTE, IN

NV5 provided initial planning for campus central chilled water system optimization, looking at existing operations and infrastructure. Recommendations would decrease operating costs, future capital costs and improve reliability.

POWER PLANT MASTER PLAN

MICHIGAN STATE UNIVERSITY | EAST LANSING, MI

NV5 provided master planning services for the TB Simon Power Plant, which provides steam and electricity to the campus. The goal of the study was to determine the best path forward for the University to meet their power, heating, and cooling needs for the next 20 years and beyond.

CAMPUS CHILLED WATER PLANT OPTIMIZATION

UNIVERSITY OF PITTSBURGH | PITTSBURGH, PA

Reviewed the multiple plants on campus and some key buildings to present recommendations on improving overall performance and efficiency for the campus chilled water system.

GENERATION - OWNER'S ENGINEER SERVICES



EDUCATION

MEng, Mechanical Engineering,
Energy and Environment,
University of Maryland

Graduate Certificate, Sustainable
Energy Engineering,
University of Maryland

BS, Mechanical Engineering,
University of Maryland

EXPERIENCE

11 years

REGISTRATIONS

Registered Professional Engineer,
Electrical: DC #PE908570, MD
#40327

OSHA 10 Hour Construction
Certification

North American Board of Certified
Energy Practitioners, Certified PV
Installation Professional, #PV-
041214-004353

AFFILIATIONS

Clean Energy Leadership
Institute, Fall '16 Fellow

IEEE Power and Energy Society
Member

STEPHEN SWERN, PE

Senior Engineer | Design and Feasibility

Steve has 11 years of experience in the electric utility, large-scale solar farm design and construction, aerospace, and nuclear industries. As the Director of Renewables and Energy Storage, he leads teams of engineers, designers, and field construction professionals for major projects. Steve is a leader in smart grid project development and execution by leveraging his unique experience with a developer/EPC and as a utility engineering consultant. He uses this experience to lead the feasibility, system design, integration, and overall project execution for many renewable and energy storage projects.

Project Experience

BIG CREEK BATTERY STORAGE SYSTEM 38MW AND 7.8 MWH FEASIBILITY STUDY, SOUTHERN CALIFORNIA EDISON

QA/QC – ELECTRICAL ENGINEER

Big Creek, CA

The study evaluated 11 sites, four of which were developed into 30 percent engineering plans. Various 13.8 kV gen-tie circuit routing options were evaluated including combinations of overhead, underground, rigid tubular bus, and various parallel feeder configurations based on ampacity calculations. An interconnection plan was developed to identify how this system would interconnect to the pump house substation.

SANTA CATALINA ISLAND MICROGRID FEASIBILITY STUDY SOUTHERN CALIFORNIA EDISON

ELECTRICAL DESIGN – PROJECT MANAGER

Catalina, CA

SCE is required by the state to reduce its NOx emissions from its power generation fleet. This project provides the client a comprehensive understanding of the island's electrical system that did not exist previously and a roadmap for how to convert the island's generation to a lower emitting portfolio.

NERC CIP SUBSTATION PHYSICAL SECURITY OWNERS ENGINEER CONFIDENTIAL CLIENT

ELECTRICAL DESIGN – OWNER'S ENGINEER/PROJECT MANAGER

Laurel, MD

Construction quality management for multiple transmission substation physical security projects in accordance with NERC CIP-014 and FERC Order No. 802. Security measures include 20' high anti-cut/anti-climb fencing, crash rated gates per M50-P2, ballistic barriers UL-Level 8, cameras, motion detection, and security network integration.

GENERATION - OWNER'S ENGINEER SERVICES

DMS ASSESSMENT AND ROADMAP, SOUTHERN MARYLAND ELECTRIC COOPERATIVE

ELECTRICAL DESIGN – PROJECT MANAGER

Assessed the current state of SMECO's distribution management system (DMS) and developed a roadmap for implementation of desired functionality, such as on-line distribution power flow, OMS interface, switching orders, and predictive fault locations, among others. A deep dive analysis looked at the infrastructure of SMECO's DMS such as software, GIS/design, data conversion and model tuning, real-time data sources, communications, integration, and operations.

NERC CIP SUBSTATION PHYSICAL SECURITY OWNERS ENGINEER, CONFIDENTIAL CLIENT

OWNERS ENGINEER – PROJECT MANAGER/PHYSICAL ELECTRICAL QA/QC

Owner's Engineer and project manager for construction quality management for multiple transmission substation physical security projects in accordance with NERC CIP-014 and FERC Order No. 802. Security measures include 20' High anti-cut/anti-climb fencing, crash rated gates per M50-P2, ballistic barriers UL- Level 8, FLIR and PTZ cameras, video analytics, motion detection, and security network integration.



EDUCATION

BS, Electrical Engineering,
University of Minnesota

Certificates: Electric Grid
Reliability and Performance -
DNV-GL, Construction Safety
and Health - OSHA, A/E/C
Project Management - PSMJ,
Advanced Power Systems - SKM
Power*Tools, Substation Design
and Construction - University of
Wisconsin

EXPERIENCE

12 years

REGISTRATIONS

Registered Professional
Engineer, Electrical: CA #21874,
IN #11800208, ME #13771,
MD #45657, MN #49474, MO
#2013031839, MT #PEL-PE-
LIC-40633, ND #25977, OR
#88951PE, SD #13334, WI
#42513-6

Physical Security Professional
(PSP)

Project Management Professional
(PMP)

AFFILIATIONS

ASIS International
PMI
WEI Planning Committee
IEEE PES

BARRETT BUECHLER, PE, PSP, PMP

Senior Engineer

Barrett is an electrical engineer dedicated to meeting the needs of the utility clients he serves. Through technical excellence and responsiveness, he has built strong and long-lasting relationships with the utility staff he works with across a multitude of utility companies. With his in-depth knowledge and connection with multiple clients in the industry, he can provide best practice recommendations and solutions to engineering problems that may be new to a specific client. Barrett brings more than 12 years of experience from the electrical power industry in several areas. His experience includes substation physical design, substation control, and relay protection design in both greenfield and retrofit projects.

He provides project management experience in coordinating design and construction schedules for large-scale substation projects. He has design expertise in all aspects of substation design projects ranging from 24-345 kV. He has provided design services for protection coordination and electrical studies that includes load flow, fault analysis, lightning protection, AC/DC station service studies, CT saturation, and grounding analysis. He also has extensive experience with commercial and generation plant electrical systems through design, commissioning efforts, and electrical/arc flash studies.

Project Experience

ILVERTON AND ORIENT SUBSTATIONS REBUILD PORTLAND GENERAL ELECTRIC

ENGINEERING - LEAD DESIGN ENGINEER

Full rebuild of two 115kV/57kV/15kV substations. Barrett facilitated all design review and status meetings and completed the QA/QCs for the physical designs at both stations. Barrett was the Engineer of record for the studies, protection and physical designs.

GRESHAM SUBSTATION (230 KV AND 115 KV DESIGN UPGRADES) PORTLAND GENERAL ELECTRIC

ENGINEERING - PROJECT MANAGER/TECHNICAL LEAD ENGINEER

Barrett led the design project associated with the 230kV rebuild and upgrade to the 230/115kV protection.

GENERATION FACILITY EXCITATION SYSTEM AND SWITCHGEAR REPLACEMENTS

ENGINEERING - PROJECT ENGINEER

Barrett was the Engineer of Record (EOR) for this project and completed all reviews of the physical, electrical control, and protection design and coordinated all aspects of the design, including coordination with building structural engineering staff.

GENERATION - OWNER'S ENGINEER SERVICES

BAKER JUNCTION SUBSTATION PROJECT MONTANA-DAKOTA UTILITIES CO.

ENGINEERING - PROJECT ENGINEER

MDU expanded the 115kV/60kV yards at the Baker Junction Substation. This project included the installation of a new 50/66/93MVA 115/60kV LTC transformer to parallel the existing transformer.

PV SOLAR DG INTERCONNECTION STUDIES XCEL ENERGY

ENGINEERING - PROGRAM MANAGER

Program Manager responsible for the coordination and completion solar PV distribution impact studies in accordance with IEEE 1547 guidelines and Xcel Energy interconnection standards. Sophisticated grid models are built and various load flow, transient, and short circuit analyses are run to assess the impacts and recommend appropriate mitigation strategies to interconnect 1~5MW solar PV systems to Xcel's distribution grid.

NV5 performed over 100 PV Solar DG Interconnection studies ranging in size from 1 MW to 25MW installations. Studies included modeling distribution systems and loading in SKM POWERTOOLS to evaluate reverse power flow, potential islanding, voltage stability, steady state voltage conditions, percent voltage flicker due to cloud cover and generation changes. Analysis included providing mitigation options using pf correction, addition of capacitor banks, reconductoring of distribution and ultimately define any curtailment in the size of solar site. Studies including evaluating ampacity and short circuit ratings of existing equipment and conductors and evaluating effective grounding met utility and IEEE 1547 standards.

ELK RIVER ENERGY RECOVERY STATION 480V ARC FLASH ANALYSIS GREAT RIVER ENERGY

ENGINEERING - PROJECT MANAGER

NV5 completed a system wide arc flash evaluation of entire 480V three-phase electrical system in 50MW utilizing both Refuse Derived Fuel and natural gas generation station. This site required a complex system study due to multiple generators and utility sources and a large number of motor loads. This site was extremely challenging as the available fault current was above 100kAIC.

GENERATION FACILITY EXCITATION SYSTEM AND SWITCHGEAR REPLACEMENTS

ENGINEERING - ENGINEER

Barrett was the Engineer of Record (EOR) for this project and completed all reviews of the physical, electrical control, and protection design and coordinated all aspects of the design, including coordination with building structural engineering staff. Elk River Energy Recovery Station was a three-unit generator station. The project consisted of the replacement of three line-ups of switchgear and integrated with existing generation protection (SEL-300Gs) and with substation interconnection controls. The overall project upgraded the aging facility, which no longer met current safety standards, to a fully operational facility that staff were confident in operating safely and reliably. A new DECS-250 excitation system was installed at the generator units and new PPTs installed.

During the construction, Barrett oversaw all commissioning and construction efforts and developed switching procedures and coordinated the use of temporary power. NV5 was also involved in coordinating with local area entities and the electrical supervisor for required outages within the utility company.



ERIC RODRIGUEZ, SE

Senior Engineer | Structural

Eric has over 23 years of project engineering and structural design experience. His experience encompasses a variety of projects including power plants, schools, healthcare facilities, industrial, and commercial facilities. Eric also has conducted structural code compliance reviews of various power plant structures, non-building structures, and commercial and retail structures. His levels of involvement have included preparation and review of proposals, preparation and review of structural drawings, supporting calculations, and specifications, as well as construction support.

EDUCATION

BS, Civil Engineering

EXPERIENCE

23+ years

REGISTRATIONS

Structural Engineer, CA #S4617
Expires 12/31/21

Professional Engineer, CA
#C59757 Expires 12/31/21

Project Experience

STANTON ENERGY RELIABILITY CENTER (SERC)

CALIFORNIA ENERGY COMMISSION | W POWER

Engineering Manager and Lead Structural Engineer. Providing plan review oversight and structural plan review for the Stanton Energy Reliability Center (SERC). The project consists of two General Electric (GE) LM6000-based EGTs which is a Hybrid EGT developed by GE and Wellhead Power Solutions. The EGT combines a combustion gas turbine with an integrated battery storage component. The two GE LM6000 PC units are natural gas-fired, simple cycle combustion turbine, a clutch to provide operational flexibility as a synchronous condenser, and an integrated 10 MW GE Battery Energy Storage System. In total, the project will have 98 MW (nominal) of EGT capacity. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

HUNTINGTON BEACH ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION/AES

Lead Engineer for this project that includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission. Activities will include demolition of the remaining portions of a decommissioned peaker, the removal of a fuel oil tank and additional, auxiliary structures/equipment. Containment berms will also be demolished and the area will be rough graded to a flat surface. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification.

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience Continued

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/AES

Lead Engineer for this project that includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission. The project scope includes the demo and construction of a 640 MW natural gas-fired combined cycle air cooled electrical generating facility in Long Beach, CA.

FABRICATOR INSPECTIONS

AAF, LTD. WUHAN

Plan Review Engineer to confirm approved fabricator status for items mentioned above. Project challenges include a fast track time line and requirement to work with an international fabricator.

UNIFIED PORT AUTHORITY

SAN DIEGO, CA

Structural Engineer for code analysis and on-site inspections for various Port facilities. Recently completed reviews include a code analysis for a penthouse structure located above the port building (approximately 60' x 40' area). Services included historical document review, and on-site field inspection of the premises. NV5 provided a final report and list of deficiencies.

IVANPAH SOLAR ELECTRIC GENERATING SYSTEM (ISEGS)

CALIFORNIA ENERGY COMMISSION/BRIGHTSOURCE ENERGY

Provided structural plan review for this state of the art solar project which includes three solar concentrating thermal power plants and heliostat mirror technology. Met regularly with the engineering team on the complex issues of three, 440 foot tall solar towers and their tuned mass damper. Also performed soil documents review. The primary foundation challenge for this project is a large mat on grade (120'x120'x9' deep) supporting over 440 foot tall steel towers which house the generator, tunes mass damper system and various equipment. Due to the height of the steel tower, a massive, thick mat foundation is required in order to limit the superstructure drift and vibration problems with the help of the tuned mass damper system. Borings and tests for underground cables and equipment, soil data/types information in the soil report were reviewed along with site preparation, fill requirements, slopes, dewatering, roadway and parking plans.

ABENGOA MOJAVE SOLAR PROJECT

CALIFORNIA ENERGY COMMISSION (CEC)/ABENGOA SOLAR

Performed structural plan review for Abengoa Mojave Solar Project. The project has a combined electrical output of 250 MW from two, independently operable solar collector fields (heat collection elements) surfacing a total of 200,000 square feet. Project also includes the construction of a new 220 kV substation, the installation of fiber optic communication cables, associated poles, conduits, and other telecommunication facilities to provide diverse path routing of communications for project interconnection to provide redundancy at the power blocks.

MARIPOSA ENERGY PROJECT (MEP)

CEC/MARIPOSA ENERGY

Performed structural plan review of steel stacks, steal tanks, steel cooling towers, and large foundations for the MEP. This project has a generating capacity of 200 MW. The facility is a simple cycle generating facility consisting of four GE LM6000 PCSprint natural gas fired combustion turbines and generators including associated equipment.

GENESIS SOLAR ENERGY PROJECT

CEC/BUREAU OF LAND MANAGEMENT (BLM)/NEXTERA ENERGY RESOURCES, LLC

Performed structural plan review on this power plant project including site observations checking the overall construction quality at the job. Reviews are typically performed for cooling towers, generator supports, solar collector structures, massive concrete mat and deep foundations, etc.



IAOKENG ALAN HO, SE, LEED AP

Senior Engineer | Structural

Alan has over 29 years of experience in the industry and is a skilled structural engineer. He has extensive knowledge and work history performing plan review for structures and facilities of all sizes and complexity. He is proficient in ETABS, SAP2000, RISA 3-D, STAAD, and other programs used to design buildings and bridges.

Alan performs exceptional review of complex structural components and projects. He provides a fair, professional analysis of code compliance and works effectively with designers to work through challenges and ultimately approve plans for construction.

Project Experience

STANTON ENERGY RELIABILITY CENTER (SERC)

[CALIFORNIA ENERGY COMMISSION](#) | [W POWER](#)

Structural Engineer. Providing structural plan review for the Stanton Energy Reliability Center (SERC). The project consists of two General Electric (GE) LM6000-based EGTs which is a Hybrid EGT developed by GE and Wellhead Power Solutions. The EGT combines a combustion gas turbine with an integrated battery storage component. The two GE LM6000 PC units are natural gas-fired, simple cycle combustion turbine, a clutch to provide operational flexibility as a synchronous condenser, and an integrated 10 MW GE Battery Energy Storage System. In total, the project will have 98 MW (nominal) of EGT capacity. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

HUNTINGTON BEACH ENERGY PROJECT

[CALIFORNIA ENERGY COMMISSION/AES](#)

Structural Engineer. Providing structural plan review for this project which includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission (Energy Commission). NV5 acts on behalf of the Energy Commission and provides independent review of the final design and inspections of the construction to verify compliance with applicable engineering laws, ordinances, regulations and standards (LORS), the local building codes, the California Building Code, and the facility design, geology, workers safety, transmission system engineering and other conditions of certification. DCBO duties include design review, plan check, construction inspection and document control for all applicable engineering disciplines (civil, electrical, structural, fire life safety, mechanical, fire protection, and architectural). In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

EDUCATION

MS Civil Engineering

BS Civil Engineering

EXPERIENCE

29+ years

REGISTRATIONS

Registered Structural Engineer,
CA, #3551, Expires 3/31/2020

Registered Professional Engineer,
CA, #42260, Expires 3/31/2020

DSA Certified Access Reviewer
and Structural Reviewer

LEED Accredited Professional

AFFILIATIONS

USGBC

International Code Council

Division of the State Architect

Project Experience

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/AES

Structural Engineer. Providing structural plan review services for this project which includes the provision of DCBO duties performed on behalf of the Energy Commission. NV5 acts on behalf of the Energy Commission and provides independent review of the final design and inspections of the construction to verify compliance with applicable engineering laws, ordinances, regulations and standards (LORS), the local building codes, the California Building Code, and the facility design, geology, workers safety, transmission system engineering and other conditions of certification. The project scope includes the demo and construction of a 640 MW natural gas-fired combined cycle air cooled electrical generating facility in Long Beach, CA.

GOLDEN ONE CENTER/SACRAMENTO KINGS ARENA

BUREAU VERITAS NORTH AMERICA, INC.

Structural Plan Review Engineer. Provided review of lateral design of the new downtown Kings arena for the City of Sacramento. The new arena seats approximately 17,500 fans across 628,000 square feet and cost \$477 million to construct. The total space of the arena includes parking, office space, restaurant, and sales office which combined make up over 1,000,000 square feet. The arena structure rises approximately 102 feet from the basement level to the top of the roof. The first 40 feet of the structure consists of rigid concrete shear wall with the remaining 62 feet being flexible steel brace frame. RISA 3-D was utilized to review the design modeling approach used for the lateral resisting system and to verify that calculations were correct. Plans were reviewed as they were ready and revised to quickly and efficiently approve documents. This method ensured the project schedule was not delayed due to plan review comments.

IVANPAH SOLAR ELECTRIC GENERATING STATION

CALIFORNIA ENERGY COMMISSION/BRIGHTSOURCE ENERGY

Senior Structural Plan Review Engineer. Executed structural and soil document review for this revolutionary power plant project. The ISEGS project consisted of three 450 feet steel towers to receive solar power for the generator in each tower. Reviews on the tall tower superstructure, tall vertical concrete walls, and mass foundations were required. The primary foundation challenge for this project was a large mat on grade (120 feet x 12 feet x 9 feet deep) supporting a steel tower over 440 feet tall which houses the generator, tunes mass damper system, and various equipment. The plant includes three of these towers. Due to the height of the steel tower, a massive, thick mat foundation is required in order to limit the superstructure drift and vibration problems with the help of the tuned mass damper system. In addition, this project includes thousands of drilled pier footings to support the fragile curved solar mirrors on steel frames. Standard and shallow spread footings were utilized for the industrial buildings and structures. Seismicity, underground water, soil collapse, and chemical corruptions are not severe for this site in the California desert. Borings and tests for underground cables and equipment, soil data/types information in the soil report were reviewed along with site preparation, fill requirements, slopes, dewatering, roadway, and parking plans.

MARIPOSA ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION/MARIPOSA ENERGY

Structural Engineer. Performed structural review for this medium sized power project within tight schedules. The project has a generating capacity of 200 MW and is a simple cycle generating facility consisting of four GE LM6000 PC-Sprint Natural gas fired combustion turbine generators and associated equipment, linear facilities include a 580 foot natural gas pipeline and a 1.8 mile water connection with the Byron Bethany Irrigation District.



ALAN VALLOW, PE Senior Engineer | Electrical

Alan has over 35 years of experience providing electrical engineering and construction management services to public and private sector clients. He is experienced working with substation, electric transmission and high voltage projects as well as the application of state, federal and local codes, NERC/FERC, and California Public Utilities Commission regulations for these projects. Alan has developed and implemented many programs including arc flash hazard programs and battery storage systems. He has many years of experience providing insight to legal counsels, management, and employees alike.

Alan has worked extensively with NYPA Staff on a variety of National Energy issues related to transmission and transmission access in cooperation with a variety of Public Power entities including American Public Power Association and the Large Public Power Council Resulting in Federal Energy Policy and Federal Regulatory changes.

Project Experience

STANTON ENERGY RELIABILITY CENTER (SERC)

CALIFORNIA ENERGY COMMISSION | W POWER

Electrical Engineer. Providing electrical plan review for the Stanton Energy Reliability Center (SERC). The project consists of two General Electric (GE) LM6000-based EGTs which is a Hybrid EGT developed by GE and Wellhead Power Solutions. The EGT combines a combustion gas turbine with an integrated battery storage component. The two GE LM6000 PC units are natural gas-fired, simple cycle combustion turbine, a clutch to provide operational flexibility as a synchronous condenser, and an integrated 10 MW GE Battery Energy Storage System. In total, the project will have 98 MW (nominal) of EGT capacity. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

CRESTA POWERHOUSE REFURBISH TRANSFORMERS

PG&E | 2018

Relief Onsite Representative. Provided relief to the PG&E Superintendent. The Superintendent had been onsite for over 12 days due to conditions caused by the Camp Fire. While supporting the relief efforts, a significant mud slide occurred engulfing the highway and threatening a 20 foot tall barrier between the highway and the plant site.

EDUCATION

BS, Electrical Engineering, Minor in Economics

MS, Electrical Engineering

MBA, Emphasis in Organizational Behavior

EXPERIENCE

35+ years

REGISTRATIONS

Registered Professional Engineer
CA #12618 Expires 9/30/2021

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience

Due to weather conditions, evacuations of the plant were conducted and it was confirmed all personnel had vacated the facility. At that time, closure and locking of the facility was performed. Supported PG&E's decision to suspend work at the facility for multiple days due to mudslides and extreme weather conditions. Maintained communication with PG&E's project managers throughout the closure and after relief support was complete.

HUNTINGTON BEACH ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION/AES

Plan Review Engineer for this project that includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission. The project scope includes engineering and construction of a 640 MW air cooled combined cycle project. Activities will include demolition of the remaining portions of a decommissioned peaker, the removal of a fuel oil tank and additional, auxiliary structures/equipment. Containment berms will also be demolished and the area will be rough graded to a flat surface. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification.

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/AES

Plan Review Engineer for this project that includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission. The project scope includes the demo and construction of a 640 MW natural gas-fired combined cycle air cooled electrical generating facility in Long Beach, CA.

GENERAL MANAGER

UTICA WATER AND POWER AUTHORITY (UWPA)

Responsibilities include overall management of two FERC licensed hydroelectric projects and 27 miles of flumes, ditches and canals. Planned, organized, directed and controlled the day-to-day activities and operations of the Authority, which included raw water delivery, hydroelectric power generation and administrative functions. Managed operations and maintenance, administration, staffing and personnel, budgeting and finance, and public relations. Worked directly with general counsel on complex legal matters. Developed policy recommendations and long-range master plan for future service requirements and facility development for Board action. Served as an acknowledged authority on Stanislaus River Watershed issues, rights, purveyors and risks associated with recent state intervention.

BUSINESS DEVELOPMENT MANAGER

BUREAU VERITAS NORTH AMERICA, INC. - POWER AND UTILITIES

Responsibilities included development of value added services for municipal utilities and irrigation districts in California related to renewable resource acquisition, operations and maintenance, NERC/FERC program protocols related to Critical Infrastructure Protection, process and procedures for CPUC, General Orders, and the development of an Arc Flash Hazard Program to meet federal/state requirements.

SENIOR PROGRAM MANAGER

BPL GLOBAL, LTD - WEST COAST

BPL Global was a Smart Grid systems and software focusing on demand response, station automation and distributed energy resource integration. Responsibilities included pilot deployment of a 1,700 residential customer, two-way communicating air conditioning Demand Response System, integration of smart grid concepts to irrigation delivery systems on a real time basis, technical support for a commercial load management demonstration project with Southern California Edison, system management of an agent-based control system for renewable resources, and development of a battery storage system for use as a distributed energy resource.



JOHN MOFFATT, PE Project Engineer | Electrical

John has over 10 years of experience as an electrical engineer in the State of California. He has experience with multiple programs and software including PSpice, OrCad, AutoCad, Agilent Advanced Design System (ADS), Xilinx Project Navigator and ISE Design Suite, etc. He is also skilled with Microsoft Office including Word, PowerPoint, Excel, Visio, etc.

In addition to his knowledge of basic software, John has exceptional experience working on high voltage projects and has performed circuit simulations, prepared reports, and reviewed and updated one-line drawings.

EDUCATION

BS Electrical Engineering:
Circuits and Systems

EXPERIENCE

10+ years

REGISTRATIONS

Registered Electrical
Engineer, California #22658
Expires 3/31/2021

Project Experience

VARIOUS PROJECTS

IMPERIAL IRRIGATION DISTRICT | EL CENTRO, CA | 2009-PRESENT

Performed transmission planning and operations planning reliability studies. Performed generator interconnection studies which includes modeling of the generator and finding any transmission violations that may happen due to the interconnection. Was primary the Subject Matter Expert (SME) for NERC compliance standards and ran compliance studies and assessments to show and demonstrate being in compliance. Met with generator interconnection customers and wrote study reports. Reviewed and updated generation and transmission system one-line drawings.

SOFTWARE DEFINED RADIO/CALIT2

UC SAN DIEGO | LA JOLLA, CA | 2009

Intern. Researched and studied I/Q modulation. Designed RF hardware circuitry that will balance an I/Q signal and local oscillator. Analyzed and troubleshoot the noise of giga-hertz frequencies across antennas and any EMC problems.

UNDERWATER MODEM PROJECT/CALIT2

UC SAN DIEGO | LA JOLLA, CA | 2008-2009

Staff Member. Analyzed, debugged, redesigned and tested the analog and digital circuitry for the underwater modem. Designed and built a power conversion supply circuit board and power amplifier from PCB layout for the underwater modem circuitry and signal processor. Created BOM. Studied and found the equivalent circuit of a transducer.



JACK L. ABCARIUS, P.E.

Senior Engineer | Structural

Jack has been a civil engineer in California since 1986. He is a career bridge engineer and an expert in California bridge design practices for both the design of new and replacement structures as well as the design of bridge retrofit repairs and rehabilitations. Jack has extensive experience performing QA/QC on structural projects and has provided these types of services for numerous complex projects including those funded under the Federal Highway Bridge Program (HBP). His technical experience covers all aspects of the field from planning to final design, to construction inspection and support services. Jack is highly experienced in leading multi-disciplinary design teams on public works transportation projects.

Project Experience

30TH STREET BRIDGE OVERCROSSING-TRANSMISSION LINES SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

San Diego, CA

Responsible for the preparation of plans, specifications, and estimate associated with the structural modifications of an existing bridge over SR- 94 to accommodate SDG&E's transmission undergrounding lines.

30TH STREET BRIDGE OVERCROSSING-DISTRIBUTION LINES SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

San Diego, CA

Upon our success with the Transmission Undergrounding project, SDG&E came back for help on undergrounding their distribution lines along this same stretch of roadway.

POSEIDON DESALINIZATION PLANT SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

San Diego, CA

In order to provide power to the Poseidon Desalination Plant, NV5's structures group designed an intricate support system consisting of structural steel frames, reinforced concrete wall and beams to support a total of 12- 6" and 4-4" conduits.

VARIOUS SEISMIC RETROFIT PROJECTS CALTRANS

ENGINEERING - PROJECT ENGINEER

Various Locations, Southern CA

Project engineer and independent check engineer for seismic analysis and retrofit designs for various bridge and roadway projects.

EDUCATION

BS, Civil Engineering

Certificate ASCE Commendation as Outstanding Civil Engineering Student, California State University, Sacramento

Certificate of Completion for Module I Value Analysis/Value Engineering

EXPERIENCE

36+ years

REGISTRATIONS

California Registered Engineer, #C40459, Expires March 31, 2019

AFFILIATIONS

American Society of Civil Engineers (Former Director)

Consulting Engineers and Land Surveyors of California (Former Director)

American Public Works Association

American Society of Civil Engineers, Transportation Group



CHRIS KRIER, PE Senior Engineer | Structural

Chris is a Senior Engineer in NV5's structural group, having 14 years of structural design and construction management experience. He provides structural design and construction management, performing inspections (both during and post-construction) and structural calculations for new structures, foundations, and walls to determine capacity of the built condition. He has diverse experience providing structural design services on projects conforming to CBC, UBC, IBC, AISC, ASCE, ACI, AASHTO and/or Caltrans Bridge Design Codes.

EDUCATION

MS Structural Engineering,
University of California

BS Civil Engineering, Colorado
School of Mines

EXPERIENCE

14 years

REGISTRATIONS

Professional Engineer -
California #71833

Professional Engineer -
Colorado #49104

Professional Engineer -
Florida #77125

Professional Engineer -
Texas #125824

Professional Engineer -
New York #100323

Project Experience

MIRA SORRENTO SUBSTATION, SAN DIEGO GAS & ELECTRIC ENGINEERING - SENIOR STRUCTURAL DESIGNER

Project Manager for the 69kV/138kV SDG&E substation on 3.8 acres. Design activities included extensive civil design to SDG&E during the site selection, preliminary design, PEA development ("Proponent's Environmental Assessment"), PUC review and approval, and full design of construction documents.

30TH STREET BRIDGE OVERCROSSING-TRANSMISSION LINES SAN DIEGO GAS & ELECTRIC

ENGINEERING - SENIOR STRUCTURAL DESIGNER

Responsible for the preparation of plans, specifications, and estimate associated with the structural modifications of an existing bridge over SR- 94 to accommodate SDG&E's transmission undergrounding lines.

30TH STREET BRIDGE OVERCROSSING-DISTRIBUTION LINES SAN DIEGO GAS & ELECTRIC

ENGINEERING - SENIOR STRUCTURAL DESIGNER

Upon our success with the Transmission Undergrounding project, SDG&E came back for help on undergrounding their distribution lines along this same stretch of roadway.

SUNRISE POWERLINK AND SUNCREST SUBSTATION SAN DIEGO GAS & ELECTRIC

ENGINEERING - SENIOR STRUCTURAL DESIGNER

Design services for this 500/230kV MRDA Substation. The approximate 65-acre site includes 40 acres of substation pad, 2,000 lineal feet of Mechanically Stabilized Earth (MSE) retaining walls up to 40 feet in height, and ancillary grading for transmission tower placement and stormwater quality detention.



EDUCATION

BSME, San Diego State University

MSEE Courses, Power Engineering

EXPERIENCE

35 years

REGISTRATIONS

Professional Engineer:
CA #M30805

AFFILIATIONS

Institute of Electrical and
Electronics Engineers

International Code Council

DAN KLAUSENSTOCK, PE

Senior Engineer

Dan has over 35 years of experience with 28 of those years in the electric utility industry at San Diego Gas & Electric developing a multitude of experience in the generation, transmission, and distribution of electric power. Dan's experience at SDG&E was in the implementation of "smart grid" projects including switch automation and data acquisition systems. Prior to smart grid, Dan led a team of engineers and designers at SDG&E in the Transmission Engineering and Design Group for 10 years. This group developed standards, performed electrical component plant on site audits and approvals, managed and engineered large capital transmission line projects, 69kV through 230kV, both overhead and underground, from concept through construction and commissioning.

Project Experience

SYCAMORE CANYON SUBSTATION TO PENASQUITOS SUBSTATION 230KV COASTAL POWER LINK, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

Engineering, design, Public Utility Commission permitting, and construction support of a 12-mile, 230 KV, underground transmission line through urban and commercial areas of San Diego to provide a power link allowing bulk power to flow from the burgeoning supply of renewable energy being generated in Desert Areas east of San Diego to the Coastal Area.

LOW POWER COMMUNICATION NETWORK PROJECT MANAGER SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

Worked with design teams to engineer, design, and support installation of 90 advanced antenna systems used to provide communication links between power grid operators and field equipment enabling remote polling of data and operation of the 12,000 Volt power distribution system. Included approval of equipment distributors and fabricators.

ENCINA 230KV CABLING, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

Engineering, design, construction and commission testing of 230kV cable installation to tie in the Encina Power Plant switch yard.

SUNRISE 230KV CABLING PROJECT, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

Responsible for supporting the 230kV underground portion of the Sunrise Project. Reviewed plan and profiles and design. Worked and advised the UG Project Manager as needed. Provided field support during construction and testing.



EDUCATION

BS, Civil Engineering, San Diego State University

EXPERIENCE

46 years

REGISTRATIONS

Professional Engineer,
California #C-31756

Professional Engineer,
Oregon #92334PE

LEED Accredited Professional

JAMES HETTINGER, PE, LEED AP

Project Engineer

James has worked on a wide range of civil engineering projects throughout the San Diego County and southern California area. He has over 46 years of engineering experience and progressively increasing responsibility in local public utility, land development, and public works projects.

He has participated in the design and/or project management of a number of electric substations, residential, commercial, and industrial developments throughout the area. He has also served as project manager on several major public works roadway projects. Through his involvement with all phases of project development and in working with public agencies, local utilities, developers, project architects, and project consultants, James has compiled a comprehensive background that provides valuable insight into project management, project design, and problem solving.

Project Experience

ARTESIAN SUBSTATION 230KV EXPANSION, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

Project Manager for civil site design for this 230kV/138kV/69kV electric substation encompassing 6.58 acres. The project will double the existing substation size, converting the existing substation pad to a 230kV substation and expanding easterly for the 138kV pad.

MIRA SORRENTO SUBSTATION, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

Project Manager for the 69kV/138kV SDG&E substation on 3.8 acres. Design activities included extensive civil design to SDG&E during the site selection, preliminary design, PEA development, PUC review and approval, and full design of construction documents.

SUNCREST SUBSTATION, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

Project supervision for schematic and preliminary design of a new 500/230kV MRDA substation. The approximate 65-acre site includes 40 acres of substation pad, 2,000 lineal feet of mechanically stabilized earth (MSE) retaining walls up to 40 feet in height, and ancillary grading for transmission tower placement and stormwater quality detention.

SAN LUIS REY SUBSTATION, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

SDG&E expanded the substation in 2000 to convert it to a full 230 kV/138kV/69kV substation. This required the staged dismantling and re-construction of the existing facilities that were on site, regrading to accomplish the expanded split level pads and installation of new electrical circuitry and above ground substation equipment—all while maintaining the substation in operation.



EDUCATION

BS, Civil Engineering with Distinction, San Diego State University

Certified Professional in Storm Water Quality 0975-Envirocert International

Qualified SWPPP Developer/
Qualified SWPPP Practitioner-
State of California

EXPERIENCE

23 years

REGISTRATIONS

Professional Civil Engineer:
CA #59276, AZ #59798, NM
#25474, NV #25839, TX
#130803

RICHARD TOMLINSON, PE

Project Engineer

Richard is a licensed civil engineer in California and Arizona, with more than 23 years of experience in the civil engineering field. He has provided project management and engineering design on a wide variety of projects both public and private. Richard has also performed construction management, construction inspection, surveying, public works inspection, plan checking and plan quality control.

Richard's experience covers a broad range of civil engineering designs, including public and private schools, single and multi-family residential projects, commercial and industrial development and redevelopment, utility sub-stations, photovoltaic solar power plants, utility relocations, street improvements and street widening. Richard has an extensive background in construction and post-construction storm water compliance audits.

Project Experience

SAN MATEO SUBSTATION, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT ENGINEER

Civil design engineering services for this power delivery substation project.

MISSION 230KV YARD EXPANSION, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT ENGINEER

Civil design engineering services for this power delivery project.

VARIOUS PHOTOVOLTAIC SOLAR POWER PLANTS, BAYWARE

ENGINEERING - PROJECT MANAGER/ENGINEER

Completed a Photovoltaic Solar Project in Ramona, CA, three in Valley Center, CA, and was the project engineer for two Sites, one in Jacumba, CA and one in Borrego Springs, CA.

The scope of work on these projects included completing grading permits, and public improvement permits for these sites, traffic control plans and supervising the grading of these County of San Diego 'Major' grading permits.

LA JOLLA REPLACEMENT LABORATORY PROJECT, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION

ENGINEERING - PROJECT MANAGER/ENGINEER

The project was an extremely complex development on a small, sloping site on a bluff over the Pacific Ocean, on the campus of UCSD, on a four-acre site that has more than 100 feet of fall from the east side of the site to the west side of the site. Performed fill-in construction management for the early site work and the building construction. To facilitate the project, a 45-foot-high soil nail retaining wall, was constructed.



SCOTT WOODY, ARCHITECT, CBO, CASP, DBIA, CM-LEAN, LEED AP

Senior Designer

Scott has over 19 years of experience and is proficient in the California Building, Fire, and Accessibility Codes. He maintains effective and professional working relationships with project teams including owners, designers, engineers, AHJ, IORs, subcontractors, etc. He understands the planning, designing, and construction of private and public buildings. His experience includes construction document and permit review and approval processes, envelope peer review, and constructability reviews within the different types of construction and occupancies. He also has experience with alternate procurement methods.

EDUCATION

BArch

EXPERIENCE

19+ years

REGISTRATIONS

Licensed Architect, CA, #C 28253, (expires 4/30/2021)

Certified Access Specialist, #004

DBIA Professional, D346

LEED Accredited Professional

CM - Lean, Associated General Contractors of America

ICC Certified: Building Official

Residential Building Inspector - B1

Commercial Building Inspector - B2/I1

Building Plans Examiner - B3/I6

Residential Plans Examiner - R3

Accessibility Inspector/Plans Examiner - 21

Construction Quality Management for Contractors, US Army Corps of Engineers

AFFILIATIONS

ICC

CALBO

DBIA

Project Experience

MANCHESTER GATEWAY NAVY GAF

MANCHESTER FINANCIAL GROUP | SAN DIEGO, CA

Plan Reviewer for deferred submittals for the new, 17 story, 372,000 square foot Navy headquarters. The new structure is anticipated to cost \$165 million and be completed in 2021. NV5 services include inspection and review of constructed components and systems before each becomes concealed. These include underground utilities, foundations, electrical, mechanical, plumbing, structural frame, energy components, coverings, site lighting, fire alarm, fire suppression, vertical transportation, etc. Review of any third party inspection reports will be performed prior to conducting site inspection. Final signoffs by the City of San Diego or other jurisdictional agencies will be reviewed. These include offsite improvements, San Diego approvals, grading, soils contamination, San Diego Air Pollution Control District, backflow/cross connection control, and mitigation monitoring coordination. Final inspections will be performed for fire alarm, fire suppression, hazardous material tanks, egress, landscape, electrical, AC/heating/refrigeration, range hoods and vents, plumbing and gas, disabled access, structural and observation final report, and vertical transportation. NAVFAC guidelines used for inspection services are 2015 NFPA 101, UFC 4-010-01, UFC 4-23-03, UFC 1-200-02 November 2014 Edition, and NAVFAC Interim Tech. Guidance ITG 2013-01. .

STANTON ENERGY RELIABILITY CENTER (SERC)

CALIFORNIA ENERGY COMMISSION | W POWER

Life Safety Plan Reviewer. The Stanton Energy Reliability Center (SERC) consists of two General Electric (GE) LM6000-based EGTs which is a Hybrid EGT developed by GE and Wellhead Power Solutions. The EGT combines a combustion gas turbine with an integrated battery storage component. The two GE LM6000 PC units are natural gas-fired, simple cycle combustion turbine, a clutch to provide operational flexibility as a synchronous condenser, and an integrated 10 MW GE Battery Energy Storage System. In total, the project will have 98 MW (nominal) of EGT capacity.

As DCBO NV5 will act on behalf of the California Energy Commission (CEC)



EDUCATION

AS Drafting and Design,
ITT Technical Institute

Certificate LDT, Civil Engineering
Program, Westech College

EXPERIENCE

14 years

YEZID FUENTES

Senior Designer

Yezid has more than 14 years of experience providing surveying, design, and drafting of civil engineering plans for power delivery and infrastructure projects. He has over a decade of distribution experience, with an emphasis on distribution underground, and has extensive experience with substation getaway design.

Project Experience

KEARNY SUBSTATION 12KV GETAWAY UNDERGROUND DESIGN SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT DESIGNER

Completed the distribution underground getaway design for a new substation. Project included the installation of three miles of underground 12kV package, reconfiguring eight existing circuits, and installing two new circuits. Project also involved overhead reconfiguration.

SALT CREEK SUBSTATION 138/69/12 KV GETAWAY UNDERGROUND DESIGN, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT DESIGNER

Completed underground getaway design for the substation. Project included development of plan and profile civil engineering plans for all transmission and distribution getaways into the substation in addition to grading, drainage facilities, a splash wall, and a curb grade plan on the 8.5-acre site.

VINE STREET SUBSTATION, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT DESIGNER

Completed the distribution underground getaway design for a new substation. Project included the installation of five miles of underground 12kV package while reconfiguring numerous existing circuits and adding new circuits.

OCEAN RANCH SUBSTATION 12KV UNDERGROUND DESIGN SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT DESIGNER

Completed the distribution underground getaway design for a new substation. Project included the installation of three miles of underground 12kV package, reconfiguring eight existing circuits, and installing four new circuits.

LAS COCHES 12KV UNDERGROUNDING, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT DESIGNER

Assisted with the routing and trench specifications of multiple 12kV circuits that were being undergrounded along a new NV5-designed access road.



EDUCATION

Bachelor in Architecture,
Woodbury University

Certificate from Power Line
Systems Inc.-Power Line Systems
Transmission Line Design

Metropolitan Transit System
Safety Training Session

EXPERIENCE

13 years

SOFTWARE

Bentley Microstation
AutoCAD
Microsoft Office

MANUEL ORTIZ

Designer

Manuel has over 13 years of experience in providing professional design, engineering, and project management services in Civil Design and Public Utilities. Knowledgeable in achieving the overall strategic objectives of a company, able to provide direct supervision and overall leadership to a team of Drafters/Designers in the preparation of general construction and as-built services.

His experience includes Gas Distribution, Gas Transmission and Pipeline Integrity projects for SoCal and SDG&E, Horizontal Direction Drill and Jack and Bore design, as well as Electric Transmission and Distribution Underground design projects for SDG&E along with field survey coordination. This supervision included assignment and scheduling of work, monitoring of performance, coaching, mentoring, and assurance of the overall quality of the work performed by Drafters/Designers. His primary area of responsibilities have been project design, project management, and project delivery and total quality assurance.

Project Experience

TL 690E + C202 UNDERGROUNDING CAMP PENDLETON

SDG&E | SAN DIEGO, CA

Project Designer

TL 692/C204 30% DESIGN FEASIBILITY STUDY

SDG&E | SAN DIEGO, CA

Project Designer

TL 6913 69KV UNDERGROUND GETAWAYS

SDG&E | SAN DIEGO, CA

Project Designer

TL 691 WOOD TO STEEL CAMP PENDLETON

SDG&E | SAN DIEGO, CA

Project Designer

TL 695/TL 6971 FIRE HARDENING

SDG&E | SAN DIEGO, CA

Project Designer

C221 DESIGN + SURVEY

SDG&E | SAN DIEGO, CA

Project Designer

C445 DESIGN + SURVEY

SDG&E | SAN DIEGO, CA

Project Designer

ARTESIAN SUBSTATION 230KV EXPANSION

SDG&E | SAN DIEGO, CA

Project Designer



EDUCATION

BS Civil Engineering,
Technological Institute of Tijuana,
Mexico

EXPERIENCE

11 years

REGISTRATIONS/ CERTIFICATIONS

Professional Engineer (Mexico) -
#2211078

SOFTWARE

Bentley MicroStation
AutoCAD
Microsoft Office

MARTIN JAIMES

Designer

Martin is a project manager for NV5's San Diego office. For 11 years, Martin has involved himself in both field and office aspects of civil engineering and land surveying. The focus areas for his project management are engineering the conversion of existing electrical overhead lines to underground system, including distribution lines and transmission lines of 69kV, 138kV, & 230kV; utility location and mapping, Engineering design for jack & bore structures, configurations of Horizontal Directional Drill structures to function as elements to avoid impacts over environmental areas, sensitive wet lands, streams and rivers. Other related procedures of engineering include design grading and improvement plans according to city, county and state regulations as well the construction support.

Project Experience

UNDERGROUND TRANSMISSION LINES, SAN DIEGO GAS & ELECTRIC ENGINEERING - PROJECT MANAGER

Project manager for the design of underground conversion of existing overhead lines including transmission and distribution of electrical lines. Services include design and construction of plans according to the local energy authority SDG&E.

Design of plans is on local streets and in some areas crossing California Highways routing trench over existing cells of city and Caltrans bridges. The trench design encompasses the challenge of avoiding all types of existing underground utilities, such as water mains, gas, sewer, storm drain and telecomm underground lines.

16-INCH HIGH PRESSURE GAS LINE 49-28 RELOCATION, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

Senior designer responsible for the design and relocation plans for approximately 4,200 lineal feet of 16-inch high pressure steel gas main. The line consists of two Horizontal Directional Drilling (HDD) trenchless technology (approximately 1,900 lineal feet total), two jack and bore trenchless technology (approximately 900 feet total), trenching for approximately 1,300 lineal feet with a MAOP of 400 psig designed to Class 3 specifications.

SUNCREST SUBSTATION, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT MANAGER

Responsible for performing the preliminary hydrologic and hydraulic calculations to investigate impacts of pipe routing through the proposed new 500/230kV MRDA substation pad and access road. Also performed preliminary hydrological solutions to capture and convey runoff from the basins that will drain to the main access road.



JOEL PAULSON, MA, PLS, GISP, LEED GREEN Field Technician | Designer

Joel brings 35 years of experience in land development, from small two-lot parcel maps to large multi-unit subdivisions, taking the projects from planning stages to final construction, as well as numerous aerial control surveys, ALTA surveys, topographic surveys and construction projects. Joel has also been heavily involved in using GIS as a mapping and land planning, and analysis tools. Joel has led the effort at NV5 for using point-cloud data from ground-based scanner HDS for mapping and 3D modeling. He has developed and implemented an Unmanned Aerial System (UAS)-based LiDAR data acquisition program for power line and topographic mapping.

EDUCATION

MA Near Eastern Studies/
Egyptology, University of
California, Berkeley

BA Near Eastern Studies/
Egyptology, University of
California, Berkeley

Certificate in GIS, University of
California, Riverside, Extension

EXPERIENCE

35 years

REGISTRATIONS/ CERTIFICATIONS

Professional Land Surveyor: CA
#LS 6637

LEED Green Associate:
#10751143

GIS Professional (GISP): #90366

AFFILIATIONS

Urban and Regional Information
Systems Association (URISA)

California Land Surveyors
Association (CLSA)

SOFTWARE

GIS, LiDAR, 2D and 3D Modeling
Microsoft Office

Project Experience

OCOTILLO EXPRESS SUBSTATION HIGH-DENSITY SCANNING

SDG&E | IMPERIAL COUNTY, CA
Survey Manager

TALLEGA SUBSTATION TOPOGRAPHIC SURVEY

SDG&E | ORANGE COUNTY, CA
Survey Manager

MISSION TO ASH UNDERGROUND PROJECT, JACK AND BORE MONITORING

SDG&E | SAN DIEGO COUNTY, CA
Survey Manager

AERIAL SURVEY OF TRANSMISSION LINES TL690E AND TL692

SDG&E | OCEANSIDE, CA
Survey Manager

TL663 UNDERGROUNDING AND UPGRADES

SDG&E | SAN DIEGO, CA
Survey Manager

CRUX SUBSURFACE, INC., CLEVELAND NATIONAL FOREST POWER POLES REPLACEMENT PROJECT

SDG&E | SAN DIEGO COUNTY, CA
Survey Manager

RICE CANYON FIRE HIGH-DENSITY SURVEY

SDG&E | SAN DIEGO COUNTY, CA
Survey Manager

ON-CALL SURVEYING SERVICES

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY | SAN DIEGO COUNTY, CA
Survey Manager

MCGILLICUDDY V SAN DIEGO GAS & ELECTRIC COMPANY

SDG&E | SAN DIEGO COUNTY, CA
Survey Manager



EDUCATION

BS, Electrical Engineering (Power Emphasis),
University of Wisconsin – Madison

EXPERIENCE

12 years

REGISTRATIONS

Registered Professional Engineer,
Electrical: IL # 062063756

AFFILIATIONS

Institute of Electrical and
Electronics Engineers (IEEE) –
Power & Energy Society (PES)

ROBERT OLEINIK, PE

Project Engineer

Robert brings more than 12 years of experience in the power industry. His expertise covers a wide range of areas, including coordination; power flow; voltage drop; short circuit studies; substation and power plant control; and relay protection design, settings, and panel replacements.

Robert has experience managing multiple projects, ensuring budget, schedule and quality are maintained. He routinely coordinates with other disciplines, creating project scope and cost estimates, creating design documents and drawings, and reviewing material specifications and vendor submittals.

Robert has a successful track record of cultivating positive client relationships by consistently meeting and exceeding expectations via quality deliverables, project support, and timely communication. His technical capabilities include system design; development of power system models to be used for calculations, including degraded voltage, short circuit, voltage drop, and relay coordination; and on-site troubleshooting for testing and installation issues.

Project Experience

SUBSTATION STAFF AUGMENTATION, SAN DIEGO GAS & ELECTRIC ENGINEERING - PROJECT ENGINEER

Rob worked directly for the Substation Engineering and Design group in SDG&E's office. His main responsibilities included preparing project design specifications and performing quality reviews of substation electrical designs. His success in this role helped build a relationship between the SED group and NV5 Power Delivery Group that continues to grow.

SUBSTATION QA/QC SERVICES (MULTIPLE SITES), SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT ENGINEER

Robert served as Lead Project QA/QC and Lead Project Engineer for the following projects: Clairemont TL600 Line Differential Relay Replacement; Rose Canyon TL600 Line Differential Relay Replacement; Rancho Santa Fe Rebuild; 230 kV P&C Standards.

BAY BOULEVARD 230KV TL23020 ADDITION, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT ENGINEER

His responsibilities include possessing a full understanding of the project and client needs along with being involved in all aspects of the design. He has facilitated all project electrical review and status meetings, coordinated with the structural design team, and tracked project deliverables while guiding the design team through a project with multiple scope additions and revisions. The line and station relaying requires multiple scope changes and additions including new and uncommon relaying schemes.



LOCATION

St. Paul, MN

EDUCATION

BS, Mechanical Engineering,
University of Minnesota

BA, Sociology/Anthropology,
Southwest Minnesota State
University

EXPERIENCE

38 years

REGISTRATIONS

Engineer-in-Training, MN

THOMAS SCHUBBE, EIT

Project Engineer | Generation Feasibility, Economics, and Analysis

Tom has a diverse background, including technical and economic evaluation of energy and power systems (conventional fuels and renewable energy) in addition to long-range corporate strategic planning, utility financial analyses, and business planning and development. He has experience providing design, development and strategic planning services to governmental agencies, public institutions, and private corporations.

Tom's professional experience ranges from the administration of energy conservation programs for a state energy agency to the development of new business ventures for a utility and major international energy corporation. He has coordinated utility service negotiations for steam, chilled water, and power contracts related to on-site cogeneration facilities and public and private partnerships.

Project Experience

FEASIBILITY STUDY: UTILITY PLANT RE-POWERING

[SOUTHERN CALIFORNIA EDISON](#) | [SANTA CATALINA, CA](#)

NV5 provided the client a feasibility study to explore three solutions to repower the island of Santa Catalina which is currently powered by six diesel generators, 23, 65 kW propane microturbines, and a 1MW/7.2MWh NaS battery storage system. We provided a comprehensive study of the island's existing electrical system, power generation resources, and top locations for renewable development and deployment including wind, solar, battery storage, and ocean power technologies.

CHILLED WATER PLANT OPTIMIZATION

[3M COMPANY](#) | [CONFIDENTIAL LOCATION](#)

NV5 conducted an in-depth study of a chilled water plant serving a corporate research campus. The study focused on assessing current plant performance; identifying and quantifying opportunities for energy and operational performance improvements; and calculating the corresponding reduction of operating expense. The plant consists of electric and steam turbine drive chillers with approximately 25,000 tons of production capacity and 4 million gallons of thermal storage.

STEAM PLANT OPTIMIZATION

[3M COMPANY](#) | [CONFIDENTIAL LOCATION](#)

NV5 evaluated the performance of a steam plant serving the thermal requirements of a corporate research campus. The evaluation focused on technical and economic viability of three fundamental actions: 1) use of an expander between plant process load and heating loads to drive compressed air or turbine generator; 2) use of back pressure steam turbine operating between pressure of production and reduce distribution pressure to drive compressed air or turbine generator; and 3) dispatch of boilers on the basis of fuel efficiency. Each of the respective were quantified and qualified on the basis of capital cost, operating expense and potential effect to reliability of steam deliveries to campus.

Project Experience Continued

UTILITY VULNERABILITY STUDY

3M COMPANY | CONFIDENTIAL LOCATION

NV5 conducted a vulnerability study of this main research and corporate campus's robust utility infrastructure, which consists of a central plant and associated distribution systems for steam, chilled water, and electricity. The study was used to evaluate the age and condition of the plant system's major equipment and components and their respective distribution systems.

DOWNTOWN DISTRICT ENERGY FEASIBILITY STUDY

CITY OF CEDAR RAPIDS | CEDAR RAPIDS, IA

NV5 conducted a technical and economic evaluation of redeveloping the district energy system. The system provided steam service to residential, commercial and industrial customers in the downtown area of Cedar Rapids. The evaluation identified six redevelopment scenarios and plant configurations featuring steam service, a transition to hot water service and cogeneration with conventional fossil fuels and biomass. The evaluation quantified a cost of service for each of the scenarios reflecting fixed cost and variable expense of delivery of service.

CHILLED WATER OPTIMIZATION FEASIBILITY STUDY

PURDUE UNIVERSITY | WEST LAFAYETTE, IN

NV5 was hired to identify measures that can enhance chilled water production and plant operations. The measures focused on system automation and plant modifications. Enhancements to system automation will monitor and improve short temperature targets of the system, provide more effective control water through towers and chillers, and allow better control of chiller loading. Plant modifications should provide full tower capacity to support chilled water production and simultaneous operation of steam turbine generators.

OWNER'S TECHNICAL REPRESENTATIVE - THERMAL SERVICES

MILWAUKEE REGIONAL MEDICAL CENTER | MILWAUKEE, WI

As Owner's Representative, NV5 supported MRMC Thermal throughout the multiple stages of purchasing, transitioning, and upgrading the power plants and distribution systems for their ownership and operation. NV5's duties included, but were not limited to, verification of design and installation effectiveness and quality, long-term operational and maintenance reviews, value engineering, risk analysis of options, budget and schedule management, commissioning of second boiler plant, selection of contractors and major equipment, selection of plant operation organization and support on contracts, utilization of Wisconsin's energy savings rebate program, construction and Title V air permit submissions, and conflict resolution.

FLEETWIDE COAL-FIRED HEATING PLANT COMPREHENSIVE FEASIBILITY STUDY - UTILITY PERFORMANCE FORECASTING AND STRATEGIC PLANNING

UNIVERSITY OF WISCONSIN | MADISON, WI

NV5 provided a feasibility study to chart a course for the future of heating plants at eight university campuses that currently use coal-fired combustion units. Initially we identify the technical and legal reasons provided by the DNR and other groups that led to the conclusion that the plants are in violation, and then to independently review the rules and statutes that have jurisdiction over these projects. This process also includes a due diligence effort to research recent and relevant findings in similar facilities in Wisconsin and outside the state, an assessment of the condition and capacity of the heating plants in question, as well as a long-term projection of capital and operating costs.

POWER PLANT MASTER PLAN

MICHIGAN STATE UNIVERSITY | EAST LANSING, MI

NV5 provided master planning services for the TB Simon Power Plant, which provides steam and electricity to the campus. The goal of the study was to determine the best path forward for the University to meet their power, heating, and cooling needs for the next 20 years and beyond.



JEFF DUPART, PE, PMP Project Manager

Jeff is a professional civil engineer and project management professional with 19 years of progressive experience. He has managed a diverse spectrum of engineering and construction projects, with an emphasis in the power sector. He is a natural problem solver with a proven ability to coordinate the efforts of a wide variety of functional teams to deliver multi-million dollar projects on schedule and within budget. He is a prior Naval Officer with strong leadership abilities and attention to detail.

During his eight-year tenure with CenterPoint Energy, Jeff worked as a Supervising Engineer in Transmission Project Engineering and Substation Site Development, where he provided project management, engineering, and construction support for transmission, substation, distribution, and telecommunication projects. He supervised up to eight engineers and a myriad of contract resources. Jeff's experience also includes providing front-end project development support and technical analysis for power and renewable EPC projects.

Prior to moving into the private sector, Jeff served as a Navy Civil Engineer Corps Officer where he worked in a variety of assignments and locations responsible for planning, design, acquisition, construction, operations, and maintenance of Navy and Marine Corps infrastructure. In 2013, Jeff was mobilized by the Navy Reserve to serve as an Army Program Manager with NATO Training Mission Afghanistan where he managed four complex construction programs worth over \$1B.

EDUCATION

MS, Finance / Energy Investment,
University of Houston

MBA, Webster University

BS, Chemical Engineering,
Michigan State University

EXPERIENCE

19 years

REGISTRATIONS/ CERTIFICATIONS

Civil Professional Engineer –
TX#102959

Project Management Professional
#57979783

SOFTWARE

Bentley Microstation

AutoCAD

Microsoft Office

Project Experience

BUILDING 5 DISTRIBUTION PLANNING SURVEY/DESIGN PROJECTS

SDG&E | SAN DIEGO, CA

Project Manager

MCB CAMP PENDLETON 69KV & 12KV UNDERGROUND PROJECT

SDG&E | SAN DIEGO, CA

Project Manager

KEARNY SUBSTATION GETAWAY

SDG&E | SAN DIEGO, CA

Project Manager

TL 690E + C202 UNDERGROUNDING

SDG&E | SAN DIEGO, CA

Project Manager

TL692/C204 30% DESIGN/FEASIBILITY STUDY

SDG&E | SAN DIEGO, CA

Project Engineer

TL 695/TL6971 FIRE HARDENING

SDG&E | SAN DIEGO, CA

Project Engineer

GENERATION - OWNER'S ENGINEER SERVICES

TL 662/666 RE-ROUTING

SDG&E | SAN DIEGO, CA

Project Manager

SAN MATEO SUBSTATION

SDG&E | SAN DIEGO, CA

Project Manager

SAN YSIDRO SUBSTATION GETAWAYS

SDG&E | SAN DIEGO, CA

Project Manager

TRANSMISSION AND SUBSTATION CAPITAL PROJECTS

CENTERPOINT ENERGY | HOUSTON, TX

Supervising Engineer



JOSH FISHER, PE

Senior Engineer

Josh is experienced in the fields of civil and structural engineering, construction and project management, and land development. He has extensive experience in conceptual analysis and design of industrial, commercial, and residential buildings, electrical substations and switchyards, bridges, water resource structures, tank fields, towers, and parking structures. Josh has performed remote site investigation, survey, and analysis for the design and installation of open channel fixed and risible trash racks, movable work platforms, penstock repairs, A-frame crane installations, and general facility upgrades.

Additional work experience includes general civil engineering and capital improvement design, preparation of hydraulic calculations and reports, precise and rough grading, erosion control plans, cost and bond estimates, earthwork calculations, QA/QC, and emergency repair and soil settlement analysis.

Project Experience

TL673 69KV UNDERGROUNDING, LA JOLLA TO ROSE CANYON, SAN DIEGO GAS & ELECTRIC

ENGINEERING - SR. PROJECT MANAGER

Coordination of plan and profile documents through Issued for Construction (IFC) drawing sets.

TL6906/TL677/TL668/TL664 UG 3ROOTS 69KV CUSTOMER RELOCATION PROJECT, SAN DIEGO GAS & ELECTRIC

ENGINEERING - SR. PROJECT MANAGER

Coordination of plan and profile documents through Issued for Construction (IFC) drawing sets.

TL684 SUNRISE GARDENS 69KV UNDERGROUNDING CUSTOMER RELOCATION PROJECT, SAN DIEGO GAS & ELECTRIC

ENGINEERING - SR. PROJECT MANAGER

Coordination of plan and profile documents through Issued for Construction (IFC) drawing sets.

TL616/TL6920/TL6939/TL6974 ARTESIAN RANCH GETAWAYS SAN DIEGO GAS & ELECTRIC

ENGINEERING - SR. PROJECT MANAGER

Coordination of plan and profile documents through Issued for Construction (IFC) drawing sets.

TL633 69KV RE-CONDUCTOR & 20SD UG CONVERSION PROJECT SAN DIEGO GAS & ELECTRIC

ENGINEERING - SR. PROJECT MANAGER

Project manager in responsible charge of survey, design, permitting, and construction administration services on three miles of 69kV overhead to underground conversion from Bernardo Substation to Rancho Carmel.

EDUCATION

Cal Poly State University San Luis Obispo, MS

Cal Poly State University San Luis Obispo, MBA

Cal Poly State University San Luis Obispo, BS

EXPERIENCE

25 years

REGISTRATIONS

Professional Engineer (Civil)-CA
#C657111

Project Management Professional (PMP) #1932559



MARK WEBB, PE

Project Engineer

Mark possesses 33 years of experience in private and public projects. His experience includes electric and gas line design and relocation, erosion control and water quality, water and sewer studies, hydrology and hydraulics, grading, site planning and layout, earthwork, road design, retaining walls, pedestrian bridges, master plans, and construction observation. In addition to municipal work, Mark has project experience with military installations, schools, parks, universities, and subdivisions. Mark has also taught CAD and design software and has expertise in developing standards and quality assurance/quality control processes.

EDUCATION

AS, Engineering, Cabrillo College

BS Civil Engineering - San Jose State University

EXPERIENCE

33 years

REGISTRATIONS/ CERTIFICATIONS

Professional Engineer: CA No. 46328, NJ No. 24GE05444900

AFFILIATIONS

American Society of Civil Engineers (ASCE)

Construction Management Association of American (CMAA)

American Public Works Association (APWA)

SOFTWARE

Civil 3D AutoCAD, SewerCAD, WaterCAD, Microstation, Inroads, Leica Point Cloud software, Cloudworks, Risa 3D, SAP 2000, HDD Toolbox, Pipeline Toolbox, ARC GIS(ESRI), QGIS, ARC Scene, MapWindow, HEC HMS, HEC RAS, HEC DSS, Sketchup, Blender, 3DS Max, Navisworks, InfraWorks, Revit, and KYPipe

Project Experience

POSEIDON DESALINIZATION PLANT, SAN DIEGO GAS & ELECTRIC ENGINEERING - PROJECT ENGINEER

Provided the three-dimensional design for four 12kV distribution circuits that feed the plant. In order to provide power to the project a unique approach to supporting fiberglass conduit via engineered steel supports ran down an abandoned pit from the Encina Power Station. Provided QA/QC for all of the getaways from the substation and designed transitions in and out of the two pits and then to the customer side switchgear.

NEW SYCAMORE-TO-PEÑASQUITOS (SX TO PQ) 230KV OVERHEAD/ UNDERGROUND, SAN DIEGO GAS & ELECTRIC

ENGINEERING - PROJECT ENGINEER

Provided design and QA/QC for a new 14-mile 230kV transmission circuit between the Sycamore and Penasquitos substations for SDG&E. Provided traffic control and designed the I-15 crossing, which required a 54-inch diameter tunnel.

CARLTON HILLS SUBSTATION, SAN DIEGO GAS & ELECTRIC ENGINEERING - PROJECT ENGINEER

Designed the access road to Carlton Hill Substation. He also provided QC for all of the 12kV getaways.

VINE SUBSTATION, SAN DIEGO GAS & ELECTRIC ENGINEERING - PROJECT ENGINEER

Designed the internal and external 12kV getaways and two tie-lines in and out of the 69kV substation stepping down to 12kV for distribution.

CRESTVIEW SUBSTATION, SAN DIEGO GAS & ELECTRIC ENGINEERING - PROJECT ENGINEER

Designed three cable-pulled 69kV tie-lines in and out of the substation using jack and bore to cross Old Highway 80. Also provided QC for all of the 12kV getaways for the substation.

GENERATION - OWNER'S ENGINEER SERVICES



BRIAN ROPPE, PMP

Project Manager

Brian has over 15 years of combined experience in electric and gas utilities. He has led transmission, substation, distribution, smart-grid, microgrid, distributed energy, data analytics, system controls, and information technology projects through the entire project life cycle. Brian has also worked in a number of customer-facing roles, allowing him the ability to deliver projects with both internal and external stakeholders.

EDUCATION

MBA, Northern Arizona University

MA, Project Management,
Northern Arizona University

BS, Business Administration,
Northern Arizona University

EXPERIENCE

15 years

REGISTRATIONS/ CERTIFICATIONS

Project Management Professional

AFFILIATIONS

N/A

SOFTWARE

Primavera P6

Microsoft Project
Visio

Microsoft Office
Procore

Project Experience

ARTESIAN 230KV SUBSTATION EXPANSION

BARNARD CONSTRUCTION/SDG&E | SAN DIEGO, CA

Senior Project Manager

TL 603B UNDERGROUNDING

SDG&E | NATIONAL CITY, CA

Senior Project Manager

TL 6926 UNDERGROUNDING COLE GRADE ROAD

SDG&E | SAN DIEGO COUNTY, CA

Senior Project Manager

TL 6983 POWAY TO POMERADE UNDERGROUND TIE LINE

SDG&E | SAN DIEGO COUNTY, CA

Senior Project Manager

TL 667 UNDERGROUNDING EL CAMINO REAL

SDG&E | SAN DIEGO COUNTY, CA

Senior Project Manager

TL 673 UNDERGROUNDING LA JOLLA

SDG&E | SAN DIEGO COUNTY, CA

Senior Project Manager

SAN MATEO SUBSTATION

SDG&E | SAN DIEGO COUNTY, CA

Senior Project Manager

SAN DIEGO GAS & ELECTRIC MAJOR PROJECTS

SDG&E | SAN DIEGO COUNTY, CA

Project Manager

CATALINA ISLAND GENERATION ENGINEERING

SOUTHERN CALIFORNIA EDISON | CATALINA, CA

Senior Project Manager

GENERATION - OWNER'S ENGINEER SERVICES



EDUCATION

MS, Management Technology,
University of Wisconsin

BS, Civil/Structural Engineering,
University of Minnesota

EXPERIENCE

34 years

REGISTRATIONS

CA Professional Engineer
No. C54870

DARAB BOUZARJOMEHRI, PE

Project Engineer

Darab is an accomplished professional engineer with over 34 years of experience in design and management of large-scale public transportation facilities involving federal, state, and local government agencies, specialized in project management, with an outstanding history of managing projects from initial conception through final design and construction. Highly skilled in client management, marketing, project management, budget and schedule management, and problem resolution. Excellent record of delivering challenging projects on schedule and within budget.

Project Experience

ON-CALL A/E FOR LAND DEVELOPMENT EXPEDITED PROCESS SERVICES, COUNTY OF ORANGE

ENGINEERING - PROJECT DIRECTOR

Responsible for providing planning, building and engineering plan review services for various permit and planning applications for tract maps, subdivisions improvements, grading, building plans, and associated development plans that was submitted by developers for approval.

ON-CALL A/E SERVICES FOR STREET DESIGN PROJECTS, CITY OF LONG BEACH

ENGINEERING - PROJECT DIRECTOR

Responsible for management of the contract and preparation of the PS&E documents for each task order. This involved preparation of the scope, fee and schedule for each given task order to compete with other on-call consultants prior to selection and performance of the work.

WESTWOOD NEIGHBORHOOD GREENWAY PROJECT, CITY OF LOS ANGELES

ENGINEERING - PROJECT DIRECTOR

Responsible for preparation of initial scope of work, work breakdown structure, and QNQC review of the pre-design, 50% and 100% design documents. Responsible for preparation of the Traffic Control Plans and obtaining permit from LADOT. This project involved various agencies, including City of LA, LADOT and Metro.

SR-76 REALIGNMENT PROJECT, GRANITE CONSTRUCTION, CALTRANS, COUNTY OF SAN DIEGO

ENGINEERING - PROJECT MANAGER

Project Manager for construction phase of the re-alignment of approximately three miles of SR-76, east of 1-15 and SR-76 interchange. Responsibilities included review of submittals, response to RFIs from the contractor, and revision of design or preparation of proposed design solutions.



SHOSHANA PENA

Program Manager

Shoshana has 16 years of utility experience in operations, procurement, and program management of energy infrastructure projects and large-scale energy efficiency programs. She is skilled in collaborating with clients, contractors, and stakeholders to optimize program results, improving processes, and implementing problem resolution. She has a proven track record identifying cost savings obtained through project controls, schedule, scope management, and reducing or eliminating contractor change orders.

EDUCATION

BS, Biology and Chemistry,
University of Texas

EXPERIENCE

16 years

REGISTRATIONS/ CERTIFICATIONS

LEED Green Associate,
US Green Building Council

Project Management Certificate

AFFILIATIONS

N/A

SOFTWARE

Procore, Basecamp, Microsoft
Project, Visio, Smartsheets,
Microsoft Office, Sharepoint, SAP,
CMS

Project Experience

WILDFIRE MITIGATION PROGRAMS-FIRM AND PRIME MANAGEMENT TEAMS

SDG&E | SAN DIEGO, CA
Program Manager

CONSTRUCTION MANAGEMENT PROGRAM-FIELD CONSTRUCTION ADVISOR (FCA) RESOURCES

SDG&E | SAN DIEGO, CA
Program Manager

STATEWIDE PLUG LOAD AND APPLIANCE PROGRAM

SDG&E | SAN DIEGO, CA
Program Manager

RESIDENTIAL ENERGY EFFICIENCY PROGRAM

SDG&E | SAN DIEGO, CA
Program Manager

ENVIRONMENTAL COMPLIANCE STRATEGIC SOURCING

SDG&E | SAN DIEGO, CA
Senior Contract Agent

EMERGENCY RESPONSE STRATEGIC SOURCING

SDG&E | SAN DIEGO, CA
Senior Contract Agent

SYCAMORE TO PENASQUITOS (SX-PQ) 230KV TRANSMISSION LINE

SDG&E | SAN DIEGO, CA
Contract Agent

SDG&E ENERGY INNOVATION CENTER, LEED PLATINUM

SDG&E | SAN DIEGO, CA
Contract Agent



EDUCATION

BS Civil Engineering

EXPERIENCE

30+ years

REGISTRATIONS

Planning and Scheduling Professional (PSP) Certification from AACE

RON SCHULTZ, PSP

Project Manager | Assistant Project Manager

Ron has over 30 years of experience in project management of major capital improvement programs. He is a Certified Planning and Scheduling Professional and an Oracle certified trainer for P6 Primavera Project Management software. His experience combines his civil engineering education with extensive experience in project controls. His consulting work has included program management, complex CPM schedule reviews, expert CPM schedule witness testimony, time impact analysis, resource analysis, earned value Implementation, program needs assessments, writing detailed procedures and guidelines, etc. Ron's project experience includes several programs over \$1 billion in value.

Project Experience

GAS DISTRIBUTION P6 PORTFOLIO MANAGER

PACIFIC GAS & ELECTRIC | SAN RAMON, CA

Ron implemented P6 for management of gas distribution projects for PG&E. This program had the challenge that there were 1000's of smaller project that were located over a wide geographic area. The P6 environment had over 150 users who were responsible for individual projects and schedule updates. Ron was the P6 Administrator who set the procedures, coding and provided overall program reporting including program resource loading. The annual program value was over \$700 million. Schedules and reports were completed weekly. Ron developed custom procedures to automatically sync data from SAP and other in-house system into P6.

GAS TRANSMISSION PIPELINE SAFETY ENHANCEMENT PROGRAM (PSEP) P6 IMPLEMENTATION

PACIFIC GAS & ELECTRIC | WALNUT CREEK, CA

Ron was the first lead implementation specialist for P6 on the PG&E Pipeline Safety Enhancement Program (PSEP), consulting with Parsons. The P6 database which Ron initiated was utilized to manage over 2000 projects and over a billion in revenue. He created work stream schedule templates for each type of project that included the complete lifecycle of the project. Ron set the parameters for progressing schedules and earned value on a weekly basis. This program utilized P6 Portfolio capabilities to manage and report on hundreds of projects.

GAS CENTRIFUGE ENRICHMENT PLANT – U.S. DEPARTMENT OF ENERGY

ENERGY, PROJECT CONTROLS | IRVINE, CA

Project Controls Engineer for a \$100 million design project for Uranium enrichment / nuclear fuels. Statused design using C/SCSC government reporting requirements. Strict use of earned value techniques was required. Ron provided analysis of variances, prepared narrative reports and tracked trends.



EDUCATION

BS Electrical Engineering, Power Systems Emphasis, California State University, Long Beach

EXPERIENCE

25 years

REGISTRATIONS/ CERTIFICATIONS

Certificate, Project Management, University of California, Irvine

Certificate, Probabilistic Risk Assessment, Southern California Edison & University of California, Los Angeles Joint Program

SOFTWARE

CYME
Synergi
CAPE
PSLF
MS Visio
MS Project

JONATHAN LY

Project Engineer

Jonathan's experience is primarily in distribution and substation systems from 2.4-220kV class equipment. He has extensive experience in forecasting, planning and designing systems to serve the short- and long-term forecasted demand. He has designed distribution feeders, transmission lines and substation layouts for new load growth projects and existing infrastructure upgrades. He has a breadth of knowledge with generation interconnection studies, ranging from distributed generation, such as residential net metering to third-party commercial for-profit generation operators. He has hands-on experience in studying, commissioning and approving non-export and export generation interconnections.

He has also developed new generation interconnection commissioning policies for the utility for emerging technologies such as Battery Energy Storage Systems. Jonathan also has experience with electric reliability from compliance reporting, preparing witness testimony and developing mitigation solutions. He is proficient with power systems analysis tools including CYME, CAPE and PSLF, and project management tools such as MS Visio and Project.

Project Experience

RELIABILITY ENGINEERING SUPPORT SERVICES, VARIOUS PROJECTS

SDG&E | SAN DIEGO COUNTY, CA
Project Engineer

TL 663 69KV UNDERGROUND DESIGN

SDG&E | SAN DIEGO COUNTY, CA
Project Engineer

SX TO PQ SURVEY + CONSTRUCTION SUPPORT SERVICES

SDG&E | SAN DIEGO COUNTY, CA
Project Engineer

BIG CREEK BESS FEASIBILITY STUDY

SOUTHERN CALIFORNIA EDISON |
SOUTHERN CA
Project Engineer

FIELD ENGINEERING TRAINING PROGRAM

SOUTHERN CALIFORNIA EDISON |
POMONA, CA
Project Engineer

FRIENDLY HILLS 12/4KV SUBSTATION CUTOVER

SOUTHERN CALIFORNIA EDISON |
POMONA, CA
Project Engineer

VILLA PARK 220/66KV A-BANK SYSTEM SPLIT

SOUTHERN CALIFORNIA EDISON |
VILLA PARK, CA
Project Engineer



LOCATION

St. Paul, MN

EDUCATION

BS, Electrical Engineering,
University of Texas at Arlington

Electronic Technician Degree,
Dunwoody Industrial Institute

EXPERIENCE

41 years

REGISTRATIONS

Qualified Commissioning Process
Provider (QCxP)

WAYNE BEIERMAN, QCxP

Electrical Commissioning Lead | Senior Engineer

Wayne has more than 41 years of experience in physical plant and project management, including supervising and managing facility construction, remodeling, and operation and maintenance of medical research, institutional, and higher education facilities. He also has experience in facility design, construction, and commissioning, plus project management for building, HVAC, and utility upgrade projects.

Wayne is an electrical engineer with a strong knowledge, understanding, and experience in facility operations and electrical power systems. He applies his extensive experience to lead the start-up and commissioning of power distribution, cogeneration, emergency power, and microgrid power systems for both domestic and international facilities.

Project Experience

SALT LAKE CITY INTERNATIONAL AIRPORT - TERMINAL REDEVELOPMENT PROGRAM

SALT LAKE CITY CORPORATION | SALT LAKE CITY, UT

NV5 is providing commissioning services for the Salt Lake City International Airport terminal redevelopment program designed to rehabilitate existing facilities and construct new facilities, including operational infrastructure and roadways. Additional goals include providing buildings that are earthquake resistant and promoting efficient hub airport operation for the over 25 million passengers who fly out of the airport annually, meeting security needs for those passengers, and eliminating airplane parking bottlenecks.

O&M SPECIFICATION DEVELOPMENT

DALLAS/FORT WORTH INTERNATIONAL AIRPORT | DFW AIRPORT, TX

NV5 commissioned all systems associated with this expansion, renovation and replacement of heating, cooling and associated utilities to serve the entire airport. In addition to new electric water chillers, new low emission boilers, new electrical service, and supplementary equipment for utility services, the project scope also included a six (6) million gallon chilled water thermal storage tank.

SHORELINE HOSPITAL EXPANSION & CAMPUS CONSOLIDATION

CHRISTUS SPOHN HEALTH SYSTEM | CORPUS CHRISTI, TX

NV5 is providing third-party commissioning services for new construction and renovation efforts on the CHRISTUS Shoreline Campus. These efforts include a new 403,000-SF Patient Tower and Central Utility Plant, plus renovation of 128,000 SF in the existing East Tower's Floors 3,4, and 5 and Floor 9 of the existing Critical Care Tower. NV5 is also commissioning 43,000 SF of new construction at the Hector P. Garcia Memorial Family Clinic on the CHRISTUS Memorial Campus.

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience Continued

UTILITY PLANT VULNERABILITY STUDY

3M COMPANY | CONFIDENTIAL LOCATION

NV5 conducted a vulnerability study of this main research and corporate campus's robust utility infrastructure, which consists of a central plant and associated distribution systems for steam, chilled water, and electricity. The study was used to evaluate the age and condition of the plant system's major equipment and components and their respective distribution systems.

EMERGENCY GENERATOR OPTIONS STUDY & REPAIRS

HENNEPIN COUNTY | MINNEAPOLIS, MN

Conducted an electrical assessment of the Hennepin County and the City of Minneapolis Municipal Building Commission (MBC) emergency generator systems serving multiple municipal buildings and prisons. The assessment provided replacement alternatives to combine generator loads, replace out dated emergency generators and distribution components, a replacement priority, and a proposed schedule to replace emergency generators.

ELECTRICAL MAINTENANCE SERVICES

METROPOLITAN COUNCIL ENVIRONMENTAL SERVICES (MCES) | ST. PAUL, MN

Provided Facility Electrical Engineering services to support the legacy Minneapolis Municipal Building Commission (MBC) building. The MBC was built in 1889 and was electrical powered in multiple phases from then until present. Researched and evaluated the electrical distribution system to develop an accurate one-line system drawing. Developed an electrical maintenance plan for the system components. Completed an electrical distribution equipment assessment and designed electrical system replacement to replace emergency generators, UPS and PDUs supporting the police and other emergency systems. Provided a design for these replacements and managed component replacements without any system shutdowns.

MIDDLE SCHOOL UTILITY STUDY AND REPLACEMENT

CARLETON COLLEGE | NORTHFIELD, MN

Conducted a Utility Study to connect the existing campus utilities to a remote middle school complex that had been purchased by the College. Provided mechanical and electrical utility scenarios including steam and heating water and a new heating plant alternates. Presented Electrical alternatives to tie into the newly installed 13.8 kV campus electrical distribution system. These utility options included manholes and additional capacity to support existing and planned new buildings in the path of the new utility distribution systems installations.

CAMPUS ELECTRICAL DISTRIBUTION SYSTEM UPGRADES

CARLETON COLLEGE | NORTHFIELD, MN

As the project manager and electrical engineer, upgraded the campus electrical distribution system from 4,160 volts to 13,800 volts. This included 32 buildings on a 1,100 acre campus. Performed the final tie-ins upgrades while maintaining camps operations.

CENTRAL UTILITY PLANT

GUNDERSEN LUTHERAN HOSPITAL | LACROSSE, WI

NV5 provided commissioning services for this renovation project which removed existing Chiller #1 and replacing it with a new 1,000 ton chiller. In addition, the existing cooling towers were replaced with three new cooling towers, each at 1,000 tons. Piping connections were revised to support the new equipment. Along with the chiller replacement, the new and existing chillers were segregated from the boilers by installing rated partitions, a refrigerant detection system and a refrigerant exhaust system.

UTILITY PLANT

MILWAUKEE REGIONAL MEDICAL CENTER | MILWAUKEE, WI

NV5 performed 3rd party commissioning services on behalf of the Milwaukee Regional Medical Center for the Transitional Boiler Solution project. The Transitional Boiler System will consist of four 70,000 PPH boilers (natural gas and distillate oil) and associated auxiliary equipment.



EDUCATION

BS, Electrical Engineering
North Dakota State University

EXPERIENCE

31 years

REGISTRATIONS

Registered Professional
Engineer, Electrical: AZ #54291,
CA #20338, CO #44532, DE
#13192, DC #PE905945, FL
#76776, GA #PE039305, ID
#15337, IL #062.065833, IN
#PE11300474, IA #12699,
KS #12766, LA #39790, ME
#13121, MD #29620, MA
#47464, MI #6201065378,
MN #22812, MT #19700,
NE #E-10673, NV #022303,
NH #13228, NY #090794-1,
NC #041027, ND #3649, OH
#78203, OR #79883PE, PA
#PE079859, Saipan CNMI #
479, SC #30452, SD #5491,
TN #115186, TX #105722, WI
#29559-6, WY #13826

NATHAN GERMOLUS, PE

Senior Engineer | QA/QC

Nathan has more than 31 years of experience in the electric utility industry. He has experience with all aspects of substation design both physical and control, including relay settings, distribution system studies, and standby generation facilities. Nathan has provided his design expertise to substation and transmission projects ranging from 2.4 to 500 kV, both domestically and overseas. He has provided design services for several relay coordination and enhancement studies that included load flow and fault analysis.

In addition, he has provided design services for coal-fired and combustion turbine generating facilities and several reciprocating engine generator installations. Nathan has provided design and study expertise to several large university campus electrical systems. His efforts range from the examination of utility interface, reliability, and the integration of generation facilities to designing and modifying campus utility infrastructure. Nathan has been involved in all project phases from conception to startup and commissioning. His specialties include control systems, protective relaying, SCADA, control integration, and system studies.

Project Experience

SILVERTON AND ORIENT SUBSTATIONS REBUILD, PORTLAND GENERAL ELECTRIC

ENGINEERING - PRINCIPAL IN CHARGE

Full rebuild of two 115kV/57kV/15kV substations. Included all design review and status meetings and completed the QA/QCs for the physical designs at both stations. NV5 was the Engineer of record for the studies, protection and physical designs.

115KV PROTECTION AND CONTROL STANDARDS, MINNESOTA POWER

ENGINEERING - PRINCIPAL IN CHARGE

Development of protective line relay panel standards for 115kV transmission lines.

115/230 KV REFURBISHMENTS, MINNESOTA POWER

ENGINEERING - PRINCIPAL IN CHARGE

Replacement or addition of breakers, transformers, and protective relay panels for over 40 various 115kV and 230kV substation refurbishment

NORTH SUBSTATION UPGRADES, MOOSE LAKE WATER & LIGHT

ENGINEERING - PRINCIPAL IN CHARGE

Provided technical support for replacement of MV substation switchgear and protection.



EDUCATION

BS Wildlife Conservation (Biology)-
Additional Field Work in Sonoran
and Chihuahuan Desert Ecology

AEP NEPA/CEQA Workshop

Desert Tortoise Council Field
Techniques

Conservation Agent Training
Academy

Missouri State Police Academy

Hunting Incident Investigation
Academy

EXPERIENCE

20+ years

REGISTRATIONS

ICC Certified:

Commercial Building Inspector
#8820131-B2, (expires
10/2/2020)

QHSE Tier 1 & 2

OSHA 10-Hour Construction
Health and Safety

Conservation Agent Field Training
Officer

Transportation Worker
Identification Credential (TWIC),
(expires 1/12/2023)

Confined Space Entry

Fall Protection

CHUCK GRIFFIN

Director of Environmental Compliance | Project Manager

Chuck has over 20 years of experience in compliance monitoring, project management and environmental inspection with a solid background in wildlife management and conservation. He has worked closely with federal, state and local government agencies, project owners, construction developers, contractors, and Native American tribal groups to ensure that projects are built in compliance with all environmental requirements. Chuck has Peace Officer enforcement training and is qualified to conduct natural resource investigations. He is experienced with NEPA/CEQA requirements, laws, ordinances, regulations, and standards, as well as the Bureau of Land Management policies and commercial building codes.

Project Experience

GEYSERS GEOTHERMAL PLANT

CALIFORNIA ENERGY COMMISSION | CALPINE | GEYSERS POWER COMPANY

Deputy Chief Building Official. The Geysers Geothermal Plant is recommissioning fire protection systems at Sonoma Unit 3, Quicksilver Unit 16, Lake View Unit 17, Socrates Unit 18, Calistoga Unit 19, and Grant Unit 20. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification.

STANTON ENERGY RELIABILITY CENTER (SERC)

CALIFORNIA ENERGY COMMISSION | W POWER

Deputy Chief Building Official. The role of the Deputy CBO is to verify compliance with all California Energy Commission conditions of certification. The Stanton Energy Reliability Center (SERC) consists of two General Electric (GE) LM6000-based EGTs which is a Hybrid EGT developed by GE and Wellhead Power Solutions. The EGT combines a combustion gas turbine with an integrated battery storage component. The two GE LM6000 PC units are natural gas-fired, simple cycle combustion turbine, a clutch to provide operational flexibility as a synchronous condenser, and an integrated 10 MW GE Battery Energy Storage System. In total, the project will have 98 MW (nominal) of EGT capacity. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

GENERATION - OWNER'S ENGINEER SERVICES

REGISTRATIONS CONTINUED

Conservation Agent Training
Academy Instructor

US Fish and Wildlife Service -
Deputy Commission

Forest Fire Level II

Red Cross CPR First Responder

TSA Transportation Worker
Identification Credential Security
Clearance

Conservation Agent Training
Academy, Peace Officer
Standards and Training (POST)
Certification - 1000+ Hours

Spontaneous Knife Defense
Instructor

Police Firearms, Armorer/
Instructor

Defensive Tactics, Handcuffing,
Intermediate Weapons and
Weapons Retention/Disarmament
Instructor

BUREAU OF LAND MANAGEMENT (BLM)

[SOUTHERN CALIFORNIA EDISON LUGO-VICTORVILLE 500KV REMEDIAL ACTION SCHEME/EL DORADO-LUGO-MOHAVE SERIES CAPACITOR PROJECT.](#)

Project Manager responsible for the scope, schedule and budget of the project. Communicates with the BLM Field Offices, BLM District Office, Mojave National Preserve and SCE at all phases of the project. Collects data for analysis of effects. Provides support for public scoping and inter-agency meetings. Collects public comments and prepares scoping report. Provides support for the process of developing project alternatives. Prepares documents in coordination with the BLM Program Manager, Core Team members, IDT members, and other external parties for the following: NEPA; Project task schedule, Project charter; decision document; and Federal Register notices.

Distributes and retrieves NEPA document reviews, with BLM comments. Provides support for NHPA Sec 106 consulting party meetings and correspondence. Drafts and/or reviews compliance documents as needed. Provides environmental compliance monitoring during construction. Informs BLM Program Manager regularly of project status and issues, and provides recommendations for issue resolution. Assists in maintaining an archive of e-mail and other correspondence for administrative record and potential FOIA requests. Coordinates the data collection and reporting of all information gathered during the processing of the project. Works with internal and external project contacts in a courteous and cooperative manner that contributes to a positive work environment and promotes effective and efficient communications. Project consists of installing a second independent communication path between the El Dorado and Lugo substations to meet the NERC standard PRC-012-1 requirement R1.3. The Lugo-Victorville Remedial Action Scheme project will replace approximately 85 miles of existing overhead ground wire on the line. The El Dorado-Lugo-Mohave Capacitor Project consists of the installation of two mid-line capacitors, one on the El Dorado-Lugo line and the second on the Mohave-Lugo line. The two new mid-line capacitors will increase load-carrying capacity on SCE's El Dorado-Lugo and Mohave-Lugo transmission lines to accommodate new renewable generation and transmission lines.

BUREAU OF LAND MANAGEMENT (BLM)

[BLYTHE SOLAR PROJECT PHASE II | BLYTHE, CA](#)

Compliance Manager responsible for being the point of contact for all compliance related issues. Reports to the BLM AO or the designated BLM Project Manager. Manages the on-the-ground monitoring of contractor personnel and is responsible for observing and reporting compliance with the terms and conditions of the BLM ROW authorization for all phases of project construction. Tasks include observing construction operations in the field that would occur on BLM managed lands during all phases of project development. Oversees management of the Environmental Construction Compliance Monitoring Program (ECCMP).

GENERATION - OWNER'S ENGINEER SERVICES



EDUCATION

Archaeological Field School: Elden Pueblo Crew Member I, Crew Member II, Mapping

Colton Research Center, Museum of Northern Arizona Colorado Plateau Archaeology, Ceramic Typology and Technology

Advisory Council on Historic Preservation, Section 106 Essentials

USDA, Working Effectively with Tribal Government

USDA, Working Effectively with American Indians

Comprehensive NEPA Coursework

The Cultural Side of NEPA Coursework

EXPERIENCE

20+ years

REGISTRATIONS

Wilderness First Responder

OSHA 10-Hour Construction Health and Safety

Confined Space and Fall Protection Training

BRENDAN FITZSIMONS

Environmental Compliance Inspector

Brendan has more than 20 years of experience performing environmental compliance inspection and reporting, surveys, excavations, laboratory analyses, site recordation, test excavation, data recovery including the excavation and repatriation of human remains, as well as site mapping with submeter GPS. His laboratory experience includes identification, typology and cataloging of both historic and prehistoric artifacts as well as the processing of specimens for outside analysis or curation. Brendan is comfortable providing public outreach, and working with all levels of projects teams to ensure compliance and safety.

Project Experience

MOUNTAINEER XPRESS PROJECT (MXP)

TRANSCANADA | WEST VIRGINIA | 2018-2019

Environmental Inspector. The Mountaineer XPress Project (MXP) includes the installation of 171 miles of various diameter pipeline, which will increase capacity by 2.7 billion cubic feet of natural gas per day and is estimated to cost over \$2 billion USD. The project includes the installation, construction, and operation of the pipeline, modifications to three existing compressor stations, and construction of three new compressor stations. The project also includes the installation of various appurtenant and auxiliary facilities. The project is located in Marshall, Wetzel, Tyler, Doddridge, Ritchie, Calhoun, Wirt, Roane, Jackson, Mason, Putnam, Kanawha, Cabell, and Wayne Counties, West Virginia.

Responsible for tracking compliance with permit and plan conditions, participating in agency inspections, coordinating with the contractor to identify and resolve compliance issues, coordinating with FERC Third-Party Monitors, and providing accurate and comprehensive environmental inspection reports.

BLYTHE SOLAR ENERGY II PROJECT

BLYTHE, CA | 2019

Environmental Compliance Monitor. Provides on-the-ground monitoring of contractor personnel and is responsible for verifying and reporting compliance with the terms and conditions of the BLM ROW authorization for all phases of project construction. Tasks include observing construction operations in the field that would occur on BLM-managed lands during all phases of project development. Provides weekly and monthly construction reports to the BLM. Phase II of the Blythe Solar Energy Project consists of construction of Unit 3 (1620 acres) and Unit 4 (2565 acres) of the solar field (2018-Present).

Project Experience Continued

ELDORADO-LUGO-MOHAVE (ELM) CAPACITOR PROJECT AND LUGO-VICTORVILLE REMEDIAL ACTION SERIES (LVRAS)

BARSTOW & NEEDLES, CA | 2019

Environmental Compliance Monitor. Tasks include observation of construction operation in the field, coordination with contractors, recording and reporting on any issues of concern and providing notice to the BLM regarding any issues that need immediate attention. Weekly status reports are created.

The LVRAS project will install a second independent communication path between the Eldorado and Lugo substations to meet the NERC requirements. The project will replace approximately 85 miles of existing overhead ground wire on the Eldorado-Lugo 500 kV transmission line with optical ground wire which contains fiber optic cable. This project is designed to mitigate against thermal overloads by providing a second communication circuit that would automatically trip renewable generating facilities in the event of unanticipated line losses.

The ELM Series Capacitor project will install two mid-line capacitors, one on the Eldorado-Lugo line and the second on the Mohave-Lugo line, to correct the voltage exceedance issue on the existing SCE transmission towers and facilitate the import and transmission of new additional renewable generation as required by the Federal Energy Regulatory Commission.

TEN WEST LINK PROJECT

BLYTHE, CA

Provided survey and site recordation services including site mapping. Resources discovered and recorded and/or updated including prehistoric artifact scatters and seasonal camps as well as historic refuse scatters and WWII Desert Training Center sites.

SAN RAFAEL DESERT RMP

US BUREAU OF LAND MANAGEMENT - HANKSVILLE, UT FIELD OFFICE

Participated in survey and site recordation including site mapping, in support of a Roads Management Plan for the US Bureau of Land Management. Sites discovered and documented include large lithic procurement areas and seasonal camps as well as historic refuse scatters.

CRIMSON SOLAR PROJECT

BLYTHE, CA

Provided survey and site recordation services. Resources discovered and recorded and/or updated included prehistoric artifact scatters, seasonal camps, WWII Desert Training Center sites, and a network of prehistoric trails. Also performed detailed recordation of hundreds of petroglyphs at the Mule Tank Rock Art Site near Blythe, CA.

BLYTHE TO EAGLE MOUNTAIN TLRR SURVEY

BLYTHE, CA TO DESERT CENTER, CA

Provided survey and recordation in support of transmission line upgrades from Blythe, CA to Desert Center, CA. Resources discovered and recorded and/or updated include historic refuse scatters, an historic trap shooting range, an historic placer mill as well as features associated with historic HWY 60. Two large prehistoric lithic procurement sites were also extensively updated.

EPOCH LA JOLLA GAS LINE PROJECT

LA JOLLA, CA

Participated in a wet screening operation as well as laboratory classification of material from the Spindrift site, a large prehistoric village site in La Jolla, CA.



CHARLES (ERIC) GERMAN

Biologist | Environmental Compliance Inspector

Eric is an experienced Environmental Compliance Monitor and Biologist. His monitoring and surveying experience includes the construction of energy projects including large-scale concentrated solar generation, electric transmission and natural gas pipelines. Eric has specialized knowledge and experience in southwestern desert regions and has in-depth knowledge of the Bureau of Land Management (BLM), California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Services (USFWS), California Energy Commission (CEC), local jurisdictional compliance regulations and other agency guidelines.

Project Experience

LEAD DESIGNATED BIOLOGIST

BEACON PHOTOVOLTAIC PROJECT | CANTIL, CA

Main contact for clients and other stakeholders. Assists with scheduling of monitoring activities and makes field decisions pertaining to the project. Works with contractors and client to maintain compliance using CDFW 2081 Incidental Take Permits, Kern County Measure Monitoring Program - Biology, CDFW Stream Bed Alteration Agreement and supporting compliance protocol documents. Provides input at daily, weekly, and as-needed meetings. Creates daily biological monitoring reports that include photo documentation. Identifies compliance items that may include potential damage to a resource or failure to follow agreed upon permits. Surveys for sensitive species including Desert Kit Fox, Western Burrowing Owl, Desert Tortoise, Avian Mortalities, and Nesting Birds. Monitors onsite activities including vegetation removal and dirt moving. Assesses risk areas requiring further monitoring and coordinates biological monitoring efforts. Works with cultural team to ensure awareness of activities. Assists with determination of Desert Fox Kit den status and leads Desert Kit Fox exclusion and excavation.

BIOLOGICAL SERVICES

CENTER WATER COMPANY | STATE WATER RESOURCES CONTROL BOARD

Pre-planning Burrowing Owl study. Provided a survey following the Burrowing Owl Survey Protocol and Mitigation Guidelines developed by the California Burrowing Owl Consortium and adopted by the CDFW. Determined the presence / absence of Burrowing Owls on the site and provided written confirmation as appropriate.

DALLAS-FORT WORTH INTERNATIONAL AIRPORT

DALLAS, TX

Bird deterrent assessment and observations. Identified nuisance birds and locations. Observed bird activities, existing bird deterrents, and made bird deterrent suggestions.

EDUCATION

BS, Biology with Minor in Botany

Graduate Courses, Accounting

Mohave Ground Squirrel Workshop

Burrowing Owl Symposium

Wetland Delineation Workshop

FERC-Post Certificate
Environmental Compliance Workshop

Ecology and Identification of
Sensitive Amphibians and
Reptiles of Southern California

Desert Tortoise Council Workshop

Authorized Biologist for Desert
Tortoise

EXPERIENCE

30+ years

REGISTRATIONS

BLM Flat Tailed Horned Lizard
Biologist and Handler

NAUI Diver

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience Continued

HYDROSTATIC TESTING OF NATURAL GAS PIPELINE

KINDER MORGAN, INC. | ANTHONY, NM

Provided environmental monitoring of hydrostatic testing of natural gas pipeline beneath the Rio Grande River. Provided photo and written documentation of compliance activities including Right of Way boundaries and impacts. Performed water sampling and follow chain of custody water sample submissions. Monitored pipe water, dewater, and off site transport of testing water. Provided data for emergency clean up access.

HYDROSTATIC TESTING OF NATURAL GAS PIPELINE

KINDER MORGAN, INC. | KOFA

Services included and duties performed: Maintained client communication, created weekly and final environmental compliance reports detailing activities and compliance, maintained flexible scheduling, monitored loaded natural gas pipeline repair and followed established safety protocols. Monitored using established written agency guidelines, client best management practices and client discussions. Communicated agency needs and client expectations to contractor at beginning and throughout activities. Activities included topsoil segregation, line location (using both hydro and compressed aired potholing techniques), excavation, maintaining activities within approved construction footprint, coating removal, clean up and reapplication, backfill and re-contour of site.

LEAD DESIGNATED BIOLOGIST

GENESIS SOLAR ENERGY PROJECT

Main contact for clients and other project stakeholders. Assisted with scheduling of monitoring activities and makes field decisions. Worked with contractors and client to maintain compliance using Conditions of Certification, USFWS Biological Opinion and various approved plans as guidance. Attended meetings, explained compliance issues, and assisted with solutions. Provided environmental compliance guidance to clients during construction of parabolic trough solar energy plant and associated gen-tie line, gas line, and access road development. Reviewed construction activities and identified biological compliance items, presented to compliance manager, and discussed item resolution. Coordinated and under the supervision of USFWS Law Enforcement to maintain compliance with Migratory Bird Treaty Act. Reported compliance and wildlife incidents to agencies such as USFWS, BLM, CDFW, and CEC using monthly compliance report and approved wildlife forms including mortality reports. Answered Agency questions and assisted with implementing agency suggestions. Responsible for verifying compliance with Endangered Species Act and supporting biological resource mitigation. Assisted with ensuring cultural (paleo, archaeological, Native American) staffing and compliance including completion of preconstruction and clearance surveys prior to construction activities. Teamed with BLM representative to identify and provide solutions to compliance and potential compliance issues. Limited impacts and enforced restoration of "temporary" activities. Monitored invasive plant species within plant site and proximate boundaries. Provided weed management suggestions. Supervised invasive species removal. Reported watering of seeded areas. Assisted with restoration of temporary impact areas including pipeline and transmission line installation impacts. Monitored evaporation ponds during contamination clean up, reported associated avian mortalities and transported injured wildlife to approved care facilities. Supervision of Biological Monitors during construction activities. Verified protocols were followed and the safety of monitors. Acted as an Authorized Desert Tortoise Biologist. Performed and led biological surveys for nesting birds, Western Burrowing Owls, American Badger, Desert Kit Fox and Desert Tortoise.

BIOLOGIST

SUNRISE POWERLINK | SAN DIEGO GAS & ELECTRIC

Observed and counted Peninsular Desert Bighorn Sheep. Identified signs (droppings, tracks, foraging sign), monitored helicopter flight paths, and followed established buffers. Daily confirmation of sheep presence / absence in assigned area. Observed sheep behavior to determine if impacts from construction activity were present. Produced daily reports. Duties included surveys and observation training. Acted as alternate lead and assisted with orientation and training of weekend crews.



THOMAS ACUNA, AICP Senior Environmental Specialist

Thomas is an expert in the production of California utility environmental documents and regulatory compliance. Prior to serving NV5, he served as San Diego Gas & Electric and Southern California Gas Company as Land Planning Supervisor. Over a period of 15 years, he and his team of project managers identified project regulatory requirements and developed strategies to comply for over 120 capital projects.

These projects ranged from renewable sites, bulk transmission substation sites, synchronous condensers additions, international transmission connections, battery energy storage, and transmission line rebuilds. He regularly interfaced and negotiated with the CPUC, BLM, ACOE, USFWS, CDFW, RWQCB, and local government. He is American Planning Association Certified Planner and was co-author of SDG&E's Natural Communities Conservation Plan (allowing "take" for over 110 plants and animals). Key duties included production of CEQA/NEPA documents, Coastal Development Permits, SDRWQCB compliance actions, State & Federal Wildlife Agency consultation, Bureau of Land Management approvals, CPUC permitting, and Natural Communities Conservation Plan administration.

Project Experience

SYNCHRONOUS CONDENSER FACILITY AT SDG&E SONGS SWITCHYARD

SAN DIEGO GAS & ELECTRIC | SAN CLEMENTE, CA

With the absence of SONGS Generation units and loss of once through cooling generation units, CASIO identified need for this 230kV/225 MVAR project to improve grid reliability and stability. The project was installed within SDG&E's existing SONGS switchyard property (next to the nuclear plant). A site was graded next to switchyard, equipment installed, shelter constructed, and interconnections were added to the existing switchyard busses.

As SDG&E's Land Planning Supervisor, Mr. Acuna was responsible for regulatory and environmental compliance for the project. Implemented regulatory strategy utilizing CPUC General Order 131d language to exempt improvements as "modification" to an existing facility. Coordinated Nuclear Regulatory Commission approval to modify SONGS existing site plan, obtained Department of Navy authorization to allow land use change, received California Coastal Commission waiver from Coastal Development Permit. Demonstrated environmental compliance with internal CEQA Initial Studies; e.g., biological compliance through SDG&E's Natural Communities Conservation Plan, cultural assessment, and stormwater management. Capital cost of the Project was \$50,000,000; project was completed in 2016.

EDUCATION

BA, Business Administration

EXPERIENCE

35 years

REGISTRATIONS

American Institute of Certified

Planners Lic.016829 -2001

Hazardous Materials & Site Assessment Certification, University of California San Diego Extension - 1996

Certified Environmental Surveyor

SDG&E - 1994

Professional Certificate in Land-Use and Environmental Planning, University of California San Diego Extension - 1993

GENERATION - OWNER'S ENGINEER SERVICES

SDG&E SYCAMORE-PENASQUITOS 230KV TRANSMISSION LINE

SAN DIEGO GAS & ELECTRIC | SAN DIEGO, CA

Project met the CAISO 2012–2013 Transmission Plan Functional Specifications for a new 230kV transmission line between the Sycamore Canyon Substation and Peñasquitos Substation. More specifically, ensure SDG&E bulk system met ; 1) NERC, WECC, and CAISO reliability criteria; 2) Promoting compliance with State of California policy goals related to renewable integration and once-through cooling retirement; 3) Economically and reliably meeting the San Diego metropolitan area's forecasted load growth; 4) Delivering energy more efficiently to the load center in San Diego.

As SDG&E's Land Planning Supervisor, Mr. Acuna was responsible for the following: environmental input to CAISO proposal, the regulatory and environmental compliance strategy, oversight of preparation and quality control of PEA, CPUC data requests related to project EIR, and provided input to final CPUC Mitigation Monitoring and Reporting Plan. Capital cost of the Project was \$260,000,000; customer was CAISO; project was completed in August, 2018.

2-225 MVAR SYNCHRONOUS CONDENSERS AT SAN LUIS REY SUBSTATION

SAN DIEGO GAS & ELECTRIC | OCEANSIDE, CA

With the absence of SONGS Generation units and loss of once through cooling generation units, CAISO identified need for this 230kV/225 MVAR project to improve grid reliability and stability. The project was installed within SDG&E's existing San Luis Rey Substation property. Two individual sites were graded to accommodate new equipment. Interconnections were added to the existing substation busses.

As SDG&E's Land Planning Supervisor, Mr. Acuna was responsible for regulatory and environmental compliance. Implemented regulatory strategy utilizing CPUC General Order 131d language to exempt improvements as "modification" to an existing facility. Also implemented City of Oceanside concurrence strategy by demonstrating CPUC pre-emption of local discretionary land use approval while obtaining City ministerial grading permits. Demonstrated environmental compliance with internal CEQA Initial Studies; e.g., biological compliance through SDG&E's Natural Communities Conservation Plan, cultural assessment, and stormwater management. Project was completed in 2016.

ECO SUBSTATION CPUC APPLICATION

SAN DIEGO GAS & ELECTRIC | SAN DIEGO, CA

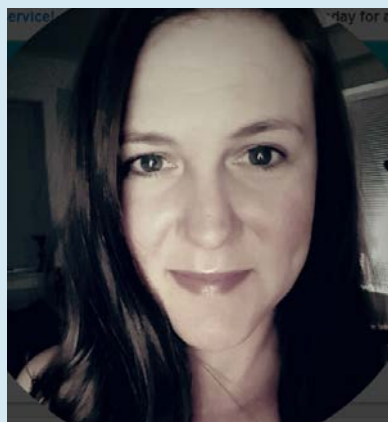
Provide a new 500kV/230kV/138kV substation in Eastern San Diego County, upgrade existing Boulevard Substation and provide new 138kV transmission line to connect said substations. Purpose of the project was to provide one interconnection hub (instead of multiple switchyards) for multiple renewable projects and to expand the southeastern transmission system ability to accommodate and improve opportunities to obtain new renewable resources.

As SDG&E's Land Planning Supervisor, Mr. Acuna was responsible for production of environmental documents to support regulatory project approvals. Documents addressed local, state, and federal requirements. Environmental documents included CPUC Proponent Environmental Assessment, BLM Environmental Assessment, USFWS Biological Assessment, Resource Agency Compensatory Mitigation Plan, USFWS Section 7 consultation for Quino checkerspot butterfly impacts, RWQCB 401 Certification, and various cultural resource approvals.

LAGUNA NIGUEL 138KV UNDERGROUND CONVERSION

SOUTHERN CALIFORNIA GAS COMPANY | LAGUNA NIGUEL, CA

Worked with his team to analyze the proposed conversion of an overhead 138kV transmission line to underground. A CEQA checklist was prepared to determine whether the project could qualify for a CPUC 131d exemption. The project met CPUC requirements and was approved using the Advice Letter process in 2012.



HILARY BRINEGAR Environmental Specialist

Ms. Brinegar is an environmental project manager at NV5. She has a proven track record for the successful completion of environmental clearances leading to authorization for state and federal construction projects. She supports electric utility, natural gas, renewable energy, transportation, water/wastewater systems, land development, and other infrastructure projects requiring compliance with CEQA, NEPA and other state and local regulations. Ms. Brinegar has a strong background in land planning and multi-disciplinary design projects in the southwest. Typical duties involve project management, writing environmental reports and feasibility studies, developing and

EDUCATION

MS, Agricultural Economics and Ag Business

BS, Environmental Science

EXPERIENCE

12+ years

Project Experience

TIE LINE (TL) 692 RECONDUCTOR – COASTAL DEVELOPMENT PERMIT SAN DIEGO GAS AND ELECTRIC | SAN DIEGO COUNTY, CA

Assisted in the preparation of the CDP application to the California Coastal Commission for the portion of the TL 692 Reconductor Project within the Coastal Zone. The project includes repair and maintenance needed for improving fire safety and service reliability by replacing existing wood poles with new steel pole structures for approximately 4.1 miles of power line work on 141 pole structures and two substations within Marine Corps Base Camp Pendleton.

TIE LINE (TL) 695 & TL 6971 RECONDUCTOR – COASTAL DEVELOPMENT PERMIT

SAN DIEGO GAS AND ELECTRIC | SAN DIEGO COUNTY, CA

Assisted in the preparation of the CDP application to the California Coastal Commission for the portion of the TL 695 and TL 6971 Reconductor Project within the Coastal Zone. The project includes repair and maintenance needed for improving fire safety and service reliability by replacing existing wood poles with new steel pole structures for approximately 2.7 miles of power line and work on 46 pole structures within Marine Corps Base Camp Pendleton.

SDG&E ENVIRONMENTAL TRACKING SYSTEM (ETS) SUPPORT SERVICES

SAN DIEGO GAS & ELECTRIC | SAN DIEGO, CA

Ms. Brinegar serves as an eTS Coordinator in order to expedite environmental review and approvals for SDG&E gas and electric line design projects. Ms. Brinegar coordinates with engineering design leads and develops a comprehensive project description for submittal to the SDG&E review team. Ms. Brinegar provides guidance for design projects to meet engineering needs while finding the least impactful and most expeditious solution.

GENERATION - OWNER'S ENGINEER SERVICES

LINE 8109 EMERGENCY PIPELINE REPAIR

SOUTHERN CALIFORNIA GAS COMPANY | VENTURA COUNTY, CA

Environmental specialist for the emergency repair project responsible for ongoing water quality monitoring during construction. Authored project description for use in agency permits which described construction methodology and areas of disturbance, including the water diversions and pump bypass system. Managed water quality monitoring program for over 7 months of construction and provided post construction monitoring as needed. Processed, analyzed and reported data in monitoring report. Ongoing as needed.

LINE 765 SPAN COATING REPAIR – SECTION 408 PERMITTING

SOUTHERN CALIFORNIA GAS COMPANY | VERNON, CA

Environmental project manager for obtaining a US Army Corps of Engineer's Section 408 Permit. Ms. Brinegar successfully obtained federal authorization for a pipeline span coating repair project over the Los Angeles River. Issues included water quality protection and flood control monitoring of the Los Angeles River. Ms. Brinegar developed a detailed project description in coordination with construction contractors and prepared and submitted the Section 408 Permit Application. She coordinated closely with the contractors and USACOE to confirm all parties' needs were met to initiate and complete the project.

SANTA CATALINA ISLAND GENERATION FEASIBILITY STUDY

CONFIDENTIAL CLIENT | MCB CAMP PENDLETON, CA

Provided project management and technical support during the development of the feasibility study. The study analyzes generation options for the island, investigating solutions to reduce greenhouse gas emissions in accordance with new air quality regulations. Generation options under analysis are generator upgrades, underwater transmission cable to the mainland, and renewable energy opportunities, including solar, floating solar, wind, hydraulic/tidal and geothermal. Attended 2-day site visit with the customer to evaluate field conditions of potential renewable energy sites. Assisted in screening and ranking of sites based on production, system requirements and environmental/permitting constraints. Serves as point of contact for the production of the report and is managing the overall production of the deliverable.

MCB CAMP PENDLETON GENERATION FEASIBILITY STUDY

CONFIDENTIAL CLIENT | MCB CAMP PENDLETON, CA

Prepared siting study to determine feasibility of Base power production and an emergency micro grid system. Feasibility study identified engineering requirements and environmental consequences of adding a 50 MW combined cycle gas turbine plant, 120,000 gallon LNG back-up facility, 30 MW solar photovoltaic system, and 20 MW lithium battery storage system. Fuel supply, grid interconnection requirements, civil site plans, regulatory requirements, and operation characteristics. NV5's team of electrical, civil, renewable energy engineers, and environmental specialists collaborated on the analyses and final recommendations, considering design, efficiency, cost, schedule, and potential resource impact and environmental constraints. The study has provided recommendations that has allowed Base to select a preferred project. The study has also provided essential details for the NEPA Environmental Assessment.

RIVERSIDE TRANSMISSION RELIABILITY PROJECT UNDERGROUND FEASIBILITY STUDY

SOUTHERN CALIFORNIA EDISON | RIVERSIDE COUNTY, CA

Environmental specialist for an underground 220kV transmission feasibility study to analyze a 4.25-mile alignment for viable vault locations. Services include calculating excavation quantities, team coordination, report writing and production, data analysis and environmental advisor. This study analyzed a double-circuit 230kV underground transmission trench alignment for vaulting placement, duct configuration, ampacity. Constraints such as existing utilities and land availability were considered, as well as environmental resources. NV5 utilized existing information and as-built plans to develop an underground alignment, including trench location, splice and telecom vault placement while meeting clearances of existing infrastructure and considering constructability. The feasibility study was completed in 2018 and took approximately 2 months.



BRUCE BOYER

Senior Inspector

Bruce has over 18 years of code compliance experience with more than 14 years of specialized experience in commercial and energy infrastructure compliance. He has in depth knowledge of jurisdictional compliance requirements for local agencies including cities, counties, fire departments and planning departments as well as multiple state and federal agencies. In addition, Bruce has extensive knowledge of wood, steel frame and concrete masonry buildings, special inspection requirements, approved fabricator requirements and has the ability to work with project stakeholders to ensure the successful delivery of code compliant projects.

Project Experience

MANCHESTER PACIFIC GATEWAY | NAVY GAF BUILDING

MANCHESTER FINANCIAL GROUP | SAN DIEGO, CA

Onsite Inspector for the new, 17 story, 372,000 square foot Navy headquarters. The new structure is anticipated to cost \$165 million and be completed in 2021. Services include inspection and review of constructed components and systems before each becomes concealed. These include underground utilities, foundations, electrical, mechanical, plumbing, structural frame, energy components, coverings, site lighting, fire alarm, fire suppression, vertical transportation, etc. Review of any third party inspection reports will be performed prior to conducting site inspection. Review and approval of deferred submittal items will be performed as necessary. Final signoffs by the City of San Diego or other jurisdictional agencies will be reviewed. These include offsite improvements, San Diego approvals, grading, soils contamination, San Diego Air Pollution Control District, backflow/cross connection control, and mitigation monitoring coordination. Final inspections will be performed for fire alarm, fire suppression, hazardous material tanks, egress, landscape, electrical, AC/heating/refrigeration, range hoods and vents, plumbing and gas, disabled access, structural and observation final report, and vertical transportation. NAVFAC guidelines used for inspection services are 2015 NFPA 101, UFC 4-010-01, UFC 4-23-03, UFC 1-200-02 November 2014 Edition, and NAVFAC Interim Tech. Guidance ITG 2013-01.

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/AES

Lead Onsite Inspector, provides onsite inspection and oversight for this project which includes the provision of DCBO duties performed on behalf of the California Energy Commission. The project scope includes the demolition of existing above and below ground structures, piping, and construction of a 640 MW natural gas fired combined cycle air cooled electrical generating facility in Long Beach, CA.

EDUCATION

Building Inspection Technology

EXPERIENCE

18+ years

REGISTRATIONS

ICC Certified:

Building Inspector #5053131-B5,
(expires 08/31/2020)

Electrical Inspector #5053131 -
E5, (expires 08/31/2020)

Mechanical Inspector #5053131 -
M5, (expires 08/31/2020)

IAPMO Certified Plumbing
Inspector #097980, (expires
1/3/2022)

Transportation Worker
Identification Credential (TWIC),
(expires 3/22/2023)

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience Continued

SAN LUIS OBISPO COUNTY AIRPORT TERMINAL

COUNTY OF SAN LUIS OBISPO

Inspector of Record for the construction of a new airport passenger terminal. The new terminal is comprised of two buildings, a vertical circulation core and other site improvements. The enclosed area of the terminal will be approximately 48,500 square feet. The project includes a ticketing lobby, passenger and baggage screening areas, baggage claim area, toilet rooms, administration offices, support areas, passenger boarding bridges, passenger waiting lounges, an elevator, stairs, an ADA compliant accessible ramp, provisions for future escalators and retaining walls. Site improvements include parking lot improvement, rental car parking lot, sidewalk and circulation improvements, aircraft apron improvements, and other associated site and utility improvements. Acted as an agent of the County to verify compliance with codes, plans, specifications and quality assurance.

CODE COMPLIANCE INSPECTIONS

OAK VALLEY UNION SCHOOL DISTRICT

Performed inspections for code compliance inspections for the Oak Valley Union School District. The structures inspected were new well installations that included piping, piping support, new electrical service, transformers, chlorine injection, and branch circuits. A new water treatment building was also included in the project scope. Inspections included foundation of a new wood framed treatment building and also included full electrical inspections of the meter, transformer and new branch circuits including panels.

RAILYARD REDEVELOPMENT PROJECT

TRUCKEE, CA

Served as Inspector for the Union Pacific Railroad Redevelopment Project in the Town of Truckee, California. The project consisted of the construction of a maintenance facility, wood framed office building, prefabricated metal shop building, a detached prefabricated metal storage building, and related site work. The buildings included new mechanical, electrical, plumbing, and fire protection systems. Compliance with the 2016 California Building Codes and all applicable laws, ordinances, regulations, and standards (LORS) was verified.

MULTIPLE PROJECTS

CALIFORNIA ENERGY COMMISSION

Compliance Project Manager during siting, construction and operations for multiple power plants. Projects include:

- Russell City Energy Center- 600 MW Combined Cycle Power Plant
- Walnut Energy Center- 250 MW Combined Cycle Power Plant
- Almond 2 Power Plant-158 MW Simple Cycle Power Plant
- CPV Sentinel-850 MW Simple Cycle Power Plant
- Humboldt Bay Power Plant-163 MW Dual Fuel Wartsila Engine Power Plant
- Lakeview (formerly PG&E Geysers 17) - 95 MW Geothermal Power Plant
- Bottle Rock Geothermal Power Plant - 55 MW Geothermal Power Plant
- Quicksilver (Formerly PG&E Geysers 16) - 50 MW Geothermal Power Plant
- Socrates (Formerly PG&E Geysers 18) - 55 MW Geothermal Power Plant
- Alamos Energy Center- 1040 MW Combined Cycle Power Plant
- Calistoga (Formerly PG&E Geysers 19) - 55 MW Geothermal Power Plant
- Campbell Cogeneration Project - 158 MW Cogeneration Facility
- Carlsbad Energy Center - 558 MW Simple Cycle Power Plant
- Delta Energy Center - 887 MW Combined Cycle Power Plant
- Gateway- Formerly Contra Costa - 530 MW Combined Cycle Power Plant
- Grant (Formerly PG&E Geysers 20) - 58 MW Geothermal Power Plant
- Lodi Energy Center - 255 MW Combined Cycle Power Plant
- Los Esteros Critical Facility - 180 MW Combined Cycle Power Plant



VICTOR GRUBER

Senior Inspector

Victor has more than 30 years of experience providing services to the construction industry. He has served as a residential, commercial and industrial inspector for various public and private entities. Victor is a resourceful, analytical and detail-driven individual who is capable of completing multiple projects with strict deadlines. He has excellent working knowledge of construction concepts, including the ability to analyze data to develop and interpret codes. He exercises independent judgment and decision making in the diagnosis and resolution of problems.

EDUCATION

BS, Construction Engineering

AS, Building Inspection Technology

EXPERIENCE

30+ years

REGISTRATIONS

ICC Certified:

Accessibility Inspector/Plans Examiner #5244590-21, (expires 11/1/2022)

Building Inspector #5244590-B5, (expires 11/1/2022)

Building Plans Examiner #5244590-B3, (expires 11/1/2022)

Plumbing Inspector #5244590-P5, (expires 11/1/2022)

Residential Electrical Inspector #5244590-E1, (expires 11/1/2022)

Plumbing Inspector UPC #5244590-34, (expires 11/1/2022)

IAPMO Mechanical Inspector #N90940 Expires 11/20/2022

Certificate of Achievement in Combination Inspection

Certificate of Completion for Plan Review

Safety Certifications

Respiratory Safety

Project Experience

HUNTINGTON BEACH ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION/AES

Acts as Lead Onsite Inspector for the HBEP project which includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission. NV5 performs independent review of the final design and inspections of the construction to verify compliance with applicable engineering laws, ordinances, regulations, and standards (LORS), local building codes, California Building Code, and the facility design, geology, workers safety, transmission system engineering, and other conditions of certification. DCBO duties include design review, plan check, construction inspection, and document control for all applicable engineering disciplines (civil, electrical, structural, mechanical, fire protection, and architectural). In addition, safety, HAZMAT, NPDES, and SWPPP monitoring during construction will be provided.

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/AES

Acts as Lead Onsite Inspector for this project that includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission. The project scope includes the demo and construction of a 640 MW natural gas-fired combined cycle air cooled electrical generating facility in Long Beach, CA.

UNIFIED PORT DISTRICT OF SAN DIEGO

SAN DIEGO, CA

Provides Onsite Inspections for various Port facilities. Recently completed reviews include a code analysis for a penthouse structure located above the port building (approximately 60' x 40' area). Services included historical document review, and onsite field inspection of the premises. Provided a final report and list of deficiencies.

Heavy Lifting
Blood Borne Pathogens
Confined Space Entry
Driver Safety
Office Ergonomics
Fall Protection
Fire Extinguisher
Hazardous Communication
Hearing Conservation
Heat Stress
Lock-Out
PPE Protection
Slip Trip and Fall
Transportation Worker
Identification Credential (TWIC),
(expires 5/22/2024)

Project Experience Continued

RAILYARD REDEVELOPMENT PROJECT

TRUCKEE, CA

Served as Inspector for the Union Pacific Railroad Redevelopment Project in the Town of Truckee, California. The project consisted of the construction of a maintenance facility, wood framed office building, pre-fabricated metal shop building, a detached pre-fabricated metal storage building, and related site work. The buildings included new mechanical, electrical, plumbing, and fire protection systems. Compliance with the 2016 California Building Codes and all applicable laws, ordinances, regulations, and standards (LORS) was verified.

SHOP AUDITS

Served as Auditor performing shop audits and fabricator inspections for Hyundai transformers, Rolls Royce turbines, Floway weir pumps, welding fabrications, seismic bearings, piping, vault solutions, and others.

GWF TRACY

CALIFORNIA ENERGY COMMISSION/GWF TRACY

Senior Inspector for this project which is a 169 MW simple cycle power plant. Project included an onsite 230 kV switchyard, on-site natural gas supply interconnection and approximately 1,470 foot water supply pipeline.

SHILOH WIND FARM

COUNTY OF SOLANO

Provided inspection services to ensure project was constructed in compliance with California Building, Electrical, Plumbing, Mechanical and local ordinances, regulations and standards. This fully permitted, 150 MW wind farm is located in Northern California.

MONTEZUMA HIGH WINDS

COUNTY OF SOLANO

Acted as Code Liaison during permitting phase. Provided detailed reviews of plans and permitting documents. Provided shop inspections for turbines, blades and shipping verification of components. Worked closely with the project team to complete the project. Provided detailed list of required inspections and hold points for contractors.

HUMBOLDT BAY REPOWERING PROJECT

CALIFORNIA ENERGY COMMISSION/PG&E:

The Humboldt Bay Repowering Project (HBRP) is a load following power plant consisting of 10 natural gas fired Wartsila 18V50DF 16.3 MW reciprocating engine generator sets and associated equipment with a combined generating capacity of 163 MW. The HBRP is also capable of running on California Air Resources Board certified diesel fuel to ensure local area reliability during instances of natural gas curtailment in the region as required by the California Public Utilities Commission and Pacific Gas & Electric's CPUC Gas Tariff Rule 14. This project replaced the 105 MW Units 1 and 2 and two 15 MW Mobile Emergency Power Plants at PG&E's Humboldt Bay Power Plant site.



PATRICK GUNNING

Senior Inspector

Patrick has over 30 years of precision inspection experience with a background in quality control, working with government organizations and private companies in the construction industry. He has successfully managed several multi-disciplined federal, state, city, and county government construction contracts valued from \$2 million to \$65 million within time and budget. Patrick has years of experience working as a senior inspector on energy projects as well as the Army's Residential Communities Initiative (RCI) at Fort Irwin in California and Fort Bliss in Texas. Patrick is bilingual in English and Spanish languages.

Project Experience

HUNTINGTON BEACH ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION/AES

Inspection Supervisor, Lead Onsite Inspector, provides oversight for a team of four onsite inspectors at two separate locations, and provides onsite inspection services. The project scope includes engineering and construction of a 640 MW air cooled combined cycle generation facility. Duties include oversight of inspection program, running weekly inspector coordination meetings, coordinating inspections with client and DCBO inspection team, attending stakeholders meetings and weekly status meetings, and creating inspection procedures. This project includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission (Energy Commission). NV5 acts on behalf of the Energy Commission and provides independent review of the final design and inspections of the construction to verify compliance with applicable engineering laws, ordinances, regulations and standards (LORS), the local building codes, the California Building Code, and the facility design, geology, workers safety, transmission system engineering and other conditions of certification.

GENESIS SOLAR ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION/NEXTERA ENERGY RESOURCES, LLC

Acted as CBO Chief Inspector for the Genesis Solar Energy Project. Provided oversight and conducted a range of trade specific inspections. Performed verification of code compliance and quality control inspections. Prepared written and electronic reports, issued notices of correction, explained and interpreted code and quality control regulations and requirements. Recognized, evaluated and resolved unique problems and situations. Maintained effective customer service relationship with client and the public. The project consisted of two independent solar electric generating facilities with a total electrical output of 250MW.

EDUCATION

BA, English

EXPERIENCE

30+ years

REGISTRATIONS

ICC Certified:

Commercial Plumbing Inspector, #844839-P2, (expires 1/28/2021)

Commercial Mechanical Inspector, #844839-M2, (expires 1/28/2021)

Commercial Electrical Inspector, #844839-E2, (expires 1/28/2021)

Residential Plumbing Inspector, #844839-P1, (expires 1/28/2021)

Residential Energy Inspector/ Plans Examiner, #844839-79, (expires 1/28/2021)

Residential Mechanical Inspector, #844839-M1, (expires 1/28/2021)

Building Inspector, #844839-B5, (expires 1/28/2021)

Commercial Combination Inspector, #844839-C5, (expires 1/28/2021)

Mechanical Inspector, #844839-M5, (expires 4/29/2021)

Plumbing Inspector, #844839-P5, (expires 5/4/2021)

Transportation Worker Identification Credential (TWIC), (expires 1/12/2023)

OSHA 30 Hour Construction Certified

First Aid Certified

TSBPE Texas Plumbing Inspector License (expired)

TCEQA Backflow Prevention

TSBPE Medical Gas

Codes Investigations - Sheriff Dept.

CID Energy Minerals & Natural Resources

Project Experience

APPLE CAMPUS 2 PROJECT

CUPERTINO, CA

Served as Inspector of Record (IOR) and Supervising Electrical Inspector. Located on a suburban site totaling 175 acres, the Apple Campus 2 project houses more than 12,000 employees in one central, four story, circular building spanning approximately 2,800,000 square feet. Included in the project were parking structures for 10,500 vehicles, photovoltaic energy plant, outdoor auditorium, and a restaurant. The project is estimated to have cost \$5.86 billion.

COMPUTATIONAL RESEARCH AND THEORY FACILITY PROJECT

BERKELEY, CA

Served as Inspector of Record (IOR) and Supervising Electrical Inspector. Approximately 140,000 gross square feet for a computer facility with accommodations for 300 staff to conduct high-performance supercomputing research. The project was valued at \$145 million.

PG&E GAS OPERATIONS TECHNICAL TRAINING CENTER

WINTERS, CA

Served as Inspector of Record for all trades. The project was the construction of a comprehensive gas training facility for the training of gas field employees on all aspects of construction, maintenance and operation of the PG&E gas system. Three main buildings are on a 30 acre site and total 96,000 square feet. Additionally, a "modern neighborhood" of 15 small homes were constructed to create near real-life conditions for emergency response and leak detection training. Lastly, a state-of-the-art lab for training in the regulating and monitoring of the pressure and flow of natural gas was constructed.

ABENGOA MOJAVE SOLAR PROJECT

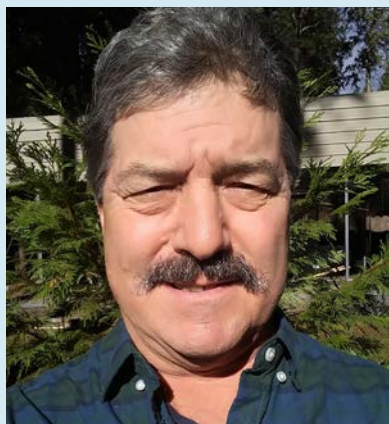
CALIFORNIA ENERGY COMMISSION/ABENGOA SOLAR, LLC

Senior Inspector, performed, witnessed and coordinated all site inspections within their disciplines ensuring that all inspection reports were accurate and that all attached documents are current status. Ensured all work was correctly prepared prior to any inspection being undertaken, reviewed all inspection reports for compliance. Provided assistance when requested for organization, maintenance and control of the quality systems. Prepared nonconformance reports and assisted in developing corrective actions. Verified compliance with the site's health and safety regulation.

MARIPOSA ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/DIAMOND GENERATING CORP.

Senior Inspector for the Mariposa Energy Power Plant. The project is a 200MW simple-cycle generating facility. It consists of four GE LM6000 PC-Sprint natural gas fired combustion turbine generators and the associated equipment. Valuation of \$500 million.



CORY BRANKER

Onsite Inspector

Cory has over 16 years of experience as a Construction Inspector with specialized experience in power generation and gas transmission construction compliance. Cory has provided inspection services to ensure compliance with applicable codes, engineer design conformance, weld procedures, regulating codes along with manufacture installation instructions and company gas standers for all construction, welding and coating applications. Cory has excellent communication and interpersonal skills, proven strength at collaborating effectively with engineers, contractors, public and environmental agencies, and private landowners.

EDUCATION

First Response Cal Fire Pipe Line Training

Building Inspection Technician Program

EXPERIENCE

16+ years

REGISTRATIONS

ICC Certified:

Building Inspector, #5261897, (expires 12/18/2020)

Commercial Building Inspector #5261897-B2, (expires 12/18/2020)

Residential Combination Building Inspector #5261897-R5, (expires 12/18/2020)

API-1169 Pipeline Construction Inspector (#75126)

Transportation Worker Identification Credential (TWIC), (expires 3/12/2023)

OSHA 30-Hour Construction

First Aid

Project Experience

HUNTINGTON BEACH ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION | AES | 2017-2019

Night Inspector providing on-site inspections during night construction for this project which includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission (Energy Commission). NV5 acts on behalf of the Energy Commission and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. DCBO duties include design review, plan check, construction inspection and document control for all applicable engineering disciplines (civil, electrical, structural, mechanical, fire protection, and architectural). In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION | AES | 2017-2019

Acted as Night Inspector for this project that includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission. The project scope includes the demo and construction of a 640 MW natural gas-fired combined cycle air cooled electrical generating facility in Long Beach, CA.

PW PIT 6 AND 7 LOG HOIST REPLACEMENT

PACIFIC GAS & ELECTRIC (PG&E) | BURNEY, CA | 2018

Electrical Inspector. Conducted inspection and observation of work installed for PW Pit 6 and PW Pit 7 near Burney, California. Attended meetings with owner, contractors, and other stakeholders. Documented findings on daily reports and through email. The project included underground utilities, site preparation for access roads, backfill of various locations for final grade, reinforced concrete, above ground electrical, systems turnover packages,

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience Continued

monitoring of third party inspections including NDE testing, overall jobsite safety, environmental compliance, and SWPPP compliance.

CELL TOWER INSPECTION

VARIOUS LOCATIONS

Cell Tower Inspector providing underground utilities inspections and approval of electrical, storm drain, sewer and water systems. Inspected above ground electrical terminations, above ground inspections, rebar and anchor bolts, erecting of towers and final inspections. Other duties included observation of third party inspections of soil densities, rebar and concrete placement.

RAILYARD REDEVELOPMENT PROJECT

TRUCKEE, CA

Served as Inspector for the Union Pacific Railroad Redevelopment Project in the Town of Truckee, California. The project consisted of the construction of a maintenance facility, wood framed office building, pre-fabricated metal shop building, a detached pre-fabricated metal storage building, and related site work. The buildings included new mechanical, electrical, plumbing, and fire protection systems. Compliance with the 2016 California Building Codes and all applicable laws, ordinances, regulations, and standards (LORS) was verified.

PSEP COMPLIANCE PROJECT

PG&E/ PSEP WORK FOR CALIFORNIA PUBLIC UTILITIES COMMISSION

Auditor and Combination Observation Inspector. Performed observation inspections of PG&E general construction crews and third party inspection agencies while crews performed tasks to comply with PSEP requirements. This included pipeline replacements, valve replacement and automation, hydrostatic testing of existing and new natural gas pipeline and associated tasks such as observation of welding activities performed in compliance with approved drawing, weld procedures and applicable codes API 1104, ASME B31.4 ASME B31.8, DOT 192, DOT 195, API 5L, 49 CFR 192. Provided daily observation reports supported by daily work activity and photo documentation. Also provided reports with flagged items when PG&E or contractor performed activities that fell out of compliance with applicable codes and/or engineer drawings pertaining to welding, coding, excavation, backfill, valve automation, hydrostatic testing or nitrogen testing.

MARIPOSA ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION

Served as Combination Building Inspector for all phases of construction against all applicable codes pertaining to structural, electrical, mechanical and plumbing for this 200 MW natural gas fired, simple cycle electrical generating facility. Further inspections included structural and electrical for a new 230 KV Substation and a 0.7 mile long, 2030 KV transmission line. The project goal was to deliver plant output to local electrical grid.

SHILOH WIND PROJECTS III & IV

COUNTY OF SOLANO, CA.

Performed inspections for all phases of construction to verify compliance with adopted codes. Shiloh III and Shiloh IV Wind Farms each contained 50 wind power generated wind turbines with each farm producing a 100 MW utility scale production plant. Specified inspections consisted of civil road construction; civil foundation construction, verifying all tower foundations received approved baring reports prior to steel work, oversight of rebar placement, concrete placement, follow up with cylinder brake test reports and special inspections reports; mechanical erection of turbines and electrical installation of collector feeder lines, construction of collector substation; feeder collection line inspections on splices, junction boxes, laying, backfill and directional boring and combination inspections of collector substations.



EDWARD "ED" PUCCETTI

Onsite Inspector

Ed has over 35 years of experience as an inspector in the construction industry. He has performed multiple functions including planner, estimator, project manager, and risk assessor for projects throughout the West. He is experienced inspecting underground electric conduit lines, mechanical/plumbing, structural, civil, and electrical components of construction. Ed has worked on many power projects including solar photovoltaic (PV), combined cycle power plants, and LNG projects. Through his experience he has developed unrivaled knowledge of the California Building Code and local regulations governing power generation projects in the State.

EDUCATION

Project Management and Project Management Professional Classification

EXPERIENCE

35+ years

REGISTRATIONS

Licensed Plumbing Contractor C-36, CA, #387436 (expired)

City of Woodland Planning Department Board of Permit Appeals Commissioner

Licensed Qualified Commissioning Process Provider

Backflow Prevention Device General Tester Certified

Building Commissioning Certified

OSHA 30 Construction Health and Safety

Hazardous Waste Operations and Emergency Response (HAZWOPER)

ICC Mechanical Inspector (in progress)

AFFILIATIONS

Occupational Safety and Health Administration (OSHA)

Project Experience

STANTON ENERGY RELIABILITY CENTER (SERC)

CALIFORNIA ENERGY COMMISSION | W POWER

Lead Onsite Inspector. The project consists of two General Electric (GE) LM6000-based EGTs which is a Hybrid EGT developed by GE and Wellhead Power Solutions. The EGT combines a combustion gas turbine with an integrated battery storage component. The two GE LM6000 PC units are natural gas-fired, simple cycle combustion turbine, a clutch to provide operational flexibility as a synchronous condenser, and an integrated 10 MW GE Battery Energy Storage System. In total, the project will have 98 MW (nominal) of EGT capacity. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/AES

Acts as Onsite Inspector for this project that includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission. The project scope includes the demo and construction of a 640 MW natural gas-fired combined cycle air cooled electrical generating facility in Long Beach, CA.

TESLA GIGAFACTORY

STOREY COUNTY, NV

Mechanical Inspector. Approved by Storey County as a Mechanical Inspector. Inspected and certified hydrotesting for hot oil and drainage systems at the Tesla Gigafactory in Storey County, Nevada. Inspected dry wall and metal stud systems and a rooftop PV system for compliance to the approved plans and Storey County adopted standards. Monitored and tracked at-risk issues concerning mechanical, electrical, and fire protection disciplines.

Project Experience Continued

VARIOUS PROJECTS

FAURECIA

Senior Inspector. Conducted building audits for projects in Indiana, Wisconsin, and California. Assessed mechanical, electrical, plumbing, and fire protection to detect major discrepancies between constructed elements and design drawings.

PHOTOVOLTAIC PROJECTS

FRESNO COUNTY, CA

Senior Inspector. Conducted structural, building, and electrical inspections as a consultant to the County of Fresno. Inspections included PV panels, installation of underground conduits, soil compaction, transformers, inverters, switchgear, perimeter signage, bonding, bollard installations, geotechnical, torquing of bolting systems, etc. Reviewed welding certificates of trackers and foundations of trackers. Some projects included:

Tranquility Solar: 200MW

Northstar Solar: 60MW

Valentine Dairy: ~3MW

Manning Dairy: ~3MW

QUINTO SOLAR

MERCED COUNTY, CA

Senior Mechanical Inspector. Conducted inspections for the Quinto Solar Project, a 110MW solar project located on 1,000 acres outside of Santa Nella, CA. The project utilized 320,000 monocrystalline silicon solar panels mounted to single-axis PV trackers.

ABENGOA SOLAR

CALIFORNIA ENERGY COMMISSION

Senior Mechanical Inspector. Provided inspections on the 250MW solar project. Duties included monitoring punch list items and non-conformance issues as they pertained to code compliance. Certified hydrotesting on all mechanical systems including fire protection. Certified the emergency shower and eyewash systems throughout the facility. The facilities supplies power to PG&E for up to 90,000 homes and alleviates over 430 kilotons of greenhouse gas emissions annually.

IVANPAH SOLAR ELECTRIC GENERATING SYSTEM (ISEGS)

CALIFORNIA ENERGY COMMISSION

Senior Mechanical Inspector and Night Shift Inspector. Supervised inspection staff. Assisted with field inspections and verified test results. Monitored punch list items and non-conformance issues as they pertained to code compliance. Certified hydrotesting on all mechanical systems including fire protection. Reviewed site drainage, electrical grounding, and coordinated punch list completions. ISEGS is a 392MW solar thermal power facility that combines innovative solar technology with conventional off the shelf power components to produce clean, reliable power at scale.

COLUSA GENERATING STATION

CALIFORNIA ENERGY COMMISSION

Senior Mechanical Inspector. Inspected the installation of a prefabricated metal building which included the installation of foundations, compaction, black top, fire protection, electrical, and mechanical systems. Monitored punch list items and non-conformance issues during construction. Certified hydrotesting on all mechanical systems. Reviewed weld maps and radiographic reports. Supported the QA/QC process for mechanical piping including the liquid salt system, receiver repairs of the main tower, and tube analysis and replacement procedures.



EDUCATION

BA, Environmental Resource Management

EXPERIENCE

9+ years

REGISTRATIONS

BCSP: Certified Safety Professional, #CSP-35420, (expires 12/31/2020)

ICC Certified Commercial Building Inspector

OSHA 10 & 30 Hour Trainer

OSHA 30 Hour Certified

OSHA 510 Certified

ASME Rigging Competent Person Trainer

Trenching and Excavation
Shoring and Sloping Competent Person Trainer

Scaffolding Competent Person

CPR/AED & First Aid Trainer

CPR/AED & First Aid Certified

40 hour HAZWOPER

Radiological Worker II

Beryllium Worker, current

Asbestos Worker, current

Certified Beryllium Work Permit Writer

EVAN WHITE, CSP

Worker Safety Compliance Monitor | Industrial Hygienist | Environmental Compliance Inspector

Evan has over nine years of relevant experience performing monitoring and sampling. He is a veteran trainer of safety and compliance monitoring. Currently, Evan is currently providing worker safety oversight on two separate California Energy Commission projects. Evan has served as an Environmental Field Technician on the Deepwater Horizon Project in Baton Rouge, Louisiana, collecting and managing data from the onshore and offshore Gulf sampling effort. He possesses experience in writing work permits, assigning and issuing respiratory protection equipment, performing field monitoring of hazardous gases and dust, and is FEMA Independent Study Certified.

Project Experience

STANTON ENERGY RELIABILITY CENTER (SERC)

CALIFORNIA ENERGY COMMISSION | W POWER

Lead Worker Safety Monitor. The Stanton Energy Reliability Center (SERC) consists of two General Electric (GE) LM6000-based EGTs which is a Hybrid EGT developed by GE and Wellhead Power Solutions. The EGT combines a combustion gas turbine with an integrated battery storage component. The two GE LM6000 PC units are natural gas-fired, simple cycle combustion turbine, a clutch to provide operational flexibility as a synchronous condenser, and an integrated 10 MW GE Battery Energy Storage System. In total, the project will have 98 MW (nominal) of EGT capacity. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

HUNTINGTON BEACH ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION/AES

Lead Worker Safety Monitor for this project which includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission (Energy Commission). Activities include demolition of the remaining portions of a decommissioned peaker, the removal of a fuel oil tank and additional, auxiliary structures/equipment. The Safety Monitor reports to the DCBO and CPM and is responsible for verifying that the Construction Safety Supervisor, as required in the condition of certification for worker safety, implements all appropriate Cal/OSHA and Energy Commission safety requirements. Conducts on-site (including linear facilities) safety inspections at intervals necessary to fulfill those responsibilities.

Transportation Worker
Identification Credential (TWIC),
(expires 1/15/2023)

Asbestos Building Inspector, #
ABII0204190009N18943, DOSH
#: CA-015-05

Project Experience Continued

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/AES

Onsite Worker Safety Monitor. This project includes the provision of DCBO duties performed on behalf of the Energy Commission. The project scope includes the demo and construction of a 640 MW natural gas-fired combined cycle air cooled electrical generating facility in Long Beach, CA. The Safety Monitor reports to the DCBO and CPM and is responsible for verifying that the Construction Safety Supervisor, as required in the condition of certification for worker safety, implements all appropriate Cal/OSHA and Energy Commission safety requirements. Conducts on-site (including linear facilities) safety inspections at intervals necessary to fulfill those responsibilities.

BLYTHE SOLAR ENERGY II PROJECT

BLYTHE, CA | 2019

Backup Environmental Compliance Monitor. Supports the Environmental Compliance Monitor. Provides on-the-ground monitoring of contractor personnel and is responsible for verifying and reporting compliance with the terms and conditions of the BLM ROW authorization for all phases of project construction. Tasks include observing construction operations in the field that would occur on BLM-managed lands during all phases of project development. Provides weekly and monthly construction reports to the BLM. Phase II of the Blythe Solar Energy Project consists of construction of Unit 3 (1620 acres) and Unit 4 (2565 acres) of the solar field.

HANFORD NUCLEAR SITE

CH2M HILL | UNITED STATES DEPARTMENT OF ENERGY

Supported the 618-10 Burial Ground Remediation Project as an Industrial Hygienist (IH). The 618-10 Burial Ground is one of Hanford's most hazardous waste sites. It covers roughly six acres and contains 94 vertical pipe units and 12 trenches where Hanford workers disposed of highly radioactive waste in the mid-1950s and 1960s. It received an estimated 4,800 to 7,400 cubic yards of waste from 300 area laboratories and fuel development facilities.

Duties included:

- Identifying and mitigating biological, chemical and physical workplace hazards through various sampling and monitoring of equipment and facilities.
- Determining safe working levels for air, noise, dust, light, temperature, and hazardous metals.
- Calibrating and maintaining multiple industrial hygiene instruments.
- Inspecting and issuing site respirator equipment.
- Taking soil and grout samples in conjunction with site analytical leads.
- Writing, supplying, and briefing workers on various work permits for hazards in the workplace.
- Recording and maintaining accurate and accessible sample data for the Industrial Hygienist database.
- Most senior Industrial Hygienist on project offering veteran insight to historical data and sampling practices.



DALENE ZABEL, CIH

Worker Safety / Certified Industrial Hygienist

Dalene possesses 30 years of experience in industrial hygiene and health and safety. Her areas of expertise include industrial hygiene hazard assessments for manufacturing/processing facilities, CERCLA remediation, health and safety program creation and implementation, emergency response coordination, and health and safety training. She has also worked extensively with U.S. Department of Energy (DOE) contractors on the Hanford Site, as well as the Nevada Test Site, Rocky Flats, Los Alamos and the Grand Junction Office.

EDUCATION

MS, Environmental Health /
Industrial Hygiene

BS, Environmental Health /
Microbiology

EXPERIENCE

30+ years

REGISTRATIONS

Certified Industrial Hygienist

Project Experience

DADE MOELLER, AN NV5 COMPANY

Dalene was hired in 2015 and is presently employed as a Certified Industrial Hygienist.

HOLLOWTOP APPLIED INDUSTRIAL HYGIENE

From 2011 to 2015, Dalene developed and provided customized safety training and industrial hygiene support to private sector companies as well as the Army Corps and Bureau of Reclamation. She also provided independent industrial hygiene program assistance and oversight to subcontractor companies at the DOE Hanford Site, as well as performing hazard assessments. Site areas and projects included the 100-D, 100-N, and 100-B/C remediation, 300 Area contaminated soil and tank excavation/asbestos removal, and the 100-D, 100-B/C, and 300 Area transformer sizing and removal projects.

HANFORD SITE, RICHLAND, WA

From 2009 to 2011, Dalene worked on the Hanford Site for various contractors. She worked as a key member of the Mission Support Alliance ISMS program development and implementation team, as the Health and Safety Officer for the on-site radiological and environmental laboratory and as an industrial hygiene lead, providing support to subcontractors and self-perform projects, including asbestos abatement.

TERRANEARPMC

As a Health and Safety Officer for hazardous waste landfill remediation at Hanford DOE 300 Area (618-7 and 1 landfills), Dalene worked with radiological, reactive metal, and beryllium wastes. She provided technical support to the excavation contractor, performed oversight to industrial hygiene technicians, and interfaced with the client.

GENERATION - OWNER'S ENGINEER SERVICES

EG&G DEFENSE MATERIALS, INC., TOOELE, UT

SAMPLE MARKET SECTOR | LOCATION CITY, ST

From 2006 to 2007, as an Industrial Hygiene Supervisor for the U.S. Army chemical demilitarization facility, Dalene provided technical support for day to day processing and laboratory activities. She implemented the mercury exposure control program and promoted the industrial hygiene work control interface. She also created and successfully implemented an ergonomics program for the 950 person process facility.

STOLLER CORPORATION, RICHLAND, WA

From 2000 to 2006, Dalene worked as a Health and Safety Manager for a multi-site DOE subcontractor. In this position she was responsible for the development, implementation, and management of corporate training and work experience database. She oversaw the writing and implementation of the corporate health and safety policies throughout all company locations. Dalene coordinated worker compensation reporting and case management with the human resources department. She assisted office and project managers with regulatory compliance, the corporate medical surveillance program, and incident investigation/lessons learned. In addition, she provided health and safety training to company personnel as required.

PRSM CORPORATION, IDAHO FALLS, ID

In 2000, while employed as the Health and Safety Manager, Dalene developed health and safety bid specifications for the Idaho National Laboratory (INL) Radioactive Mixed Waste Complex drum sampling project. Specifications covered all health and safety aspects of the sampling activity including site-specific training, radiation safety and decontamination, emergency response coordination, RCRA permit compliance, pollution prevention, and general health and safety requirements and good practice. In addition, Dalene participated in the Los Alamos National Laboratory operating document review for the Nuclear Material Technology facility. The objective of this DOE-required activity was to review procedures in all area to ensure safe work and competent procedural development according to requirements prior to re-initiation of work.

FOSTER WHEELER CORPORATION, COMMERCE CITY, CO

From 1999 to 2000, Dalene provided health and safety oversight for construction projects supporting CERCLA remediation (chemical warfare material and pesticide manufacture) for the Rocky Mountain Arsenal. Projects involved authoring health and safety requirements for each subcontractor, reviewing their health and safety plans, and providing field oversight to the project. Construction activities included soil excavation and hauling, trenching, drilling, and demolition. Dalene also prepared health and safety plans for experimental work conducted in the field laboratory involving recovered chemical warfare material and assisted UXO group in performing field walk-downs.

INDUSTRIAL HYGIENE SERVICES

From 1991 to 1998, as President, Dalene developed client-specific health and safety programs, mainly for manufacturing/processing facilities. Examples of program topics included respiratory protection, reproductive health hazard exposure prevention, and hot work environments. Dalene also prepared and reviewed health and safety plans for the State of Idaho to support oversight of INL environmental projects.

Dalene also developed and implemented training courses meeting federal OSHA regulations (most notably, hazardous waste). She conducted customized training classes to meet clients' expectations and needs, including topics such as confined space, use of direct reading instruments, back injury prevention, and toxicology. Dalene instructed more than 9,500 hours in training classes.



KELLI GRAY

Document Control | Assistant Project Manager

Kelli has over 18 years of experience performing office administration, project coordination, and document control. She has experience supervising teams, preparing reports and documents, bookkeeping and accounting, data management, workflow scheduling and planning, customer service, and project management. She has excellent problem solving skills and is adaptable to any situation that arises. Kelli communicates effectively with all levels of project stakeholders and is able to successfully work through challenges as they arise.

EXPERIENCE

18+ years

SKILLS

Microsoft Word, Excel,
PowerPoint

Editing

Adobe Acrobat, InDesign,
Dreamweaver, Photoshop,
Lightroom,

Newforma

Procure

Project Experience

STANTON ENERGY RELIABILITY CENTER (SERC)

CALIFORNIA ENERGY COMMISSION | W POWER

Document Control Technician. The Stanton Energy Reliability Center (SERC) consists of two General Electric (GE) LM6000-based EGTs which is a Hybrid EGT developed by GE and Wellhead Power Solutions. The EGT combines a combustion gas turbine with an integrated battery storage component. The two GE LM6000 PC units are natural gas-fired, simple cycle combustion turbine, a clutch to provide operational flexibility as a synchronous condenser, and an integrated 10 MW GE Battery Energy Storage System. In total, the project will have 98 MW (nominal) of EGT capacity. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

HUNTINGTON BEACH ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION/AES

Document Control Technician, provides document control for this project which includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission (Energy Commission). NV5 acts on behalf of the Energy Commission and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. DCBO duties include design review, plan check, construction inspection and document control for all applicable engineering disciplines (civil, electrical, structural, mechanical, fire protection, and architectural). In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided. The project, at completion, is anticipated to have more than 1,000 document submittals.

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience Continued

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/AES

Document Control Technician, provides document control for this project which includes the provision of DCBO duties performed on behalf of the Energy Commission. Duties include working as the key contact for clients and project staff throughout plan review process of project. Provided new client orientation for electronic Document Submittal Tracking System (DSTS), ensured client submittals were complete, prior to internal engineering review. Distributed incoming packages to correct reviewing engineer, scheduled and monitored deadlines, ensured engineer's submittal was accurate and complete. Coordinated project set up, life cycle processing, inspection records, field notes and reports, and close out both electronically and hard copy. Lead weekly conference call with clients and project team, create new processes and procedures for department protocol, including engineering team guidance scan hard copy plans, upload, and name files as part of incoming process.

CONFIDENTIAL CLIENT | CONFIDENTIAL MIXED-USE PROJECT

BAY AREA, CALIFORNIA | 2020

Project Assistant and Lead Document Control. NV5 was selected to perform consulting services for electrical transmission (60kV and above), electrical distribution (below 35kV and 600V), parks and recreation, planning, landfill, public works, water and recycled water, and water operations and maintenance. The \$8 billion development project will include 240 acres of development over a closed landfill. Approximately 9.2M square feet will comprise the total project footprint. Included is 5.4M square feet of office space, 700 hotel rooms, 1,680 residential units, and 1M square feet of retail, food and beverage, and entertainment space.

MANCHESTER PACIFIC GATEWAY | NAVY GAF BUILDING

MANCHESTER FINANCIAL GROUP | SAN DIEGO, CA

Project Administrator for the new, 17 story, 372,000 square foot Navy headquarters. The new structure is anticipated to cost \$165 million and be completed in 2021. Services include inspection and review of constructed components and systems before each becomes concealed. These include underground utilities, foundations, electrical, mechanical, plumbing, structural frame, energy components, coverings, site lighting, fire alarm, fire suppression, vertical transportation, etc. Review of any third party inspection reports will be performed prior to conducting site inspection. Review and approval of deferred submittal items will be performed as necessary.

Final signoffs by the City of San Diego or other jurisdictional agencies will be reviewed. These include offsite improvements, San Diego approvals, grading, soils contamination, San Diego Air Pollution Control District, backflow/cross connection control, and mitigation monitoring coordination. Final inspections will be performed for fire alarm, fire suppression, hazardous material tanks, egress, landscape, electrical, AC/heating/refrigeration, range hoods and vents, plumbing and gas, disabled access, structural and observation final report, and vertical transportation. NAVFAC guidelines used for inspection services are 2015 NFPA 101, UFC 4-010-01, UFC 4-23-03, UFC 1-200-02 November 2014 Edition, and NAVFAC Interim Tech. Guidance ITG 2013-01.

ADMINISTRATIVE ASSISTANT

MID PACIFIC ENGINEERING | WEST SACRAMENTO, CA | 2014 - 2019

Distributed and tracked field reports. Reviewed and edited reports. Compiled project documents. Prepared final reports for delivery to client. Prepared and submitted testing agreements and proposals. Setup new projects and worked with clients. Intake for inspection requests and scheduled appropriate team members. Emailed daily field reports to clients on a weekly basis and as-needed. Maintained file-maker database including designing of new forms, updating client info, etc. Prepared reports for laboratory testing as well as specialized welding reports. Created project templates using Word, Excel, and Adobe Acrobat. Created proposal covers, SOQ covers, and created cross-sections. Maintained Fastrak account, T&I list for cities and counties, and spreadsheet for special inspections.



SARA RHODES

Document Control | Assistant Project Manager

Sara has over 12 years of experience in the construction industry. She works with individuals around the world to develop and maintain quality standards, conduct process improvements, and deliver projects successfully. She is motivated, highly organized, and timely which enables her to meet concurrent, time sensitive deadlines while maintaining quality and accuracy.

Project Experience

MARKETING AND BUSINESS DEVELOPMENT | PROJECT ASSISTANT

NV5 | SACRAMENTO, CA

Conducts marketing and business development activities. Prepares proposals, creates and monitors capture plans, researches potential new projects, and maintains all marketing and business development collateral. Assists in the development, implementation, and maintenance of new project management and document control platform, NewForma.

EL DORADO-LUGO-MOHAVE (ELM) CAPACITOR PROJECT AND LUGO-VICTORVILLE REMEDIAL ACTION SERIES (LVRAS)

BUREAU OF LAND MANAGEMENT

Project Assistant. The LVRAS project will install a second independent communication path between the El Dorado and Lugo substations to meet the NERC requirements. The project will replace approximately 85 miles of existing overhead ground wire on the El Dorado-Lugo 500 kV transmission line with optical ground wire which contains fiber optic cable. This project is designed to mitigate against thermal overloads by providing a second communication circuit that would automatically trip renewable generating facilities in the event of unanticipated line losses.

The ELM Series Capacitor project will install two mid-line capacitors, one on the El Dorado-Lugo line and the second on the Mohave-Lugo line, to correct the voltage exceedance issue on the existing SCE transmission towers and facilitate the import and transmission of new additional renewable generation as required by the Federal Energy Regulatory Commission.

CONFIDENTIAL NATURAL GAS PIPELINE AND POWER PLANT

OKLAHOMA

Technical Writer. Reviewed, edited, and finalized due diligence report. Prepared for a natural gas pipeline company. Third party expert investigation included fact finding, interviews with field and technical staff, review of project documents, and comparing chain of events with industry best practices in order to prepare independent incident evaluation.

JOBSITE SAFETY ACCOUNTABILITY SUPERVISOR (JSAS)

BAY AREA | 2020

Performs COVID-19 safety audits for compliance with B-2 Large Construction Project Protocols.

EDUCATION

BA, Communication Studies,
Organizational Communication

Environmental Compliance
During Pipeline Construction
Workshop - Southern Gas
Association, 2018

EXPERIENCE

12+ years

REGISTRATIONS

ICC Certified:

Permit Technician, #8231813-
14, (expires 5/20/2022)

OSHA 30-Hour Construction

First Aid

AFFILIATIONS

International Code Council (ICC)

California Building Officials
(CALBO) Outreach and
Communications Committee
Member, 2015-2016 and 2019-
2020

County Building Officials
Association of California (CBOAC)
- Member

American Marketing Association
(AMA)

GENERATION - OWNER'S ENGINEER SERVICES

Project Experience

COUNTY OF SAN BERNARDINO

CALIFORNIA

Project Administrator and Client Liaison for on-call plan review services. Works with the County to process plan reviews, assign and route documents to the appropriate reviewers, track comments, etc. Projects include single family residential new construction, renovations, and additions.

CONFIDENTIAL CLIENT | CONFIDENTIAL MIXED-USE PROJECT

BAY AREA, CALIFORNIA | 2020

Project Assistant and Outreach Specialist. NV5 was selected to perform consulting services for electrical transmission (60kV and above), electrical distribution (below 35kV and 600V), parks and recreation, planning, landfill, public works, water and recycled water, and water operations and maintenance. The \$8 billion development project will include 240 acres of development over a closed landfill. Approximately 9.2M square feet will comprise the total project footprint. Included is 5.4M square feet of office space, 700 hotel rooms, 1,680 residential units, and 1M square feet of retail, food and beverage, and entertainment space.

CITY OF SANTA ROSA FIRE RECOVERY PERMIT CENTER

SANTA ROSA AND SACRAMENTO, CA | 2016-2017

Contract administrator and marketing manager for the City of Santa Rosa fire recovery permit center project. Worked with the City of Santa Rosa and the Joint Information Center to create and issue press releases related to the permit center and rebuilding process. Developed script for the opening of the permit center video. Oversaw marketing team assigned to the City and worked with the team to ensure appropriate tools were in place to gauge wait times, customer satisfaction, and process improvements. Assisted in presenting information to the general public in a readable, easy to understand manner. Supported the Joint Information Center in rectifying mis-information.

LA 25 PROJECT (CONFIDENTIAL CLIENT)

LOS ANGELES AND ORANGE COUNTIES, CA | 2015

Assistant Project Manager on a project in Los Angeles and Orange County. The project goal was to obtain expedited health permits for 25 stores being remodeled and/or changing out the restaurant within the store. Tracked the budget, permit submittals, missing documents, fees paid for the permits, and ultimate permit issuance for each of the stores. All stores were issued permits within the 3 month timeframe.

CITY OF SACRAMENTO

SACRAMENTO, CA | 2012-2017

Plan Intake Coordinator and Project Assistant. As a consultant to the City of Sacramento Building Department, provided intake of plans and documents for plan review consulting services. Visited the City of Sacramento on a daily and/or weekly basis to pick up and delivery plans and documents. Logged plans in and out of Accela on behalf of the consultant firm and plan check team. Calculated plan review fees for the consultant firm. Worked with the Building Official and permit technicians at the City to ensure service delivery times were met, to update on the status of projects, and to provide any additional support should it be needed.



SHANNON HUNTER

Assistant Project Manager

Shannon has been working in the compliance industry for 10 years. She has a strong background in staff management, contract administration and project oversight. She has a proven track record of working with clients to ensure that their expectations are exceeded. Shannon has experience disseminating information to the public and contractors regarding permitting requirements and procedures and has a strong knowledge of residential, commercial and industrial code requirements as well as knowledge regarding submittal procedures and requirements.

Project Experience

GEYSERS GEOTHERMAL PLANT

CALIFORNIA ENERGY COMMISSION | CALPINE | GEYSERS POWER COMPANY

Project Manager. The Geysers Geothermal Plant is recommissioning fire protection systems at Sonoma Unit 3, Quicksilver Unit 16, Lake View Unit 17, Socrates Unit 18, Calistoga Unit 19, and Grant Unit 20. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification.

STANTON ENERGY RELIABILITY CENTER (SERC)

CALIFORNIA ENERGY COMMISSION | W POWER

Project Manager. The Stanton Energy Reliability Center (SERC) consists of two General Electric (GE) LM6000-based EGTs which is a Hybrid EGT developed by GE and Wellhead Power Solutions. The EGT combines a combustion gas turbine with an integrated battery storage component. The two GE LM6000 PC units are natural gas-fired, simple cycle combustion turbine, a clutch to provide operational flexibility as a synchronous condenser, and an integrated 10 MW GE Battery Energy Storage System. In total, the project will have 98 MW (nominal) of EGT capacity. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

HUNTINGTON BEACH ENERGY PROJECT

CALIFORNIA ENERGY COMMISSION/AES:

Acts as Project Manager for this project that includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission. The project scope includes engineering and construction of a 640 MW air cooled combined cycle project. Activities

EDUCATION

MA, Communication Studies

BA, Communication Studies

EXPERIENCE

10+ years

REGISTRATIONS

ICC Certified:

Commercial Building Inspector, #8036319-B2, (expires 12/14/2021)

Permit Technician, #8036319-14, (expires 2/11/2022)

OSHA 10-Hour Construction Health and Safety

OSHA 30-Hour Construction

Transportation Worker Identification Credential (TWIC), (expires 1/27/2023)

Confined Space Entry

Fall Protection

First Aid

AFFILIATIONS

International Code Council (ICC)

California Building Officials (CALBO) Emergency Preparedness Committee Member 2019-2020

County Building Officials Association of California (CBOAC) - Member

Project Experience Continued

include demolition of the remaining portions of a decommissioned peaker, the removal of a fuel oil tank and additional, auxiliary structures/equipment. Containment berms will also be demolished and the area will be rough graded to a flat surface. As DCBO NV5 will act on behalf of the California Energy Commission (CEC) and will provide independent review of the final design and inspections of the construction to verify compliance with applicable engineering Laws, Ordinances, Regulations and Standards (LORS), the local building codes, the California Building Code, and the Facility Design, Geology, Workers Safety, Transmission System Engineering and other Conditions of Certification. In addition, safety, HAZMAT, NPDES and SWPPP monitoring during construction will be provided.

ALAMITOS ENERGY CENTER

CALIFORNIA ENERGY COMMISSION/AES

Acts as Project Manager for this project that includes the provision of Delegate Chief Building Official (DCBO) duties performed on behalf of the California Energy Commission. The project scope includes the demo and construction of a 640 MW natural gas-fired combined cycle air cooled electrical generating facility in Long Beach, CA.

FABRICATOR INSPECTIONS

AAF, LTD. - WUHAN & WUXI

Project Manager for shop inspection to confirm approved fabricator status per the California Building Standards Code. Project challenges include a fast track time line and requirement to work with an international fabricator. Granting and confirming approved fabricator status to AAF Wuhan allowed them to complete the fabrication process without the need to have continuous special inspections in the shop throughout the process.

CONFIDENTIAL CLIENT | CONFIDENTIAL MIXED-USE PROJECT

BAY AREA, CALIFORNIA | 2020

Backup Project Manager. NV5 was selected to perform consulting services for electrical transmission (60kV and above), electrical distribution (below 35kV and 600V), parks and recreation, planning, landfill, public works, water and recycled water, and water operations and maintenance. The \$8 billion development project will include 240 acres of development over a closed landfill. Approximately 9.2M square feet will comprise the total project footprint. Included is 5.4M square feet of office space, 700 hotel rooms, 1,680 residential units, and 1M square feet of retail, food and beverage, and entertainment space.

BUREAU OF LAND MANAGEMENT (BLM)

BLYTHE SOLAR PROJECT PHASE II, BLYTHE, CA

Auxiliary / Backup Compliance Manager responsible for being the point of contact for compliance related issues. Reports to the BLM AO or the designated BLM Project Manager. Manages the on-the-ground monitoring of contractor personnel and is responsible for observing and reporting compliance with the terms and conditions of the BLM ROW authorization for all phases of project construction. Tasks include observing construction operations in the field that would occur on BLM managed lands during all phases of project development. Oversees management of the Environmental Construction Compliance Monitoring Program (ECCMP). Prepares project materials, participates in any BLM preconstruction meetings, supervises the monitoring activities, materials, and schedules. Supervises the compliance monitors and provides guidance on and review of compliance issues as well as reviews and processes variance requests. Provides weekly and monthly construction compliance reports to the BLM. Phase II of the Blythe Solar Energy Project consists of construction of Unit 3 (1,620 acres) and Unit 4 (2,565 acres) of the solar field (2018 - Present).



Scott Whitney

Professional Qualifications

Turbine Technical Field Advisor (TFA) with over 24 years of experience with project work scope including being the Project Engineer for Major Overhauls and providing ownership oversight for the hired contractor to complete the work scope. Technical Field Advisor for Alstom Power on steam turbine and generator overhauls and retrofits. Provide technical support for customers on OEM turbines and generators, GE, Siemens, Mitsubishi and Alstom HP, IP and LP turbines. Supervise craft and contractors on all aspects of overhauls and retrofits. Trouble shoot, repair, replace parts and systems including all mechanical, hydraulic, air, hydrogen and oil systems for steam turbine and generator.

Relevant Project Experience

TFA – Redhawk Power Plant – Arizona Public Service (APS)

Customer Representative for APS on 2 GE 7FA and Alstom STF HP, IP, LP Steam Turbine. Responsible for oversight of GE DLN 2.6+ AGP MI LAWO major inspection and upgrade on 2 7FA gas turbines. Coordinate work with GE and plant APS personnel to maintain cost and schedule. Review all hold points and sign offs for GE and APS. Inspections and assessment of parts and components included in overhaul. Provide technical advice to APS throughout the overhaul and upgrade process.

Gas Turbine Mechanical Commissioning – Al Shuaiba Power Project Basra, Iraq

Commissioning and O&M of 2 Alstom 13DM Gas Turbines for Al Shuaiba Power Project in Basra, Iraq. Responsible for mechanical commissioning of unit1 and unit2 Alstom 13DM's removed from China and placed in Basra, Iraq. Transitioned into O&M phase responsible for maintaining reliable operation of both units. Technical advisor for customer on proper operation of power plant.

Operational Energy Corporation, Smithfield, Australia

Worked with MARK V operating system. Responsible for commissioning various plant systems and equipment. Flushed out pipe work for plant systems. Supervised construction personnel to reach project milestones. Assisted in steam blows and chemical cleaning of boilers. Supervised control room operations. Performed many of the other aspects of startup and commissioning for 180 MW Combined Cycle Cogeneration Power Plant with 3-40 MW Frame, 6 GE Dry Low NOx Gas Turbines and 1-60 MW GE Steam Turbine.

TFA – Four Corners Power Plant – Major Turbine Overhaul

Worked on a Cross Compound HP/IP -LP Unit 4 Major Overhaul. Responsible for the oversight of the full inspection of the LP – HP – IP Rotor and High Energy Valve Replacement along with Speed Match Valve Rebuild. 95 Day Major Outage with Bucket replacement inspection and replacement of damaged stages to be purchased and replaced. Responsible for hold points, review of final checks and sign offs prior to final completion and sign off.

Years of Experience:

- Total Experience: 24

Education

- Bachelor of Science Main Maritime Academy

Depth of Experience

- TVA Cumberland
- Low Pressure Units 3 & 4
- TVA Paradise Technical Oversight of HP, LP and Generator
- Arizona Public Service
- Gas Turbine Overhaul
- Four Corners Power Plant – Construction Major
- Hughes Technical Services
- Gas Turbine Commissioning – Iraq



Continued Project Experience List:

- Four Corners Power Plant New Mexico 15 Feb to Present
- Muskogee Paper Mill Oklahoma Nov 03 to Nov 24 2019
- Springerville Power Plant Arizona Oct 07 to Oct 30 2019
- Cholla Power Plant Arizona May 04 to May 20 2019
- RedHawk Power Plant Arizona March 01 to May 03 2019
- RedHawk Power Plant Arizona Sept 18 to Dec 20 2018
- Four Corners Power Plant New Mexico Jan 18 to May 18
- Four Corners Power Plant New Mexico Nov 17 to Dec 17
- Rio Bravo Power Plant Mexico 6/4/17 to 7/26/17
- TECO Big Bend Power Station 3/20/17 to 5/15/17
- Covanta Haverhill and Covanta Seconn, 2/9/17 to 5/1/17
- AMP Fremont Power Facility, Fremont Ohio 10/15/16 to 12/8/16
- INTERGEN Campeche Mexico Power Plant 8/10/16 to 10/15/16
- FPL Martin Power Plant
- Minnkota Power, Center, North Dakota
- TECO Power, Tampa Florida
- Hughes Technical Services 2014 – 2015
- Alstom Power – 2007 – 2014
- Washington Group International – 2001 - 2007



Professional Services

Manju Bangarappa

Professional Qualifications

Senior electrical and controls field engineer with over 24 years of experience programing, directing installation, commissioning, upgrading and providing standard maintenance of General Electric Gas and Steam Turbines. General Electric experience with GE Frame 5, 7EA, 7FA, 9E, 9FA, 6FB & 6FA gas turbine generators. Experienced in installation and commissioning of Dual fuel MNQC with Steam Injection and DLN1+ combustion systems specially designed to burn high hydrogen refinery gas. Trained and experienced in generator control, protection and Excitation systems EX2100 & EX2100e. Experienced in commissioning OpFlex* Autotune with Enhanced Transient Stability (ETS) for GE gas turbines.

Relevant Experience

General Electric Controls Upgrade Projects – 15 years

- Installation, testing, commissioning and maintenance of GE steam and gas turbines.
- Provide technical direction at new installation sites to install various GE Frame turbines.
- Support DLN1 to DLN1+ and DLN2.6 to DLN2.6+ combustion system upgrade projects.
- Support MarkV/MakrVI to MarkVle turbine control system upgrade projects.
- Support EX2000/EX2100 to EX2100e upgrade projects.
- Support controls and electrical testing during scheduled maintenance activities.
- Perform and gas turbine DLN tuning.
- Provide on-site and remote technical support to customers to troubleshoot any operational and startup issues.
- Collaborate with GE controls requisition engineers and project managers to resolve technical issues in the field.
- Manage and schedule third party vendor representatives to support the commissioning activities.

Electrical and Controls Projects – 9 Years

- Provide technical direction to install, test and commission switchgear, motors, AC/DC drives, protection relays, MCC and auxiliary electrical and control systems.
- Testing and commissioning of power transformers and transformer fluid analysis.
- Perform protection relay setting calculations and relay calibration.
- Responsible for installation, testing and commissioning of Triveni Steam and EGT Gas turbines at various power plants in India and international sites.
- Programming and commissioning of Woodward Electronic speed governors, digital synchronizer & load controls, Digital AVR, Bentley Nevada vibration monitoring systems and other process controllers in the power plant.
- Assist in field maintenance activities and troubleshooting.

Years of Experience:

Total Experience: 24

Education

Bachelor of Science, Electrical & Electronics Engineering

Depth of Experience

Leas Controls and Electrical TFA for General Electric to provide installation and commissioning support for Gas Turbine upgrades.

Professional Training

Mark V Turbine Controls
Mark VI Turbine Control
Mark Vie Turbine Control
EX2100 and EX2100e
Generator Excitation Control
LCI LS2100e, LS2100

GENERATION - OWNER'S ENGINEER SERVICES



Professional Services

Continued Project Experience List:

Customer	Location	Equipment Model	Turbine Control System	In service since	Project
RGPPPL	Dabhol, India	GT 9FA	Mark V / Mark VIe	1995	Controls Upgrade, Startup & DLN Tune
GDF Suez Energy	Colon, Panama	GT 6B	Mark V	1988	Startup - Major Inspection
ATCO Power-Cory Cogeneration Plant	Saskatoon, Saskatchewan	GT 7EA	Mark V / Mark VIe	2003	Mark V to Mark VIe Migration, Major Inspection Startup & DLN Tune.
ATCO Power Muskeg River Cogeneration Plant	Fort McMurray, Alberta	GT 7EA	Mark V / Mark VIe	2002	Startup & DLN Tune – Combustion Inspection
TransAlta Fort Saskatchewan Cogeneration	Fort Saskatchewan, Alberta	GT 7EA	Mark V	1999	Startup & DLN Tune – Combustion Inspection
Syncrude Canada Aurora Mine	Fort McMurray, Alberta	GT 7EA	Mark VI	2005	Startup & DLN Tune – Major Inspection
Imperial Oil Ltd. Mahkeses	Cold Lake, Alberta	GT 7EA	Mark V / Mark VIe	2002	Controls Upgrade, Startup & DLN Tune – Major Inspection
Imperial Oil Ltd. Nabiye	Cold Lake, Alberta	GT 7EA	Mark VIe	2012	New Installation Startup & DLN Tune
Syncrude Canada Aurora Mine	Fort McMurray, Alberta	GT 7EA	Mark VI	2005	New Installation Startup & DLN Tune
MEG Energy	Christina Lake, Alberta	GT 7EA	Mark V	2009	New Installation Startup & DLN Tune
Northland Power	North Battleford, Saskatchewan	GT 7FA	Mark VI	2005	New Installation Startup & DLN Tune
TEPCO	Yokohama, Japan	GT 9FA	Mark VIe	2003	DLN2.6+ Upgrade, Startup & DLN Tune
APEX Generating Station	Las Vegas, NV	GT 7FA	Mark VIe	2003	DLN2.6+ Upgrade, startup and DLN Tune
APS Redhawk Power Station	Arlington, AZ	GT 7FA	Mark V / Mark VIe	2002	DLN2.6+ Upgrade, startup and DLN Tune
NV Energy Harry Allen Generating Station	Las Vegas, NV	GT 7FA	Mark V / Mark VIe	1995	DLN2.6+ Upgrade, startup and DLN Tune
Entergy Union Power Station	El Dorado, AR	GT 7FA	Mark V / Mark VIe	1995	MarkVIe Upgrade, Startup and DLN Tune



Professional Services

Andrew Schaaf

Professional Qualifications

More than 19 years of power experience encompassing plant owners engineer, permitting, engineering, design, procurement, construction, plant modification, operations and maintenance, decommissioning and demolition, and remediation and site restoration. His experience encompasses more than 15 power plants that stretches across the full power spectrum to include coal, natural gas, and oil-fired power plants. He is also experienced as an expert witness resolving construction claims and disputes. He lessons learned from dispute resolution is useful in controlling current projects.

Relevant Project Experience

Assistant Project Manager/Technical Lead, Owners Engineering Services for Decommissioning Management for St. John's River Power Park, JEA, Jacksonville, FL

Provided engineering services for the decommissioning management for JEA's St. John's River Power Plant. Developed the demolition specification required for a complex decommissioning scope of work, which included a coal terminal, 3.2 miles of conveyor over which crossed waterways, wetlands and a state highway. Managed the initial shutdown, removal of universal waste, cleaning of the boiler, precipitators, scrubbers and ash handling system. He developed and designed the electrical and mechanical isolation and system reroute of critical systems, which are required throughout the demolition process. Managed the systematic turnover of zones, which were cold, dark and free of universal and hazardous waste, to the demolition contractor to allow the commencement of demolition of the facility. Services include developing design criteria for future solicitations, supporting future solicitation evaluations, and engineering future decommissioning, demolition, remediation, and final site restoration. He has implemented the use of PROCORE as the central project management software for the project, which includes the management and tracking of submittals, action items, requests for information (RFIs), transmittals, inspections, incidents, punch list items and a daily log for the project.

Project Manager, Reid Gardner Plant D&D Project, NV Energy, Moapa, NV,

Developed the project life cycle phasing schedule, which included the phased shutdown and decommissioning of a four-unit 800MW generating station. Completed an environmental assessment on abatement, sequence of operations for shutdown, and planning effort for shutdown and post shutdown activities. Provided guidance to client for high value asset recovery based on current market needs and schedule. Developed a detailed engineering analysis of common mechanical and electrical systems to determine impacts when units are shutdown. Created over 120 work plans for the shutdown, and decommissioning of systems, which was required to engage remaining NV Energy employees during the initial phases of the decommissioning process. Developed a detailed engineering package for the reroute of the electrical system to critical equipment required for operation post demolition. He provides technical support and onsite review of the demolition contractors execution plans and supports the project's construction manager to ensure the project is on schedule and meets all environmental compliance requirements. He has implemented the use of PROCORE as the central project management software for the project, which includes the management and tracking of submittals, action items, requests for information (RFIs), transmittals, inspections, incidents, punch list items and a daily log for the project.

Years of Experience:

Total Experience: 23

Education

Bachelor of Science,
Mechanical Engineering,
Colorado School of Mines
Golden, CO

Depth of Experience

Over 19 years of experience covers over 15 plants/stations with owners, engineer, engineering, construction, commissioning, maintenance and decommissioning projects primarily with power related facilities

Over 20 years of service in the U.S. Army

Registrations/Certifications

Certified Project Management
Professional, Project
Management Institute
Engineer in Training
(Mechanical), Colorado



Project Manager, Four Corners Plant D&D Project, Arizona Public Service, Farmington, NM,

As Lead Engineer, developed system work packages, which included on-site system analysis and detailed walk downs of each unit to understand the layout of the systems and the required steps for decommissioning. The work packages provided details for the removal of major equipment, piping, and support systems and details for the sale of operable equipment and salvage materials for scrap. He performed an engineering assessment, which detailed out the plant wide systems and the required steps to segregate these systems for long-term use by the remaining two units with a net capacity of 1600 MW. The assessment also provided details for a cut and cap program to isolate the units that APS wanted to decommission. It also identified capital projects required at the plant to maintain critical systems powered, controlled and operated by the units being removed. As Project manager, he was the key member of the decommissioning team who coordinated with the operations team of the remaining units to ensure there were no disruptions of generation throughout the project. He oversaw the complex asbestos abatement of the structures to be demolished, systematic deconstruction and demolition of a boiler adjacent active condensate storage tank as well as other critical support systems. During implementation, he oversaw the construction of five major projects, which occurred concurrently to allow for the demolition of the three units. They were a control system reroute project, installation of a new electrical system from a 4160V switchgear through five motor control centers and out to operating equipment, a new compressed air system, a new raw water pump system and rerouting of condensate, potable water and fire water systems. Throughout the demotion, there were several minor projects, which had a direct risk to the fuel supply of the operating units, and occurred with no impacts to generation.

Project Engineer, Gerald Gentleman Station, Nebraska Public Power District; Sutherland, NE;

Project Engineer with Nebraska Public Power District at the coal-fired Gerald Gentlemen Station. The plant consists of two units with a total net of over 1400 MW net and is located in Lincoln County near Sutherland, Nebraska. Each unit consists of a subcritical steam generator powering a single reheat steam turbine-generator with a pulse jet baghouse. The plant has been in commercial operation since 1979 and burns Powder River Basin coal. At Gerald Gentlemen Station modified the control system of the soot blowing air compressors to integrate it into the distributed control system, modified steam piping, conducted a retrofit of low-pressure turbines to increase plant efficiency, conducted overhauls on maintenance of the main steam turbines, overhauling the boiler feed pumps and boiler feed pump turbines. Worked on modifying to the coal handling system, coal storage, dust suppression and collection in the coal handling areas. His work on environmental and emissions related projects involve emissions testing, carbon injection for mercury capture, selective non-catalytic reduction assessment for NOx reduction and work on the once through cooling system.

Mechanical Engineering Lead/Owners Engineer, Dave Gate Generating Station, NorthWestern Energy, Anaconda, MT;

Gas fired experience is Mechanical Engineer for the Owner's Engineer contract with NorthWestern Energy on the Dave Gates Generating Station at Mill Creek a dual fuel (gas/diesel) fired power plant consisting of three, Pratt & Whitney FT8-3 Swift-Pac combustion turbine generators designed for grid stabilization to compensate for the unpredictability of wind power. The plant is located in Deer Lodge County, near Anaconda, Montana. He was responsible for mechanical engineering design review, document control, constructability reviews, construction oversight, and commissioning. The plant achieved commercial operation December 31, 2010 as planned and under budget.



Professional Services

Scott Bouchard

Professional Qualifications

Turbine Technical Field Advisor (TFA) with over 15 years of experience with Siemens OEM and Siemens owned (Alstom) steam turbines ranging from 30 –150 MW, models include SST-600, SST-700, SST-800 and SST-900.

Experience with General Electric G2 568 MW outage planning, G2 468 MW steam admission valve inspection, D11 229MW ESP upgrade, G3 750MW HP/IP dual LP complete LP internal retrofit, 600MW HP/LP side by side cross compound valve overhaul, EHC maintenance and generator rewind support.

Experience with TOSHIBA three casing, tandem compound, four flow exhaust, condensing turbine consisting of high-pressure turbine, intermediate-pressure turbine and a double dual flow low pressure turbine. Experience with TOSHIBA two casing high-pressure/intermediate-pressure, single dual flow low-pressure turbine.

Experience with Westinghouse dual Alstom steam path retrofit dual flow LP's, Westinghouse HP/IP single Alstom steam path retrofit dual flow LP including a complete generator stator re-stack and rotor rewind. Experience with Westinghouse dual cross compound HP/LP and IP/LP with internal rotating and stationary steam path component Alstom retrofit and Westinghouse two-cylinder tandem compound HP/IP internal rotating and stationary steam path component Alstom retrofit.

Relevant Project Experience

Technical Field Advisor – Siemens

SST-600 – Provided TFA service during forced outage. During this time all steam control and emergency stop valves were removed. Casing, bearings, rotor and stationery blades were removed to be shipping off site for corrective machining.

SST-700 – Provided TFA service for Flender gear set replacement. Performed coupling alignment checks, coupling alignment corrections to bring unit within design spec and supported start-up of unit. Provided TFA service at customer site for HP 16, ATP4 MP and reduction unit major overhaul. Directed craft for complete disassembly of HP and MP turbine. Completed bearing inspection on reduction unit. Directed craft in complete rebuild and inspection of all turbine valve bodies and servos. Reassembled HP and MP turbine, and reduction unit. Performed alignment check, supported start-up of unit.

SST-800 – Provided TFA service on new installation. During this time assembly of ESV's was completed, alignment was completed, coupling bolted and torque to specification, exhaust bearing inner covers installed and turbine end cover installed. Assisted in mechanical commissioning under no load conditions, first synchronization and unit operation up to 28 MW.

SST-900 – Provided TFA service for turbine reassembly after major inspection of steam turbine, steam admission valves, and generator. Corrected coupling alignment and supported unit start up. Provided TFA service for field machining repairs, installation of new steam glands, internal alignment, admission steam valve reassembly, turbine reassembly and coupling alignment after major overhaul.

Years of Experience:

- Total Experience: 15

Education

- Bachelor of Science
Mechanical Engineering

Depth of Experience

- Field Service Engineer –
Technical Field Advisor
- Siemens
- General Electric
- Toshiba
- Westinghouse



TFA – General Electric

GE 750MW – Provided TFA service to OEM for (2) two complete LP internal retrofits on side by side units. Including condenser modifications, complete stationary and rotating steam path components, new hydraulic coupling bolting and steam pipe modification for steam leads and extraction piping.

GE 600MW – Provided TFA service for valve open, clean, close of all supply steam valves for HP and LP turbines and removal, ship, receive, and install of all electrohydraulic control equipment components including actuators, trip blocks and accumulators. Provided support for customer vendor to perform EHC flush and provided customer vendor with crane and logistics support for high-pressure line turbine generator rewind.

Continued Project Experience List:

- Toshiba 275MW
- Toshiba 415 MW
- Toshiba 480 MW
- Toshiba 180 MW
- Westinghouse 511 MW
- Westinghouse 495 MW
- Westinghouse 282 MW
- Westinghouse 150 MW
- Westinghouse 800 MW
- Westinghouse 450 MW
- Westinghouse 250 MW
- GE 568 MW
- GE 229 MW
- GE 495 MW
- Siemens – SST 600
- Siemens – SST 700
- Siemens – SST 800
- Siemens – SST 900

GENERATION - OWNER'S ENGINEER SERVICES

TAB F: COST PROPOSAL

HOURLY RATES

As noted in the response to Question #2 on Public Purchase, we are submitting a schedule of hourly rates, expenses, and applicable markups in lieu of specific tasks. NV5 can propose specific cost proposals for projects that arise during the course of the contract, should we be selected. We understand that project scope will be determined for each project that arises throughout the course of this contract, and our team is prepared to work with the City of Roseville and Roseville Electric to tailor cost and technical proposals for those projects.

Position	2020 Rate	Position	2020 Rate
Project Director	\$215.00	Senior Environmental Specialist	\$155.00
Senior Engineer Specialist	\$200.00	Environmental Specialist	\$145.00
Program Manager 2/Senior Engineer 2	\$193.00	Assistant Project Manager	\$114.00
Program Manager 1/Senior Engineer 1	\$172.00	Project Coordinator	\$93.00
Project Engineer 2/Project Manager 2	\$161.00	Document Control/Clerical	\$85.00
Project Engineer 1/Project Manager 1	\$152.00	Construction Manager	\$177.00
Engineer 2	\$136.00	Field Technician 2	\$163.00
Engineer 1	\$121.00	Field Technician 1	\$141.00
Engineer Tech	\$72.00	Senior Inspector	\$150.00
Senior Designer	\$141.00	Inspector	\$140.00
Designer/Drafter	\$98.00	MWC - Engineer	\$200.00
Cad Operator 2	\$91.00	MWC - Technical Field Advisor	\$200.00
Cad Operator 1	\$78.00	MWC - Project Management	\$160.00

ANNUAL RATE REVIEW

NV5 requests the opportunity to review our hourly rates on an annual basis. With the approval of Roseville Electric, we request the ability to potentially revise or update these rates in accordance with CPI increases, or as appropriate.

REIMBURSABLE EXPENSES

Expenses related to travel, lodging, and other incidentals will be charged at cost. No expenses will be charged without prior approval of Roseville Electric.



COUNCIL COMMUNICATION

CC #: 1053

File #: 1109

Title: 6328 Phillip Road - Exclusive Right to Negotiate
Contact: Troy Holt 916-746-1173 tgholt@roseville.ca.us
Laura Matteoli 916-774-5284 lmatteoli@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.19.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute the Exclusive Right to Negotiate (ERN) Agreement with PDC Sacramento LPIV, LLC for purchase and development of the property at 6328 Phillip Road.

BACKGROUND

The City-owned parcel at 6382 Phillip Road is underutilized and there are no current identified future City needs for this property. See Attachment 1 for a map of the property. Sale of underutilized properties can generate quality developments that result in new businesses, jobs and amenities and help fulfill the City's goal of economic sustainability.

The property at 6382 Phillip Road is referred to as the Roseville Industrial Area and is an approximately 237-acre (with 183 developable acres) greenfield vacant parcel, located north of a planned six-lane arterial (extension of Blue Oaks Boulevard, west of Westbrook Boulevard). The site is bisected by the planned six-lane regional Placer Parkway.

Site Data and Attributes:

1. **APN:** 017-101-008-000
2. **Zoning:** Public/Quasi-Public. The current P/QP designation is used to establish areas for municipal, governmental or public facilities. A future purchase and sale agreement would be contingent on the purchaser requesting that the property be rezoned to an industrial designation.
3. **Neighboring land uses:** To the northwest is the Al Johnson Wildlife Area, part of a 1,700 acre site planned to accommodate the City's stormwater Regional Retention facility and potential recreation uses. To the west along the southern portion of the site are agricultural uses; to the east, immediately adjacent is the Creekview Specific Plan area, planned to accommodate about 2,000 residential units; to the south along the southern edge of the Reason Farms Industrial Site is the future extension of Blue Oaks Boulevard, and to the south the West Roseville Specific Plan approved in 2004, which is 65 percent built out, and includes 10,479 residential uses, parks, open space and commercial uses. A portion of the

site would accommodate the future Placer Parkway, a planned regional facility, which would will connect Highway 65 in Placer County to Highway 99 in Sutter County, providing an alternate highway to Interstate 80.

4. **Size in acres:** The entire parcel is 237 acres, which includes 183 developable acres. The remaining 55.26 acres comprise the Pleasant Grove Creek Floodplain, a retention basin bypass channel, and the Placer Parkway alignment.
5. **Shape of site:** The parcel is rectangular.
6. **Potential for development:** The site is currently vacant. An analysis of the site was done in 2006 by the City of Roseville for a potential job center which assumed multiple buildings totaling 1,080,000 square feet in a total of 18 buildings. However, the site could potentially accommodate more development if higher density buildings (taller, larger floorplates) are considered.

The purpose of an Exclusive Right to Negotiate agreement is to provide a period of time in which the two parties can work toward developing a project that is mutually satisfactory. The agreement prohibits both parties from entering into negotiations with another party for the same potential project during the period of time that the Exclusive Right to Negotiate agreement is in place. The key points of the agreement are summarized below:

- City agrees to sell to Developer approximately one hundred and eighty-three (183) acres of the two hundred and thirty-seven (237) acre Property at the appraised market rate value.
- City agrees that Developer may acquire the Property in phases. The parties will negotiate the increments of acreage for the phases and whether Developer will be required to pay an option fee for reserving acreage for future purchases.
- City will retain the right to retain twenty-one (21) acres to the northwest of the future planned area for Placer Parkway.
- Developer shall have one (1) year or until California Environmental Quality Act ("CEQA") review and rezoning has been completed, whichever is sooner, for the purposes of conducting its due diligence with respect to the Property and entitling the Property for industrial development.
- Developer will fully entitle the Property including conducting the CEQA analysis and rezoning efforts, at their expense. City reserves final discretion and approval as to entitlements and as to all related matters, including CEQA review, in connection therewith.
- Developer will develop the Master Infrastructure Plan and bring all needed utilities and roadways to the Property.
- City shall not provide any public funds, subsidies, credits, fee reductions, or fee waivers towards acquisition or development of the Property.
- The period for exclusive negotiations shall commence on the date the agreement is approved and shall continue for a period of one hundred twenty (120) calendar days. The Negotiation Period may be extended for a reasonable period(s) upon the City Manager's written approval of Developer's written request, at the City Manager's sole discretion. This Agreement may be terminated at any time by either party, upon ten (10) calendar days' prior written notice to the other party.

Staff met with the adjacent landowners to inform them of the City's intent to enter into an exclusive right to negotiate and shared with them our concept for land use. Upon approval of the exclusive right to negotiate, staff will work with PDC Sacramento LPV, LLC to develop a land use and development plan. Staff will keep the adjacent landowners apprised of the conceptual land use and development plans to ensure compatibility with adjacent properties/development while preserving the property as an industrial job center and keeping Roseville competitive in the Region.

Future development will require approval of Planning Department entitlements including a Rezone and General Plan amendment for industrial use, a major project permit, and environmental review and, as such, they will follow the City's standard public review processes. These future entitlements will require review and approval by the Planning Commission and City Council.

According to Roseville Municipal Code §4.12.110(B), the City may dispose of real property without sealed bids..."pursuant to a finding by the city council that such disposition is in the city's best interest. Provided, however, that notice of the terms and conditions of such proposed sale or disposition pursuant to this subsection and the date of confirmation thereof shall be published in a newspaper of general circulation in the city at least 10 days prior to final approval and confirmation of the proposed sale or disposition. Such sales and dispositions shall be confirmed and approved upon a four-fifths' affirmative vote of the city council."

The City of Roseville Economic Development Department would provide assistance through the required entitlement and permitting processes if a future purchase and sale agreement is approved by the City Council.

FISCAL IMPACT

The title report, appraisal, and Phase I Environmental report have already been completed. The process associated with the Exclusive Right to Negotiate has no impact on the General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Negotiating the sale of this property meets the above criteria and is not subject to CEQA. Therefore, no additional environmental review is required at this time. The sale of surplus property is categorically exempt from CEQA as a Class 12 Exemption (State CEQA Guidelines Section 15312). Thus, when Council considers a purchase and sale agreement at a later date(s), the appropriate exemption will be prepared.

Respectfully Submitted,

Troy Holt, Economic Development Manager

Laura Matteoli, Economic Development Director



ATTACHMENTS:

Description

Resolution No. 20-443

~~Exclusive Right to Negotiate~~

Dominick Casey, City Manager

Map of the Property

RESOLUTION NO. 20-443

APPROVING AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT BY AND
BETWEEN THE CITY OF ROSEVILLE AND PDC SACRAMENTO LPIV, LLC, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, an Exclusive Right to Negotiate (ERN) Agreement regarding the property at
6328 Phillip Road, by and between the City of Roseville and PDC Sacramento LPIV, LLC, has
been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that
said agreement is hereby approved and that the City Manager is authorized to execute it on
behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT

(Purchase of 6328 Phillip Road)

THIS AGREEMENT ("Agreement") is entered into this ____ day of _____, 20____, by and between the City of Roseville, a municipal corporation ("CITY") and PDC Sacramento LPIV, LLC, a Delaware limited liability company ("DEVELOPER"); and

W I T N E S S E T H:

WHEREAS, CITY is the owner of approximately 237 acres of vacant land located at 6328 Phillip Road in Roseville, California and described as APN 017-101-008 (the "Property"); and

WHEREAS, approximately 55 acres of the Property are undevelopable due to being located in a floodplain and a planned roadway that will bifurcate the Property; and

WHEREAS, as a result, the net developable or useable acreage is approximately 182 acres; and

WHEREAS, the Property is currently used for grazing and lacks the backbone infrastructure improvements (utilities, sewer and drainage) necessary for development; and

WHEREAS, DEVELOPER proposes at its own costs to construct the backbone infrastructure and subsequently develop industrial uses on the Property; and

WHEREAS, this development creates an economic opportunity by converting

vacant land into uses which will assist in creating property and sales tax revenue for CITY's benefit and will fill a need for large industrial space which is currently lacking in the City of Roseville; and

WHEREAS, the purpose of this Agreement is to set forth a framework by which the parties intend to negotiate a purchase and sale agreement; and

WHEREAS, it is the intent of the parties, in entering this Agreement, to:

- A. Negotiate purchase and sale terms and conditions;
- B. Negotiate the increments of acreage for the initial and future purchases and development;
- C. Negotiate potential option fees for reserving acreage for future purchases;
- D. Negotiate and reach agreement on any necessary contracts, financial instruments, purchase and sale agreement, and related documents for the purchase and development of the Property (collectively, "Purchase Agreements"); and

WHEREAS, CITY and DEVELOPER desire to negotiate the terms and conditions of the purchase and development of the Property based on the terms and conditions set forth below.

NOW, THEREFORE, CITY and DEVELOPER agree as follows:

1. Exclusive Right to Negotiate. The parties hereby agree to diligently and in good faith negotiate and prepare Purchase Agreements, subject to the terms and conditions herein, for consideration by CITY and for execution between CITY and DEVELOPER with respect to the purchase and development of the Property. During the term of this Agreement, DEVELOPER and/or CITY shall not negotiate with any other

person or entity regarding the purchase and development of the Property.

The parties shall keep the negotiations confidential and shall not disclose the substance of negotiations to any third party except pursuant to any of the following: (1) any matter relating to the Property is placed on a public meeting agenda for consideration by a CITY discretionary review body; (2) as may be required by law or legal process; (3) upon written permission by both parties; or (4) following termination or expiration of this Agreement.

2. Terms. The details of the following preliminary terms shall be negotiated and addressed in the Purchase Agreements:

A. CITY agrees to sell to DEVELOPER approximately one hundred and eighty-three (183) acres of the two hundred and thirty-seven (237) acre Property at the appraised market rate value.

B. CITY agrees that DEVELOPER may acquire the Property in phases. The parties will negotiate the increments of acreage for the phases and whether DEVELOPER will be required to pay an option fee for reserving acreage for future purchases.

C. CITY will retain the right to retain twenty-one (21) acres to the northwest of the future planned area for Placer Parkway.

D. DEVELOPER shall have one (1) year or until California Environmental Quality Act ("CEQA") review and rezoning has been completed, whichever is sooner, for the purposes of conducting its due diligence with respect to the Property and entitling the Property for industrial development.

E. DEVELOPER will fully entitle the Property including conducting

the CEQA analysis and rezoning efforts, at their expense. City reserves final discretion and approval as to entitlements and as to all related matters, including CEQA review, in connection therewith.

F. DEVELOPER will develop the Master Infrastructure Plan and bring all needed utilities and roadways to the Property.

G. CITY shall not provide any public funds, subsidies, credits, fee reductions, or fee waivers towards acquisition or development of the Property.

3. Negotiation Period. The period for exclusive negotiations shall commence on the date first written above and shall continue for a period of one hundred twenty (120) calendar days. The Negotiation Period may be extended for a reasonable period(s) upon the City Manager's written approval of DEVELOPER's written request, at the City Manager's sole discretion. This Agreement may be terminated at any time by either party, upon ten (10) calendar days' prior written notice to the other party. On behalf of CITY, the City Manager is authorized to terminate the Agreement.

4. Execution of Purchase Agreements. All Purchase Agreements resulting from the negotiations pursuant to this Agreement shall become effective only upon City Council approval and execution by the parties. If any Purchase Agreement is approved by the CITY and is fully executed by CITY and DEVELOPER, the Purchase Agreement shall thereafter govern the rights and obligations of the parties with respect to the purchase and development of the Property and such approval and execution shall terminate this Agreement.

5. No Public Reimbursement or Public Financial Commitment.
DEVELOPER shall have no right to be reimbursed by CITY for any costs incurred by

DEVELOPER pursuant to this Agreement. Upon termination of this Agreement, neither party shall accrue any further rights nor incur any further obligations or liability to the other under this Agreement. By execution of this Agreement, CITY is not committing itself or agreeing to undertake:

- A. Acquisition of land;
- B. Disposition of land to DEVELOPER;
- C. Pre-commitment or commitment of any public funds; or
- D. Any other act or actions requiring the subsequent independent

exercise of discretion by CITY or any of its departments.

CITY reserves final discretion and approval as to the development, the Purchase Agreements, entitlements, permits, environmental review, and all related matters in connection therewith. Nothing in this Agreement shall limit the type or extent of obligations or commitments, including the commitments set forth above, which CITY may elect to include in the Purchase Agreements. Similarly, DEVELOPER reserves discretion and approval as to whether to proceed with the purchase and development of the Property and, further, the right to terminate this Agreement by immediate notice to CITY if CITY imposes business terms and conditions as part of the purchase and approval process which are unacceptable to DEVELOPER in DEVELOPER's sole discretion.

This Agreement does not constitute a disposition of property or exercise of control over property not owned or controlled by CITY. Execution of this Agreement by CITY is merely an agreement to enter into a period of negotiations according to the terms of this Agreement, reserving final discretion and approval by CITY as to any Purchase

Agreements and all proceedings and decisions in connection therewith.

6. DEVELOPER's Representations and Warranties. DEVELOPER hereby represents and warrants that it has made full disclosure to CITY of its principals, officers, major stockholders, major partners, joint venturers, key managerial employees and other associates, and other material information relating to DEVELOPER's proposed development. Any significant or material change in such management ownership or control of DEVELOPER or such information shall be reported to CITY and is subject to the approval of CITY prior to the execution of the Purchase Agreements. All persons executing this Agreement on behalf of DEVELOPER represent and warrant that they are authorized to do so.

7. Agreement and Development Subject to Applicable Policies and Laws. This Agreement and any development of the Property are subject to all applicable policies and laws, including but not limited to, the provisions of the Roseville General Plan and the Roseville Municipal Code and Zoning Ordinance, as they currently exist, or may hereafter be amended. The parties acknowledge that any project approval will be subject to CEQA.

8. Consultant Fees, Commissions and Brokerage Fees. CITY shall not be liable for any consultant fees, real estate commissions or brokerage fees which may arise from this Agreement as a result of a consultant, broker, agent or finder engaged by DEVELOPER. CITY represents that it has engaged no consultant, broker, agent or finder in connection with this transaction and that CITY agrees not to engage any consultant, broker, agent or finder in connection herewith. DEVELOPER agrees to hold CITY harmless from claims of any consultant, broker, agent or finder retained by

DEVELOPER.

9. Assignment. CITY enters into this Agreement solely because of the resources, skills, characteristics, and abilities which are unique to DEVELOPER, and which CITY believes are necessary for the successful development of the Property. Therefore, the obligations of DEVELOPER pursuant to this Agreement may not be assigned. Notwithstanding the foregoing, the parties hereby agree that any Purchase Agreement can be entered into by and between CITY and an entity created by and under the control of DEVELOPER, Carl Panattoni, Adon Panattoni, the Panattoni Living Trust, dated April 8, 1998, or an entity owned or controlled by Panattoni Development Company, Inc.

10. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

11. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

12. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

13. Notice. Any notices to parties required or permitted by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE

Laura Matteoli
Economic Development Director
City of Roseville
311 Vernon Street
Roseville, CA 95678

DEVELOPER

Tim Schaedler
PDC Sacramento LPV, LLC
8775 Folsom Blvd., Suite 200
Sacramento, CA 95826

Either party may amend its address for notice by giving notice to the other party.

14. Integrated Agreement. This is an integrated agreement, and contains all of the terms, considerations, understandings and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of the Agreement in duplicate by its City Manager and attested to by the City Clerk under the authority of Resolution No. _____, adopted by the City Council of the City of Roseville on the ____ day of _____, 20____, and DEVELOPER has caused this Agreement to be executed.

[Signatures Next Page]

CITY OF ROSEVILLE, a
municipal corporation

PDC SACRAMENTO LPIV, LLC,
a Delaware limited liability company

BY: _____
DOMINICK CASEY
City Manager

BY: PDC Sacramento, LLC, a
a Delaware limited liability
company
Its Manager

ATTEST:

BY: _____
TIMOTHY SCHAEDLER
Local Partner

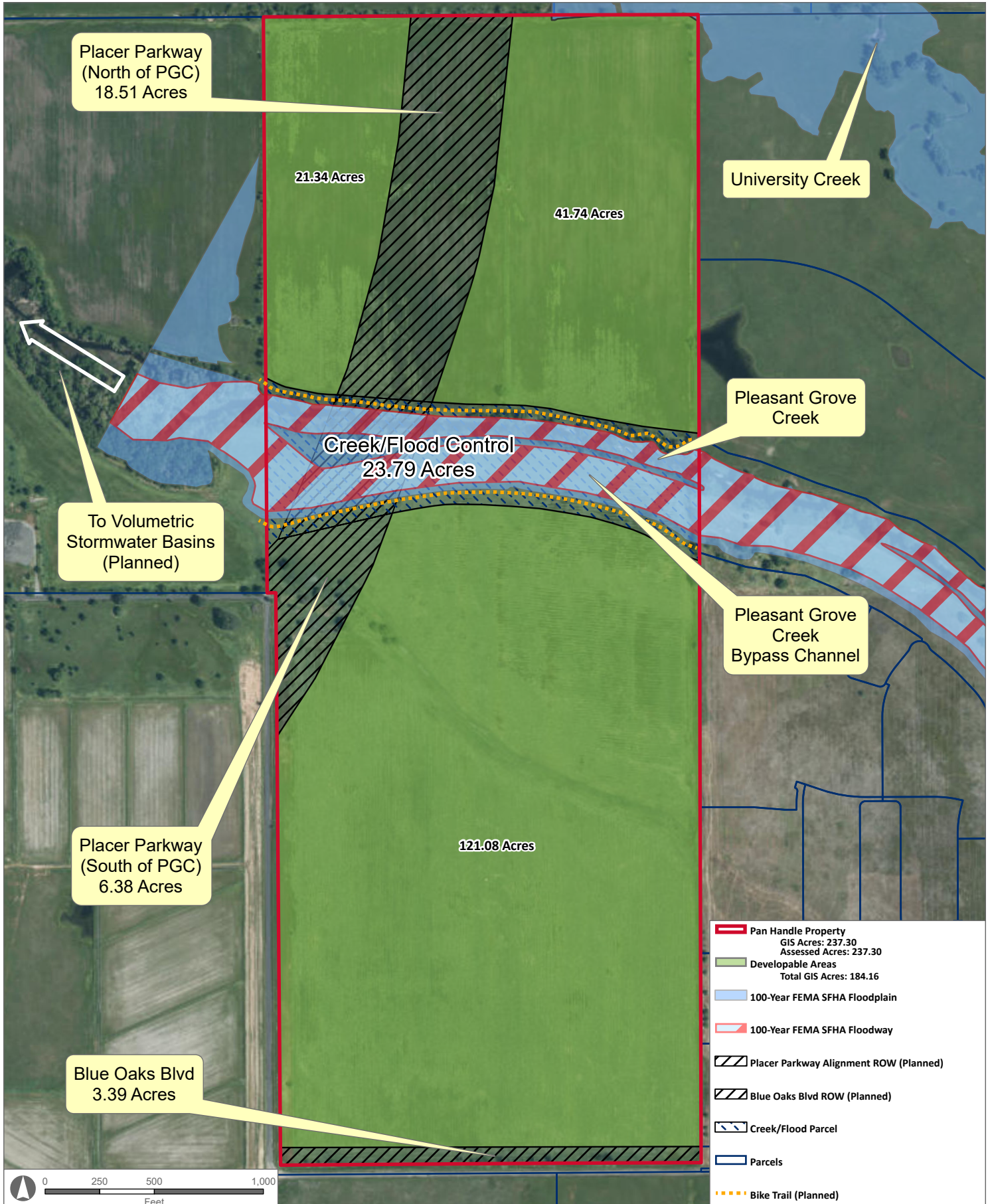
BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 
LAURA MATTEOLI
Economic Development Director





COUNCIL COMMUNICATION

CC #: 1135

File #: 0103-03-02

Title: HOUSING AUTHORITY - Update to Housing Authority Officers Positions and Titles
Contact: Melissa Hagan 916-774-5476 mhagan@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.20.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council, acting as the Housing Authority Board, adopt a resolution which updates positions and titles to the Housing Authority officers.

BACKGROUND

The Roseville Housing Authority, as part of the Housing Division, recently filled the Housing Supervisor position which effectively changes the roles and responsibilities previously assigned to the position of Housing Analyst with the Housing Choice Voucher program. In addition, there have been title changes to the Administrative Analyst and Finance Officer positions. The new titles are Management Analyst and Chief Financial Officer. These position and title changes require an update to the resolution that assigns roles, authorities and responsibilities for all Housing Authority related activities.

The following list provides all current positions/titles and includes the changes to the resolution:

Executive Director - Housing Manager (no change)
Assistant Director - Management Analyst (updated)
Deputy Director - Housing Supervisor (updated)
General Counsel - City Attorney (no change)
Finance Officer - Chief Financial Officer (updated)

Staff is requesting that the Housing Authority Board update the resolution previously adopted to reflect the current staffing of the Housing Authority and recent title changes. These changes will be in effect until further notice.

FISCAL IMPACT

This item does not result in any impact to the General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Updating the positions and title for the Housing Authority's officers meets the above criteria and is not subject to CEQA. meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Melissa Hagan, Management Analyst II

Laura Matteoli, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 3-20

HOUSING AUTHORITY OF THE CITY OF ROSEVILLE

RESOLUTION NO. 3-20

UPDATING DESIGNATED POSITIONS AND TITLES FOR THE
HOUSING AUTHORITY OFFICERS

WHEREAS, the Housing Authority recently filled the Housing Supervisor position which effectively changes the roles and responsibilities previously assigned to the position of Housing Analyst; and

WHEREAS, in addition there have been title changes to the Administrative Analyst and Finance Officer positions; and

WHEREAS, the Housing Authority accordingly desires to update its list of designated positions and titles for the Housing Authority officers as follows:

Executive Director – Housing Manager
Assistant Director – Manager Analyst
Deputy Director – Housing Supervisor
General Counsel – City Attorney
Finance Officer – Chief Financial Officer

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Roseville does hereby approve the amended Roseville Housing Authority positions and titles.

PASSED AND ADOPTED by the Housing Authority of the City of Roseville this _____ day of _____, 20____, by the following vote on roll call:

AYES AUTHORITY MEMBERS:

NOES AUTHORITY MEMBERS:

ABSENT AUTHORITY MEMBERS:

ATTEST:

Chair

Secretary



COUNCIL COMMUNICATION

CC #: 1118

File #: 0800-03 & 0201-01

Title: Electric New Services - Budget Adjustment

Contact: Christopher Porter 916-774-5615 cporter@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.21.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt an ordinance to approve the attached budget adjustment to authorize a \$4,000,000 increase in both the Electric New Services Annual Project expense budget and the Contribution In Aid of Construction (CIAC) revenue budget for FY2020-21. Staff also recommends that approval of this ordinance adjust the not-to-exceed amount of vendor contracts supporting CIAC work, commensurate with the \$4,000,000 increase.

BACKGROUND

Roseville Electric Utility installs electric distribution infrastructure for new development and is fully reimbursed by developers. Labor and materials expenses associated with the new development is charged to the New Services Annual Project expense account, and are reimbursed through the CIAC revenue account.

The FY2020-21 New Services Annual Project and the CIAC revenue are both currently budgeted at \$4,000,000. New development has been stronger than expected and the FY2020-21 budget for the New Services Annual Project is expected to be exceeded. This \$4,000,000 budget increase will allow Roseville Electric Utility to continue providing infrastructure installation for developers through the remainder of FY2020-21.

Additionally, Roseville Electric Utility has contracts in place with vendors and contractors to perform the work and provide materials for CIAC funded work. Those contracts do not exceed the dollar amounts tied to the approved Electric New Services Annual Project expense budget. Staff recommends an adjustment in the not-to-exceed amount of those contracts, commensurate with the \$4,000,000 increase.

FISCAL IMPACT

There is no net fiscal impact. The additional New Services Annual Project expenses will be reimbursed by the CIAC revenues. Funds are available in the Electric Operations Fund to be transferred to the New Services Annual Project as detailed in the attached Budget Adjustment

form.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The Electric New Services budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Eric Campbell, Electric Utility Financial Administrator

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6293

Budget Adjustment

ORDINANCE NO. 6293

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached budget adjustment for Electric New Services and will adjust the do not exceed amount of vendor contracts supporting Contribution In Aid of Construction (CIAC) work, commensurate with the \$4,000,000 increase.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Christopher Porter, Manager, Power Engineering FISCAL YEAR: 2020-2021
 PREPARER NAME & TITLE: Eric Campbell, Finance Administrator COUNCIL DATE (if applicable): November 18, 2020
 DEPARTMENT/DIVISION: Electric Department ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6001	6587	84701	290001	4,000,000	New Services
TOTAL				4,000,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6001	4681	10001		4,000,000	Contribution in Aid of Construction
TOTAL				4,000,000	

NET ADJUSTMENT	-
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

Justification for Budget Adjustment:

Electric's New Services project accounts for the installation of electric services to new customers and development. These costs are reimbursed through the Contribution in Aid of Construction (CIAC) revenues, where the developer is charged for the electric services provided. New development has been stronger than anticipated in the FY2020-21 budget and the New Services project budget is expected to be exceeded. Increased CIAC revenues will offset these increased expenses.

 Michelle Bertolino (Oct 22, 2020 15:54 PDT)		REQUIRED APPROVALS: Oct 22, 2020	
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE
BUDGET DEPARTMENT USE ONLY:			
POSTED BY	DATE		

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 1141
File #: 0600-01

Title: Staffing Position and Title Changes
Contact: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.22.

RECOMMENDATION TO COUNCIL

As part of an ongoing assessment of the appropriate staffing structure to provide a high level of service to the community, staff is recommending the following changes to the City's staffing allocation schedule and salary schedule to meet business needs. It is recommended that City Council take the following actions:

1. Adopt an ordinance to approve the Management A & B (Appendix L) salary schedules to reflect the title change of Controller (1370A, 1370B) to Accounting Manager effective November 21, 2020; and,
2. Pass a motion to approve the attached city-wide allocation schedule effective November 21, 2020.

BACKGROUND

As part of the Municipal Code, the Human Resources Department is charged with maintaining the City's classification plan. The Human Resources staff is continually evaluating staffing levels necessary to provide high service levels to the community. Staff reviews department workload and the allocation's impact on meeting the city's goals. Additionally, the level at which each of these positions would have to be staffed was analyzed. Based on the analysis, staff is requesting the following staffing changes.

Finance Department:

Accounting Manager:

Staff recommends retitling the Controller (Grade 1370A, 1370B) classification to Accounting Manager to be consistent with the title most commonly used by cities in California for similar positions. Staff believes this change in the classification will attract the best-qualified candidates.

Staff is also requesting that the salary be decreased by 5% to internally align it with other management positions in the Finance Department, so there is a salary and benefit savings with this action.

Senior Payroll Technician:

Staff is requesting to add a Senior Payroll Technician position. Payroll processes and procedures have become more complex over time and the need for a Senior Payroll Technician has become critical. Current payroll staff are inundated with the day-to-day payroll functions and issues and have not been able to proactively address on-going urgent projects related to employee payroll management.

From	To	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact *	Impact for remaining FY 2020-21
New	Senior Payroll Technician	\$0	\$112,402	\$112,402	\$56,201
Controller	Accounting Manager	\$228,159	\$217,295	-\$10,865	-\$5,432
			Total:	\$101,537	\$50,769

*This amount includes the estimated annual pension cost of \$7,381.

FISCAL IMPACT

The total impact to the General Fund for the remainder of fiscal year 2020-21 is \$50,769. This cost can be absorbed in the Finance Department budget through the elimination of a limited-term Payroll Clerk position, as well as salary savings in the current fiscal year.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The proposed staffing changes meet the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Linda Hampton, Human Resources Manager

Stacey Peterson, Human Resources Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

2020-11-21 Position Allocation Schedule

Ordinance No. 6301

2020-11-21 MGMT Salary Schedule A

2020-11-21 MGMT Salary Schedule B

Position Allocation Control Report

Effective 11/21/2020

Position Code	Position Title	Allocated FTE
CAO220245001	Assistant City Attorney	1
CAO221200001	City Attorney	1
CAO224096002	Legal Clerk I/II	1
CAO224096001	Legal Clerk I/II	1
CAO225015001	Paralegal	1
CAO227123004	Senior Deputy City Attorney	1
CAO227123003	Senior Deputy City Attorney	1
CAO227123002	Senior Deputy City Attorney	1
CAO227123001	Senior Deputy City Attorney	1
Total for Department: CAO City Attorney		9

Position Code	Position Title	Allocated FTE
CCD360250001	Assistant City Clerk	1
CCD361220001	City Clerk	1
CCD361227004	City Clerk Technician I/II	1
CCD361227003	City Clerk Technician I/II	1
CCD361227002	City Clerk Technician I/II	1
CCD361227001	City Clerk Technician I/II	1
CCD361665003	Deputy City Clerk I/II	1
CCD361665002	Deputy City Clerk I/II	1
CCD361665001	Deputy City Clerk I/II	1
CCD369548006	Passport/Livescan Agent	0.5
CCD369548005	Passport/Livescan Agent	0.5
CCD369548004	Passport/Livescan Agent	0.5
CCD369548002	Passport/Livescan Agent	0.5
CCD369548001	Passport/Livescan Agent	1
Total for Department: CCD City Clerk Department		12

Position Code	Position Title	Allocated FTE
CMO140325002	Assistant City Manager	1
CMO140325001	Assistant City Manager	1
CMO141240001	City Manager	1
CMO142540001	Environmental Coordinator	1
CMO142551001	Executive Assistant	1
CMO144457001	Management Assistant I/II	1
Total for Department: CMO City Manager		6

Position Code	Position Title	Allocated FTE
DSD660071001	Administrative Assistant	1
DSD660084001	Administrative Technician	1
DSD661005005	Associate (PE)/Assistant/Junior Engineer	1
DSD661005004	Associate (PE)/Assistant/Junior Engineer	1
DSD661005003	Associate (PE)/Assistant/Junior Engineer	1
DSD661005002	Associate (PE)/Assistant/Junior Engineer	1
DSD661005001	Associate (PE)/Assistant/Junior Engineer	1
DSD660820003	Associate Engineer	1
DSD660820001	Associate Engineer	1
DSD660900006	Associate/Assistant Planner	1
DSD660900005	Associate/Assistant Planner	1
DSD660900004	Associate/Assistant Planner	1
DSD660900003	Associate/Assistant Planner	1
DSD660900002	Associate/Assistant Planner	1
DSD660900001	Associate/Assistant Planner	1
DSD661017001	Building Inspection Supervisor	1
DSD661019006	Building Inspector I/II	1
DSD661019005	Building Inspector I/II	1
DSD661019004	Building Inspector I/II	1
DSD661019003	Building Inspector I/II	1
DSD661019002	Building Inspector I/II	1
DSD661019001	Building Inspector I/II	1
DSD661043001	Building Official	1
DSD661047004	Building Plans Examiner I/II	1
DSD661047003	Building Plans Examiner I/II	1
DSD661047002	Building Plans Examiner I/II	1
DSD661047001	Building Plans Examiner I/II	1
DSD661369003	Code Enforcement Inspector I/II	1
DSD661369002	Code Enforcement Inspector I/II	1
DSD661369001	Code Enforcement Inspector I/II	1
DSD661368001	Code Enforcement Supervisor	1
DSD661027001	Construction Inspection Superintendent	1
DSD661248001	Construction Inspection Supervisor	1
DSD661434006	Construction Inspector I/II	1
DSD661434005	Construction Inspector I/II	1
DSD661434004	Construction Inspector I/II	1
DSD661434003	Construction Inspector I/II	1
DSD661434002	Construction Inspector I/II	1
DSD661434001	Construction Inspector I/II	1
DSD661280001	Development Services Administrator	1
DSD661282001	Development Services Analyst	1
DSD661676001	Development Services Director	1
DSD661695001	Development Services Manager	1
DSD661672003	Development Technician I/II	1
DSD661672002	Development Technician I/II	1
DSD661672001	Development Technician I/II	1

DSD661277001	Engineering Manager	1
DSD663412001	GIS Analyst I/II	1
DSD662214001	GIS Technician I/II	1
DSD660050001	Management Analyst I/II	1
DSD664957002	Office Assistant I/II	1
DSD664957001	Office Assistant I/II	1
DSD665279003	Permit Technician I/II	1
DSD665279002	Permit Technician I/II	1
DSD665279001	Permit Technician I/II	1
DSD661501001	Permits Supervisor	1
DSD665309001	Planning Manager	1
DSD665514001	Principal Engineer	1
DSD667117001	Senior Building Inspector	1
DSD667195001	Senior Building Plans Examiner	1
DSD667121002	Senior Construction Inspector	1
DSD667121001	Senior Construction Inspector	1
DSD661281001	Senior Development Services Analyst	1
DSD667142003	Senior Engineer	1
DSD667142002	Senior Engineer	1
DSD661502001	Senior Permits Technician	1
DSD667180002	Senior Planner	1
DSD667180001	Senior Planner	1

Total for Department:	DSD Development Services Department	68
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Position Code	Position Title	Allocated FTE
EDD541675001	Economic Development Analyst I/II	1
EDD541710001	Economic Development Director	1
EDD541001002	Economic Development Project Manager	1
EDD541001001	Economic Development Project Manager	1
EDD542551001	Executive Assistant	1
EDD543402002	Housing Analyst I/II	1
EDD543402001	Housing Analyst I/II	1
EDD543589001	Housing Manager	1
EDD543590001	Housing Supervisor	1
EDD543592004	Housing Technician I/II	0.5
EDD543592003	Housing Technician I/II	1
EDD543592002	Housing Technician I/II	1
EDD543592001	Housing Technician I/II	1
EDD540050001	Management Analyst I/II	1
EDD544957001	Office Assistant I/II	1
EDD547148001	Senior Housing Technician	1
Total for Department:	EDD Economic Development	15.5

Position Code	Position Title	Allocated FTE
ELE701505001	AMI Project Manager	1
ELE700071001	Administrative Assistant	1
ELE700084004	Administrative Technician	1
ELE700084003	Administrative Technician	1
ELE700084002	Administrative Technician	1
ELE700084001	Administrative Technician	1
ELE700395003	Assistant Electric Utility Director	1
ELE700395002	Assistant Electric Utility Director	1
ELE700395001	Assistant Electric Utility Director	1
ELE701548002	Data Management Specialist I/II	1
ELE701548001	Data Management Specialist I/II	1
ELE701645001	Department Public Information Officer	1
ELE701312008	Electric Business Analyst I/II	1
ELE701312006	Electric Business Analyst I/II	1
ELE701312005	Electric Business Analyst I/II	1
ELE701312004	Electric Business Analyst I/II	1
ELE701312003	Electric Business Analyst I/II	1
ELE701312002	Electric Business Analyst I/II	1
ELE701312001	Electric Business Analyst I/II	1
ELE701312007	Electric Business Analyst I/II	1
ELE702335002	Electric Compliance Analyst	1
ELE702335001	Electric Compliance Analyst	1
ELE706285001	Electric Customer Programs Supervisor	1
ELE702330002	Electric Drafting Technician I/II	1
ELE702330001	Electric Drafting Technician I/II	1
ELE702345005	Electric Engineering Technician I/II	1
ELE702345004	Electric Engineering Technician I/II	1
ELE702345003	Electric Engineering Technician I/II	1
ELE702345002	Electric Engineering Technician I/II	1
ELE702345001	Electric Engineering Technician I/II	1
ELE702284001	Electric Engineering Technician Supervisor	1
ELE702286003	Electric Line Troubleshooter	1
ELE702286002	Electric Line Troubleshooter	1
ELE702286001	Electric Line Troubleshooter	1
ELE702212004	Electric Materials Technician I/II	1
ELE702212003	Electric Materials Technician I/II	1
ELE702212002	Electric Materials Technician I/II	1
ELE702212001	Electric Materials Technician I/II	1
ELE701033005	Electric Metering Systems Technician I/II	1
ELE701033004	Electric Metering Systems Technician I/II	1
ELE701033003	Electric Metering Systems Technician I/II	1
ELE701033002	Electric Metering Systems Technician I/II	1
ELE701033001	Electric Metering Systems Technician I/II	1
ELE702338001	Electric Operations Manager	1
ELE702339002	Electric Operations Supervisor	1
ELE702339001	Electric Operations Supervisor	1

ELE702254001	Electric Preventive Data System Technician	1
ELE702316005	Electric Resources Analyst I/II	1
ELE702316003	Electric Resources Analyst I/II	1
ELE702316002	Electric Resources Analyst I/II	1
ELE702316001	Electric Resources Analyst I/II	1
ELE702216001	Electric Risk and Compliance Supervisor	1
ELE702319001	Electric Substation Supervisor	1
ELE701035012	Electric Substation Technician I/II	1
ELE701035011	Electric Substation Technician I/II	1
ELE701035010	Electric Substation Technician I/II	1
ELE701035009	Electric Substation Technician I/II	1
ELE701035008	Electric Substation Technician I/II	1
ELE701035007	Electric Substation Technician I/II	1
ELE701035006	Electric Substation Technician I/II	1
ELE701035005	Electric Substation Technician I/II	1
ELE701035004	Electric Substation Technician I/II	1
ELE701035003	Electric Substation Technician I/II	1
ELE701035002	Electric Substation Technician I/II	1
ELE701035001	Electric Substation Technician I/II	1
ELE702350003	Electric System Dispatcher	1
ELE702350002	Electric System Dispatcher	1
ELE702350001	Electric System Dispatcher	1
ELE702359003	Electric Technology System Technician	1
ELE702359002	Electric Technology System Technician	1
ELE702359001	Electric Technology System Technician	1
ELE709560001	Electric Technology Systems Administrator	1
ELE702320001	Electric Utility Director	1
ELE702215001	Electric Utility Financial Administrator	1
ELE709250002	Electric Utility Inspection Technician	1
ELE709250001	Electric Utility Inspection Technician	1
ELE702285013	Electric/Apprentice Line Technician	1
ELE702285011	Electric/Apprentice Line Technician	1
ELE702285010	Electric/Apprentice Line Technician	1
ELE702285009	Electric/Apprentice Line Technician	1
ELE702285008	Electric/Apprentice Line Technician	1
ELE702285007	Electric/Apprentice Line Technician	1
ELE702285006	Electric/Apprentice Line Technician	1
ELE702285005	Electric/Apprentice Line Technician	1
ELE702285004	Electric/Apprentice Line Technician	1
ELE702285002	Electric/Apprentice Line Technician	1
ELE702285001	Electric/Apprentice Line Technician	1
ELE702285015	Electric/Apprentice Line Technician/Pre-Apprentice	1
ELE702285014	Electric/Apprentice Line Technician/Pre-Apprentice	1
ELE702285012	Electric/Apprentice Line Technician/Pre-Apprentice	1
ELE702285003	Electric/Apprentice Line Technician/Pre-Apprentice	1
ELE702466004	Energy Program Technician	1
ELE702466003	Energy Program Technician	1
ELE702466002	Energy Program Technician	1
ELE702466001	Energy Program Technician	1

ELE702501002	Energy Services Account Representative I/II	1
ELE702501001	Energy Services Account Representative I/II	1
ELE703412001	GIS Analyst I/II	1
ELE701648001	Government Relations Representative I/II	1
ELE703608003	Instrument and Control Technician	1
ELE703608002	Instrument and Control Technician	1
ELE703608001	Instrument and Control Technician	1
ELE704517001	Marketing and Communication Analyst I/II	1
ELE704957004	Office Assistant I/II	1
ELE704957003	Office Assistant I/II	1
ELE704957002	Office Assistant I/II	1
ELE704957001	Office Assistant I/II	1
ELE705596004	Power Engineer I/II	1
ELE705596003	Power Engineer I/II	1
ELE705596002	Power Engineer I/II	1
ELE705596001	Power Engineer I/II	1
ELE705505001	Power Engineering Manager	1
ELE705600001	Power Generation Superintendent	1
ELE705591002	Power Plant Engineer I/II	1
ELE705591001	Power Plant Engineer I/II	1
ELE705526003	Power Plant Mechanic	1
ELE705526002	Power Plant Mechanic	1
ELE705526001	Power Plant Mechanic	1
ELE705530002	Power Plant Operations and Maintenance Supervisor	1
ELE705530001	Power Plant Operations and Maintenance Supervisor	1
ELE705523009	Power Plant Operator Technician I/II	1
ELE705523008	Power Plant Operator Technician I/II	1
ELE705523007	Power Plant Operator Technician I/II	1
ELE705523006	Power Plant Operator Technician I/II	1
ELE705523005	Power Plant Operator Technician I/II	1
ELE705523004	Power Plant Operator Technician I/II	1
ELE705523003	Power Plant Operator Technician I/II	1
ELE705523002	Power Plant Operator Technician I/II	1
ELE705523001	Power Plant Operator Technician I/II	1
ELE705535001	Power Supply and Portfolio Administrator	1
ELE707128003	Senior Electric Business Analyst	1
ELE707128002	Senior Electric Business Analyst	1
ELE707128001	Senior Electric Business Analyst	1
ELE707118005	Senior Electric Line Technician	1
ELE707118004	Senior Electric Line Technician	1
ELE707118003	Senior Electric Line Technician	1
ELE707118002	Senior Electric Line Technician	1
ELE707118001	Senior Electric Line Technician	1
ELE707169001	Senior Electric Materials Technician	1
ELE701036001	Senior Electric Metering Systems Technician	1
ELE707126003	Senior Electric Substation Technician	1
ELE707126002	Senior Electric Substation Technician	1
ELE707126001	Senior Electric Substation Technician	1
ELE707168001	Senior Electric System Dispatcher	1

ELE701023001	Senior Electric Technology Systems Analyst	1
ELE707163002	Senior Energy Services Account Representative	1
ELE707163001	Senior Energy Services Account Representative	1
ELE707161001	Senior GIS Analyst	1
ELE707151002	Senior Power Engineer	1
ELE707151001	Senior Power Engineer	1
ELE705555001	Senior Power Plant Engineer	1
ELE707152004	Senior Power Plant Operator Technician	1
ELE707152003	Senior Power Plant Operator Technician	1
ELE707152002	Senior Power Plant Operator Technician	1
ELE707152001	Senior Power Plant Operator Technician	1
ELE701646001	Utility Government Relations Administrator	1

Total for Department:	ELE Electric Department	156
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Position Code	Position Title	Allocated FTE
EUD740071001	Administrative Assistant	1
EUD741003001	Administrative Supervisor	1
EUD740084004	Administrative Technician	1
EUD740084002	Administrative Technician	1
EUD740084001	Administrative Technician	1
EUD740411003	Assistant Environmental Utilities Director	1
EUD740411002	Assistant Environmental Utilities Director	1
EUD740411001	Assistant Environmental Utilities Director	1
EUD741005001	Associate (PE)/Assistant/Junior Engineer	1
EUD740820002	Associate Engineer	1
EUD740820001	Associate Engineer	1
EUD741548002	Data Management Specialist I/II	1
EUD741548001	Data Management Specialist I/II	1
EUD749561001	Data Management System Administrator	1
EUD741645001	Department Public Information Officer	1
EUD741672001	Development Technician I/II	1
EUD749550001	ERP Business Analyst I/II	1
EUD741350002	Engineering Technician I/II	1
EUD741350001	Engineering Technician I/II	1
EUD742544002	Environmental Compliance Specialist I/II	1
EUD742544001	Environmental Compliance Specialist I/II	1
EUD742548001	Environmental Utilities Business Administrator	1
EUD742547004	Environmental Utilities Business Analyst I/II	1
EUD742547003	Environmental Utilities Business Analyst I/II	1
EUD742547002	Environmental Utilities Business Analyst I/II	1
EUD742547001	Environmental Utilities Business Analyst I/II	1
EUD741684001	Environmental Utilities Director	1
EUD741038005	Environmental Utilities Instrument and Control Technician	1
EUD741038004	Environmental Utilities Instrument and Control Technician	1
EUD741038003	Environmental Utilities Instrument and Control Technician	1
EUD741038002	Environmental Utilities Instrument and Control Technician	1

EUD741038001	Environmental Utilities Instrument and Control Technician	1
EUD741024001	Environmental Utilities Maintenance Superintendent	1
EUD742541002	Environmental Utility Compliance Administrator	1
EUD742541001	Environmental Utility Compliance Administrator	1
EUD743335002	Finance Clerk I/II	1
EUD743335001	Finance Clerk I/II	1
EUD743412003	GIS Analyst I/II	1
EUD743412002	GIS Analyst I/II	1
EUD743412001	GIS Analyst I/II	1
EUD743451001	Government Relations Administrator	1
EUD741002001	Hydrogeologist	1
EUD743604002	Industrial Waste Specialist	1
EUD743604001	Industrial Waste Specialist	1
EUD743610002	Industrial Waste Technician	1
EUD743732001	Interpretive Services Specialist I/II	1
EUD743740001	Interpretive Services Supervisor	1
EUD744020005	Laboratory Technician I/II	1
EUD744020004	Laboratory Technician I/II	1
EUD744020003	Laboratory Technician I/II	1
EUD744020001	Laboratory Technician I/II	1
EUD744517003	Marketing and Communication Analyst I/II	1
EUD744517002	Marketing and Communication Analyst I/II	1
EUD744517001	Marketing and Communication Analyst I/II	1
EUD744520002	Materials Technician	1
EUD744520001	Materials Technician	1
EUD744957012	Office Assistant I/II	1
EUD744957011	Office Assistant I/II	1
EUD744957010	Office Assistant I/II	1
EUD744957009	Office Assistant I/II	1
EUD744957008	Office Assistant I/II	1
EUD744957007	Office Assistant I/II	1
EUD744957006	Office Assistant I/II	1
EUD744957005	Office Assistant I/II	1
EUD744957004	Office Assistant I/II	1
EUD744957003	Office Assistant I/II	1
EUD744957002	Office Assistant I/II	1
EUD744957001	Office Assistant I/II	1
EUD741028001	Organics Truck Driver	1
EUD745319003	Plant and Equipment Maintenance Worker I/II	1
EUD745319002	Plant and Equipment Maintenance Worker I/II	1
EUD745319001	Plant and Equipment Maintenance Worker I/II	1
EUD745328006	Plant and Equipment Mechanic I/II	1
EUD745328005	Plant and Equipment Mechanic I/II	1
EUD745328004	Plant and Equipment Mechanic I/II	1
EUD745328003	Plant and Equipment Mechanic I/II	1
EUD745328002	Plant and Equipment Mechanic I/II	1
EUD745328001	Plant and Equipment Mechanic I/II	1
EUD745402001	Predictive Maintenance Technician I/II	1
EUD745533002	Preventative Maintenance Coordinator	1

EUD745533001	Preventative Maintenance Coordinator	1
EUD745519002	Preventative Maintenance Supervisor	1
EUD745519001	Preventative Maintenance Supervisor	1
EUD745502003	Preventative Maintenance Technician I/II	1
EUD745502002	Preventative Maintenance Technician I/II	1
EUD745502001	Preventative Maintenance Technician I/II	1
EUD745514002	Principal Engineer	1
EUD745514001	Principal Engineer	1
EUD741004001	Process Engineer	1
EUD746150001	Recycling and Organics Coordinator	1
EUD746226004	Refuse Maintenance Worker I/II	1
EUD746226003	Refuse Maintenance Worker I/II	1
EUD746226002	Refuse Maintenance Worker I/II	1
EUD746226001	Refuse Maintenance Worker I/II	1
EUD746231001	Refuse Superintendent	1
EUD746235003	Refuse Supervisor	1
EUD746235002	Refuse Supervisor	1
EUD746235001	Refuse Supervisor	1
EUD746304036	Refuse Truck Driver I/II	1
EUD746304035	Refuse Truck Driver I/II	1
EUD746304034	Refuse Truck Driver I/II	1
EUD746304033	Refuse Truck Driver I/II	1
EUD746304032	Refuse Truck Driver I/II	1
EUD746304031	Refuse Truck Driver I/II	1
EUD746304030	Refuse Truck Driver I/II	1
EUD746304029	Refuse Truck Driver I/II	1
EUD746304028	Refuse Truck Driver I/II	1
EUD746304027	Refuse Truck Driver I/II	1
EUD746304026	Refuse Truck Driver I/II	1
EUD746304025	Refuse Truck Driver I/II	1
EUD746304024	Refuse Truck Driver I/II	1
EUD746304023	Refuse Truck Driver I/II	1
EUD746304022	Refuse Truck Driver I/II	1
EUD746304021	Refuse Truck Driver I/II	1
EUD746304020	Refuse Truck Driver I/II	1
EUD746304019	Refuse Truck Driver I/II	1
EUD746304018	Refuse Truck Driver I/II	1
EUD746304017	Refuse Truck Driver I/II	1
EUD746304016	Refuse Truck Driver I/II	1
EUD746304015	Refuse Truck Driver I/II	1
EUD746304014	Refuse Truck Driver I/II	1
EUD746304013	Refuse Truck Driver I/II	1
EUD746304012	Refuse Truck Driver I/II	1
EUD746304011	Refuse Truck Driver I/II	1
EUD746304010	Refuse Truck Driver I/II	1
EUD746304009	Refuse Truck Driver I/II	1
EUD746304008	Refuse Truck Driver I/II	1
EUD746304006	Refuse Truck Driver I/II	1
EUD746304005	Refuse Truck Driver I/II	1

EUD746304004	Refuse Truck Driver I/II	1
EUD746304003	Refuse Truck Driver I/II	1
EUD746304002	Refuse Truck Driver I/II	1
EUD746304001	Refuse Truck Driver I/II	1
EUD746244001	Refuse and Stormwater Manager	1
EUD747020002	SCADA System Technician	1
EUD747020001	SCADA System Technician	1
EUD746500002	Safety Coordinator	1
EUD746500001	Safety Coordinator	1
EUD747142004	Senior Engineer	1
EUD747142003	Senior Engineer	1
EUD747142002	Senior Engineer	1
EUD747162001	Senior Engineering Technician	1
EUD741065001	Senior Environmental Utilities Business Analyst	1
EUD747161001	Senior GIS Analyst	1
EUD743733001	Senior Interpretive Services Specialist	1
EUD747205001	Senior Plant and Equipment Mechanic	1
EUD747284002	Senior Preventative Maintenance Technician	1
EUD747284001	Senior Preventative Maintenance Technician	1
EUD747129006	Senior Refuse Truck Driver	1
EUD747129005	Senior Refuse Truck Driver	1
EUD747129004	Senior Refuse Truck Driver	1
EUD747129003	Senior Refuse Truck Driver	1
EUD747129002	Senior Refuse Truck Driver	1
EUD747129001	Senior Refuse Truck Driver	1
EUD749559001	Senior SCADA System Technician	1
EUD741279001	Senior Solid Waste Billing Technician	1
EUD747202004	Senior Wastewater Utility Maintenance Worker	1
EUD747202003	Senior Wastewater Utility Maintenance Worker	1
EUD747202002	Senior Wastewater Utility Maintenance Worker	1
EUD747202001	Senior Wastewater Utility Maintenance Worker	1
EUD747204005	Senior Water Distribution Worker	1
EUD747204004	Senior Water Distribution Worker	1
EUD747204003	Senior Water Distribution Worker	1
EUD747204002	Senior Water Distribution Worker	1
EUD747204001	Senior Water Distribution Worker	1
EUD747324001	Solid Waste Billing Technician	1
EUD741646002	Utility Government Relations Administrator	1
EUD741646001	Utility Government Relations Administrator	1
EUD748978002	Wastewater Collection Supervisor	1
EUD748980001	Wastewater Collection Superintendent	1
EUD748978003	Wastewater Collection Supervisor	1
EUD748978001	Wastewater Collection Supervisor	1
EUD749040001	Wastewater Treatment Plant Chief Operator	1
EUD749010006	Wastewater Treatment Plant Operator Grade I/II	1
EUD749010005	Wastewater Treatment Plant Operator Grade I/II	1
EUD749010004	Wastewater Treatment Plant Operator Grade I/II	1
EUD749010003	Wastewater Treatment Plant Operator Grade I/II	1
EUD749010002	Wastewater Treatment Plant Operator Grade I/II	1

EUD749010001	Wastewater Treatment Plant Operator Grade I/II	1
EUD749020004	Wastewater Treatment Plant Operator Grade III 24Hr	1
EUD749020003	Wastewater Treatment Plant Operator Grade III 24Hr	1
EUD749020002	Wastewater Treatment Plant Operator Grade III 24Hr	1
EUD749020001	Wastewater Treatment Plant Operator Grade III 24Hr	1
EUD749025004	Wastewater Treatment Plant Operator Grade III 8Hr	1
EUD749025003	Wastewater Treatment Plant Operator Grade III 8Hr	1
EUD749025002	Wastewater Treatment Plant Operator Grade III 8Hr	1
EUD749025001	Wastewater Treatment Plant Operator Grade III 8Hr	1
EUD749030002	Wastewater Treatment Plant Operator Grade IV	1
EUD749030001	Wastewater Treatment Plant Operator Grade IV	1
EUD749029022	Wastewater Utility Maintenance Worker I/II	1
EUD749029021	Wastewater Utility Maintenance Worker I/II	1
EUD749029020	Wastewater Utility Maintenance Worker I/II	1
EUD749029019	Wastewater Utility Maintenance Worker I/II	1
EUD749029018	Wastewater Utility Maintenance Worker I/II	1
EUD749029017	Wastewater Utility Maintenance Worker I/II	1
EUD749029016	Wastewater Utility Maintenance Worker I/II	1
EUD749029015	Wastewater Utility Maintenance Worker I/II	1
EUD749029014	Wastewater Utility Maintenance Worker I/II	1
EUD749029013	Wastewater Utility Maintenance Worker I/II	1
EUD749029012	Wastewater Utility Maintenance Worker I/II	1
EUD749029011	Wastewater Utility Maintenance Worker I/II	1
EUD749029010	Wastewater Utility Maintenance Worker I/II	1
EUD749029009	Wastewater Utility Maintenance Worker I/II	1
EUD749029008	Wastewater Utility Maintenance Worker I/II	1
EUD749029007	Wastewater Utility Maintenance Worker I/II	1
EUD749029006	Wastewater Utility Maintenance Worker I/II	1
EUD749029005	Wastewater Utility Maintenance Worker I/II	1
EUD749029004	Wastewater Utility Maintenance Worker I/II	1
EUD749029003	Wastewater Utility Maintenance Worker I/II	1
EUD749029002	Wastewater Utility Maintenance Worker I/II	1
EUD749029001	Wastewater Utility Maintenance Worker I/II	1
EUD749029023	Wastewater Utility Maintenance Worker I/II	1
EUD749047001	Water Conservation Administrator	1
EUD749078001	Water Conservation Specialist	1
EUD749051005	Water Conservation Worker I/II	1
EUD749051004	Water Conservation Worker I/II	1
EUD749051003	Water Conservation Worker I/II	1
EUD749051002	Water Conservation Worker I/II	1
EUD749051001	Water Conservation Worker I/II	1
EUD749085001	Water Distribution Superintendent	1
EUD749084004	Water Distribution Supervisor	1
EUD749084003	Water Distribution Supervisor	1
EUD749084002	Water Distribution Supervisor	1
EUD749084001	Water Distribution Supervisor	1
EUD749248022	Water Distribution Worker I/II	1
EUD749248021	Water Distribution Worker I/II	1
EUD749248020	Water Distribution Worker I/II	1

EUD749248019	Water Distribution Worker I/II	1
EUD749248018	Water Distribution Worker I/II	1
EUD749248017	Water Distribution Worker I/II	1
EUD749248016	Water Distribution Worker I/II	1
EUD749248015	Water Distribution Worker I/II	1
EUD749248014	Water Distribution Worker I/II	1
EUD749248013	Water Distribution Worker I/II	1
EUD749248012	Water Distribution Worker I/II	1
EUD749248011	Water Distribution Worker I/II	1
EUD749248010	Water Distribution Worker I/II	1
EUD749248009	Water Distribution Worker I/II	1
EUD749248008	Water Distribution Worker I/II	1
EUD749248007	Water Distribution Worker I/II	1
EUD749248006	Water Distribution Worker I/II	1
EUD749248005	Water Distribution Worker I/II	1
EUD749248004	Water Distribution Worker I/II	1
EUD749248003	Water Distribution Worker I/II	1
EUD749248002	Water Distribution Worker I/II	1
EUD749248001	Water Distribution Worker I/II	1
EUD749101001	Water Quality Lab Supervisor	1
EUD741053001	Water Quality Technician	1
EUD749175001	Water Treatment Plant Chief Operator	1
EUD749234001	Water Treatment Plant Operator Grade I/II 24Hr	1
EUD749230005	Water Treatment Plant Operator Grade III 24Hr	1
EUD749230004	Water Treatment Plant Operator Grade III 24Hr	1
EUD749230003	Water Treatment Plant Operator Grade III 24Hr	1
EUD749230002	Water Treatment Plant Operator Grade III 24Hr	1
EUD749230001	Water Treatment Plant Operator Grade III 24Hr	1

Total for Department:	EUD Environmental Utilities Department	255
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Position Code	Position Title	Allocated FTE
FIN240040002	Accountant I/II	1
FIN240040001	Accountant I/II	1
FIN241370001	Accounting Manager	1
FIN240043001	Accounting Supervisor	1
FIN249427001	Accounts Payable Supervisor	1
FIN240084002	Administrative Technician	0.5
FIN240084001	Administrative Technician	1
FIN241021001	Assistant City Manager/Chief Financial Officer	1
FIN2421026001	Assistant Finance Director	1
FIN240915003	Budget Analyst I/II	0.75
FIN240915002	Budget Analyst I/II	1
FIN240915001	Budget Analyst I/II	1
FIN240930001	Budget Manager	1
FIN241060003	Buyer I/II	1
FIN241060002	Buyer I/II	1

FIN241060001	Buyer I/II	1
FIN241450001	Courier	1
FIN249550003	ERP Business Analyst I/II	1
FIN249550002	ERP Business Analyst I/II	1
FIN249550001	ERP Business Analyst I/II	1
FIN246520001	ERP Manager	1
FIN243335019	Finance Clerk I/II	0.63
FIN243335011	Finance Clerk I/II	1
FIN243335009	Finance Clerk I/II	1
FIN243335004	Finance Clerk I/II	1
FIN242900001	Finance Manager	1
FIN243326006	Finance Technician I/II	1
FIN243326003	Finance Technician I/II	1
FIN243315003	Finance Utility Billing Analyst I/II	1
FIN243315002	Finance Utility Billing Analyst I/II	1
FIN243315001	Finance Utility Billing Analyst I/II	1
FIN240050001	Management Analyst I/II	1
FIN244457001	Management Assistant I/II	1
FIN244517001	Marketing and Communication Analyst I/II	0.5
FIN244540003	Meter Reader	1
FIN244540002	Meter Reader	1
FIN244540001	Meter Reader	1
FIN244534001	Meter Service Worker	1
FIN245103002	Payroll Clerk I/II	1
FIN245103001	Payroll Clerk I/II	0.6
FIN249428001	Payroll Supervisor	1
FIN245101002	Payroll Technician I/II	1
FIN245101001	Payroll Technician I/II	1
FIN245652001	Purchasing and Warehouse Manager	1
FIN241051003	Senior Accountant	1
FIN241051002	Senior Accountant	1
FIN241051001	Senior Accountant	1
FIN247139001	Senior Buyer	1
FIN247200001	Senior Meter Service Worker	1
FIN247141001	Senior Payroll Technician	1
FIN241029001	Senior Utility Billing Analyst	1
FIN241044002	Senior Utility Customer Service Specialist	1
FIN241044001	Senior Utility Customer Service Specialist	1
FIN247203001	Senior Warehouse Worker	1
FIN240920001	Utility Billing Operations Manager	1
FIN241041001	Utility Billing and Field Services Supervisor	1
FIN241049015	Utility Customer Service Representative I/II	1
FIN241049014	Utility Customer Service Representative I/II	1
FIN241049013	Utility Customer Service Representative I/II	1
FIN241049012	Utility Customer Service Representative I/II	1
FIN241049011	Utility Customer Service Representative I/II	0.75
FIN241049010	Utility Customer Service Representative I/II	0.5
FIN241049009	Utility Customer Service Representative I/II	1
FIN241049008	Utility Customer Service Representative I/II	0.5

FIN241049007	Utility Customer Service Representative I/II	1
FIN241049006	Utility Customer Service Representative I/II	1
FIN241049005	Utility Customer Service Representative I/II	1
FIN241049004	Utility Customer Service Representative I/II	1
FIN241049003	Utility Customer Service Representative I/II	1
FIN241049002	Utility Customer Service Representative I/II	1
FIN241049001	Utility Customer Service Representative I/II	1
FIN241046004	Utility Customer Service Specialist I/II	1
FIN241046003	Utility Customer Service Specialist I/II	1
FIN241046002	Utility Customer Service Specialist I/II	1
FIN241046001	Utility Customer Service Specialist I/II	1
FIN241042001	Utility Customer Service Supervisor	1
FIN248952001	Warehouse Worker I/II	1

Total for Department:	FIN Finance Department	73.73
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Position Code	Position Title	Allocated FTE
FIR480071001	Administrative Assistant	1
FIR480084001	Administrative Technician	1
FIR480480001	Assistant Fire Chief	1
FIR481645001	Department Public Information Officer	1
FIR482415001	EMS Quality Assurance Coordinator	1
FIR480905006	Fire Battalion Chief	1
FIR480905004	Fire Battalion Chief	1
FIR480905003	Fire Battalion Chief	1
FIR480905002	Fire Battalion Chief	1
FIR480905001	Fire Battalion Chief	1
FIR480905005	Fire Battalion Chief	1
FIR483320030	Fire Captain	1
FIR483320029	Fire Captain	1
FIR483320028	Fire Captain	1
FIR483320027	Fire Captain	1
FIR483320026	Fire Captain	1
FIR483320025	Fire Captain	1
FIR483320024	Fire Captain	1
FIR483320023	Fire Captain	1
FIR483320022	Fire Captain	1
FIR483320021	Fire Captain	1
FIR483320020	Fire Captain	1
FIR483320019	Fire Captain	1
FIR483320018	Fire Captain	1
FIR483320017	Fire Captain	1
FIR483320016	Fire Captain	1
FIR483320015	Fire Captain	1
FIR483320014	Fire Captain	1
FIR483320013	Fire Captain	1
FIR483320012	Fire Captain	1

FIR483320011	Fire Captain	1
FIR483320010	Fire Captain	1
FIR483320009	Fire Captain	1
FIR483320008	Fire Captain	1
FIR483320007	Fire Captain	1
FIR483320006	Fire Captain	1
FIR483320005	Fire Captain	1
FIR483320004	Fire Captain	1
FIR483320003	Fire Captain	1
FIR483320002	Fire Captain	1
FIR483320001	Fire Captain	1
FIR483330001	Fire Chief	1
FIR483332002	Fire Division Chief	1
FIR483332001	Fire Division Chief	1
FIR483340030	Fire Engineer	1
FIR483340029	Fire Engineer	1
FIR483340028	Fire Engineer	1
FIR483340027	Fire Engineer	1
FIR483340026	Fire Engineer	1
FIR483340025	Fire Engineer	1
FIR483340024	Fire Engineer	1
FIR483340023	Fire Engineer	1
FIR483340022	Fire Engineer	1
FIR483340021	Fire Engineer	1
FIR483340020	Fire Engineer	1
FIR483340019	Fire Engineer	1
FIR483340018	Fire Engineer	1
FIR483340017	Fire Engineer	1
FIR483340016	Fire Engineer	1
FIR483340015	Fire Engineer	1
FIR483340014	Fire Engineer	1
FIR483340013	Fire Engineer	1
FIR483340012	Fire Engineer	1
FIR483340011	Fire Engineer	1
FIR483340010	Fire Engineer	1
FIR483340009	Fire Engineer	1
FIR483340008	Fire Engineer	1
FIR483340007	Fire Engineer	1
FIR483340006	Fire Engineer	1
FIR483340005	Fire Engineer	1
FIR483340004	Fire Engineer	1
FIR483340003	Fire Engineer	1
FIR483340002	Fire Engineer	1
FIR483340001	Fire Engineer	1
FIR481022001	Fire and Environmental Inspection Supervisor	1
FIR483377005	Fire and Environmental Safety Inspector I/II	1
FIR483377004	Fire and Environmental Safety Inspector I/II	1
FIR483377003	Fire and Environmental Safety Inspector I/II	1
FIR483377002	Fire and Environmental Safety Inspector I/II	1

FIR483377001	Fire and Environmental Safety Inspector I/II	1
FIR483355036	Firefighter Paramedic I/II	1
FIR483355035	Firefighter Paramedic I/II	1
FIR483355034	Firefighter Paramedic I/II	1
FIR483355033	Firefighter Paramedic I/II	1
FIR483355032	Firefighter Paramedic I/II	1
FIR483355031	Firefighter Paramedic I/II	1
FIR483355030	Firefighter Paramedic I/II	1
FIR483355029	Firefighter Paramedic I/II	1
FIR483355028	Firefighter Paramedic I/II	1
FIR483355027	Firefighter Paramedic I/II	1
FIR483355026	Firefighter Paramedic I/II	1
FIR483355025	Firefighter Paramedic I/II	1
FIR483355024	Firefighter Paramedic I/II	1
FIR483355023	Firefighter Paramedic I/II	1
FIR483355022	Firefighter Paramedic I/II	1
FIR483355021	Firefighter Paramedic I/II	1
FIR483355020	Firefighter Paramedic I/II	1
FIR483355019	Firefighter Paramedic I/II	1
FIR483355018	Firefighter Paramedic I/II	1
FIR483355017	Firefighter Paramedic I/II	1
FIR483355016	Firefighter Paramedic I/II	1
FIR483355015	Firefighter Paramedic I/II	1
FIR483355014	Firefighter Paramedic I/II	1
FIR483355013	Firefighter Paramedic I/II	1
FIR483355012	Firefighter Paramedic I/II	1
FIR483355011	Firefighter Paramedic I/II	1
FIR483355010	Firefighter Paramedic I/II	1
FIR483355009	Firefighter Paramedic I/II	1
FIR483355008	Firefighter Paramedic I/II	1
FIR483355007	Firefighter Paramedic I/II	1
FIR483355006	Firefighter Paramedic I/II	1
FIR483355005	Firefighter Paramedic I/II	1
FIR483355004	Firefighter Paramedic I/II	1
FIR483355003	Firefighter Paramedic I/II	1
FIR483355002	Firefighter Paramedic I/II	1
FIR483355001	Firefighter Paramedic I/II	1
FIR483412001	GIS Analyst I/II	1
FIR480050001	Management Analyst I/II	1
FIR484957001	Office Assistant I/II	1

Total for Department:	FIR Fire Department	119
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Position Code	Position Title	Allocated FTE
HRD280071001	Administrative Assistant	1
HRD280484001	Assistant Human Resources Director	1
HRD283596002	Human Resources Analyst I/II	1

HRD283596001	Human Resources Analyst I/II	1
HRD283598001	Human Resources Director	1
HRD283599001	Human Resources Manager	1
HRD285235006	Human Resources Technician	1
HRD285235005	Human Resources Technician	1
HRD285235004	Human Resources Technician	1
HRD285235003	Human Resources Technician	1
HRD285235002	Human Resources Technician	1
HRD285235001	Human Resources Technician	1
HRD286450001	Risk Manager	1
HRD287178002	Senior Human Resources Technician	1
HRD287178001	Senior Human Resources Technician	1

Total for Department:	HRD Human Resources Department	15
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Position Code	Position Title	Allocated FTE
ITD320084001	Administrative Technician	1
ITD329558002	Assistant Information Technology Director	1
ITD329558001	Assistant Information Technology Director	1
ITD321362012	Business Systems Analyst I/II	1
ITD321362011	Business Systems Analyst I/II	1
ITD321362010	Business Systems Analyst I/II	1
ITD321362009	Business Systems Analyst I/II	1
ITD321362008	Business Systems Analyst I/II	1
ITD321362007	Business Systems Analyst I/II	1
ITD321362006	Business Systems Analyst I/II	1
ITD321362005	Business Systems Analyst I/II	1
ITD321362004	Business Systems Analyst I/II	1
ITD321362003	Business Systems Analyst I/II	1
ITD321362002	Business Systems Analyst I/II	1
ITD321362001	Business Systems Analyst I/II	1
ITD321180001	Chief Information Officer	1
ITD321552003	Database Analyst I/II	1
ITD321552002	Database Analyst I/II	1
ITD321552001	Database Analyst I/II	1
ITD323625001	Information Security Administrator	1
ITD323794011	Information Technology Analyst I/II	1
ITD323794010	Information Technology Analyst I/II	1
ITD323794009	Information Technology Analyst I/II	1
ITD323794008	Information Technology Analyst I/II	1
ITD323794007	Information Technology Analyst I/II	1
ITD323794006	Information Technology Analyst I/II	1
ITD323794005	Information Technology Analyst I/II	1
ITD323794004	Information Technology Analyst I/II	1
ITD323794003	Information Technology Analyst I/II	1
ITD323794002	Information Technology Analyst I/II	1
ITD323794001	Information Technology Analyst I/II	1

ITD329542001	Information Technology Client Services Supervisor	1
ITD323602005	Information Technology Program Manager	1
ITD323602004	Information Technology Program Manager	1
ITD323602003	Information Technology Program Manager	1
ITD323602002	Information Technology Program Manager	1
ITD323602001	Information Technology Program Manager	1
ITD323618003	Information Technology Technician I/II	1
ITD323618002	Information Technology Technician I/II	1
ITD323618001	Information Technology Technician I/II	1
ITD327130003	Senior Business Systems Analyst	1
ITD327130002	Senior Business Systems Analyst	1
ITD327130001	Senior Business Systems Analyst	1
ITD327145001	Senior Database Analyst	1
ITD327194001	Senior Information Technology Analyst	1
ITD327149003	Senior Information Technology Technician	1
ITD327149002	Senior Information Technology Technician	1

Total for Department:	ITD Information Technology Department	47
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Position Code	Position Title	Allocated FTE
PAC181645001	Department Public Information Officer	1
PAC181659001	Deputy City Manager	1
PAC184517002	Marketing and Communication Analyst I/II	1
PAC184517001	Marketing and Communication Analyst I/II	1
PAC185565001	Public Information Officer	1
PAC188426001	Video and Multimedia Technician	1

Total for Department:	PAC Public Affairs and Communications	6
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Position Code	Position Title	Allocated FTE
POL440071001	Administrative Assistant	1
POL440100002	Animal Control Officer	1
POL440100001	Animal Control Officer	1
POL440110001	Animal Control Supervisor	1
POL441430003	Communications Supervisor	1
POL441430002	Communications Supervisor	1
POL441430001	Communications Supervisor	1
POL441380009	Community Services Officer I/II	1
POL441380008	Community Services Officer I/II	1
POL441380007	Community Services Officer I/II	1
POL441380006	Community Services Officer I/II	1
POL441380005	Community Services Officer I/II	1
POL441380004	Community Services Officer I/II	1
POL441380003	Community Services Officer I/II	1
POL441380002	Community Services Officer I/II	1
POL441380001	Community Services Officer I/II	1
POL441475002	Crime Analyst	1
POL441475001	Crime Analyst	1
POL441645001	Department Public Information Officer	1
POL441700021	Dispatcher I/II	1
POL441700020	Dispatcher I/II	1
POL441700019	Dispatcher I/II	1
POL441700018	Dispatcher I/II	1
POL441700017	Dispatcher I/II	1
POL441700016	Dispatcher I/II	1
POL441700015	Dispatcher I/II	1
POL441700014	Dispatcher I/II	1
POL441700013	Dispatcher I/II	1
POL441700012	Dispatcher I/II	1
POL441700011	Dispatcher I/II	1
POL441700010	Dispatcher I/II	1
POL441700009	Dispatcher I/II	1
POL441700008	Dispatcher I/II	1
POL441700007	Dispatcher I/II	1
POL441700006	Dispatcher I/II	1
POL441700005	Dispatcher I/II	1
POL441700004	Dispatcher I/II	1
POL441700003	Dispatcher I/II	1
POL441700002	Dispatcher I/II	1
POL441700001	Dispatcher I/II	1
POL440050001	Management Analyst I/II	1
POL445400003	Police Captain	1
POL445400002	Police Captain	1
POL445400001	Police Captain	1
POL445410001	Police Chief	1
POL445420007	Police Lieutenant	1

POL445420006	Police Lieutenant	1
POL445420005	Police Lieutenant	1
POL445420004	Police Lieutenant	1
POL445420003	Police Lieutenant	1
POL445420002	Police Lieutenant	1
POL445420001	Police Lieutenant	1
POL445430116	Police Officer/Police Trainee	1
POL445430115	Police Officer/Police Trainee	1
POL445430114	Police Officer/Police Trainee	1
POL445430113	Police Officer/Police Trainee	1
POL445430112	Police Officer/Police Trainee	1
POL445430111	Police Officer/Police Trainee	1
POL445430110	Police Officer/Police Trainee	1
POL445430109	Police Officer/Police Trainee	1
POL445430108	Police Officer/Police Trainee	1
POL445430107	Police Officer/Police Trainee	1
POL445430106	Police Officer/Police Trainee	1
POL445430105	Police Officer/Police Trainee	1
POL445430104	Police Officer/Police Trainee	1
POL445430103	Police Officer/Police Trainee	1
POL445430102	Police Officer/Police Trainee	1
POL445430101	Police Officer/Police Trainee	1
POL445430100	Police Officer/Police Trainee	1
POL445430099	Police Officer/Police Trainee	1
POL445430098	Police Officer/Police Trainee	1
POL445430097	Police Officer/Police Trainee	1
POL445430096	Police Officer/Police Trainee	1
POL445430095	Police Officer/Police Trainee	1
POL445430094	Police Officer/Police Trainee	1
POL445430093	Police Officer/Police Trainee	1
POL445430092	Police Officer/Police Trainee	1
POL445430091	Police Officer/Police Trainee	1
POL445430090	Police Officer/Police Trainee	1
POL445430089	Police Officer/Police Trainee	1
POL445430088	Police Officer/Police Trainee	1
POL445430087	Police Officer/Police Trainee	1
POL445430086	Police Officer/Police Trainee	1
POL445430085	Police Officer/Police Trainee	1
POL445430084	Police Officer/Police Trainee	1
POL445430083	Police Officer/Police Trainee	1
POL445430082	Police Officer/Police Trainee	1
POL445430081	Police Officer/Police Trainee	1
POL445430080	Police Officer/Police Trainee	1
POL445430079	Police Officer/Police Trainee	1
POL445430078	Police Officer/Police Trainee	1
POL445430077	Police Officer/Police Trainee	1
POL445430076	Police Officer/Police Trainee	1
POL445430075	Police Officer/Police Trainee	1
POL445430074	Police Officer/Police Trainee	1

[illegible]

POL445430024	Police Officer/Police Trainee	1
POL445430023	Police Officer/Police Trainee	1
POL445430022	Police Officer/Police Trainee	1
POL445430021	Police Officer/Police Trainee	1
POL445430020	Police Officer/Police Trainee	1
POL445430019	Police Officer/Police Trainee	1
POL445430018	Police Officer/Police Trainee	1
POL445430017	Police Officer/Police Trainee	1
POL445430016	Police Officer/Police Trainee	1
POL445430015	Police Officer/Police Trainee	1
POL445430014	Police Officer/Police Trainee	1
POL445430013	Police Officer/Police Trainee	1
POL445430012	Police Officer/Police Trainee	1
POL445430011	Police Officer/Police Trainee	1
POL445430010	Police Officer/Police Trainee	1
POL445430009	Police Officer/Police Trainee	1
POL445430008	Police Officer/Police Trainee	1
POL445430007	Police Officer/Police Trainee	1
POL445430006	Police Officer/Police Trainee	1
POL445430005	Police Officer/Police Trainee	1
POL445430004	Police Officer/Police Trainee	1
POL445430003	Police Officer/Police Trainee	1
POL445430002	Police Officer/Police Trainee	1
POL445430001	Police Officer/Police Trainee	1
POL445434003	Police Property and Evidence Clerk I/II	1
POL445434002	Police Property and Evidence Clerk I/II	1
POL445434001	Police Property and Evidence Clerk I/II	1
POL445429001	Police Property and Evidence Supervisor	1
POL445440011	Police Records Clerk I/II	1
POL445440010	Police Records Clerk I/II	1
POL445440009	Police Records Clerk I/II	1
POL445440008	Police Records Clerk I/II	1
POL445440007	Police Records Clerk I/II	1
POL445440006	Police Records Clerk I/II	1
POL445440005	Police Records Clerk I/II	1
POL445440004	Police Records Clerk I/II	1
POL445440003	Police Records Clerk I/II	1
POL445440002	Police Records Clerk I/II	1
POL445440001	Police Records Clerk I/II	1
POL445494004	Police Scene Technician I/II	1
POL445494003	Police Scene Technician I/II	1
POL445494002	Police Scene Technician I/II	1
POL445494001	Police Scene Technician I/II	1
POL445470015	Police Sergeant	1
POL445470014	Police Sergeant	1
POL445470013	Police Sergeant	1
POL445470012	Police Sergeant	1
POL445470011	Police Sergeant	1
POL445470010	Police Sergeant	1

POL445470009	Police Sergeant	1
POL445470008	Police Sergeant	1
POL445470007	Police Sergeant	1
POL445470006	Police Sergeant	1
POL445470005	Police Sergeant	1
POL445470004	Police Sergeant	1
POL445470003	Police Sergeant	1
POL445470002	Police Sergeant	1
POL445470001	Police Sergeant	1
POL445489002	Police Services Administrator	1
POL445489001	Police Services Administrator	1
POL441039001	Police Social Services Practitioner	1
POL445657001	Public Safety Program Coordinator	1
POL445710001	Rangemaster	1
POL445748001	Records Supervisor	1

Total for Department:	POL Police Department	208
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Position Code	Position Title	Allocated FTE
PRL580071001	Administrative Assistant	1
PRL580084006	Administrative Technician	1
PRL580084005	Administrative Technician	1
PRL580084004	Administrative Technician	1
PRL580084003	Administrative Technician	1
PRL580084002	Administrative Technician	1
PRL580084001	Administrative Technician	1
PRL588302001	Aquatics Maintenance Technician	1
PRL588300001	Arborist Technician	1
PRL580376002	Assistant Child Care Site Coordinator	1
PRL580376001	Assistant Child Care Site Coordinator	1
PRL581225009	Child Care Site Coordinator	1
PRL581225008	Child Care Site Coordinator	1
PRL581225007	Child Care Site Coordinator	1
PRL581225006	Child Care Site Coordinator	1
PRL581225005	Child Care Site Coordinator	1
PRL581225004	Child Care Site Coordinator	1
PRL581225003	Child Care Site Coordinator	1
PRL581225002	Child Care Site Coordinator	1
PRL581225001	Child Care Site Coordinator	1
PRL585075001	Irrigation Technician	1
PRL585075002	Irrigation Technician	1
PRL584152007	Librarian I/II	0.5
PRL584152006	Librarian I/II	1
PRL584152005	Librarian I/II	1
PRL584152004	Librarian I/II	1
PRL584152003	Librarian I/II	1
PRL584152002	Librarian I/II	1

PRL584152001	Librarian I/II	1
PRL584210005	Library Assistant I/II	1
PRL584210003	Library Assistant I/II	1
PRL584210002	Library Assistant I/II	1
PRL584210001	Library Assistant I/II	1
PRL584250003	Library Technician	1
PRL584250002	Library Technician	1
PRL584250001	Library Technician	1
PRL580050002	Management Analyst I/II	1
PRL580050001	Management Analyst I/II	1
PRL584517001	Marketing and Communication Analyst I/II	1
PRL589545001	Natural Resources Specialist I/II	1
PRL584957009	Office Assistant I/II	1
PRL584957008	Office Assistant I/II	1
PRL584957007	Office Assistant I/II	1
PRL584957006	Office Assistant I/II	1
PRL584957005	Office Assistant I/II	1
PRL584957004	Office Assistant I/II	1
PRL584957003	Office Assistant I/II	1
PRL584957002	Office Assistant I/II	1
PRL584957001	Office Assistant I/II	1
PRL585022002	Park Development Project Manager I/II	1
PRL585022001	Park Development Project Manager I/II	1
PRL585080018	Parks Maintenance Worker I/II	1
PRL585080017	Parks Maintenance Worker I/II	1
PRL585080016	Parks Maintenance Worker I/II	1
PRL585080015	Parks Maintenance Worker I/II	1
PRL585080014	Parks Maintenance Worker I/II	1
PRL585080013	Parks Maintenance Worker I/II	1
PRL585080012	Parks Maintenance Worker I/II	1
PRL585080011	Parks Maintenance Worker I/II	1
PRL585080009	Parks Maintenance Worker I/II	1
PRL585080008	Parks Maintenance Worker I/II	1
PRL585080007	Parks Maintenance Worker I/II	1
PRL585080006	Parks Maintenance Worker I/II	1
PRL585080005	Parks Maintenance Worker I/II	1
PRL585080004	Parks Maintenance Worker I/II	1
PRL585080003	Parks Maintenance Worker I/II	1
PRL585080002	Parks Maintenance Worker I/II	1
PRL585080001	Parks Maintenance Worker I/II	1
PRL585024001	Parks Planning and Development Superintendent	1
PRL581278004	Parks Project Technician	1
PRL581278003	Parks Project Technician	1
PRL581278002	Parks Project Technician	1
PRL581278001	Parks Project Technician	1
PRL589543007	Parks Recreation and Libraries Coordinator I/II	1
PRL589543006	Parks Recreation and Libraries Coordinator I/II	1
PRL589543005	Parks Recreation and Libraries Coordinator I/II	1
PRL589543004	Parks Recreation and Libraries Coordinator I/II	1

PRL589543003	Parks Recreation and Libraries Coordinator I/II	1
PRL589543002	Parks Recreation and Libraries Coordinator I/II	1
PRL589543001	Parks Recreation and Libraries Coordinator I/II	1
PRL585082001	Parks Recreation and Libraries Director	1
PRL589547003	Parks Recreation and Libraries Manager	1
PRL589547002	Parks Recreation and Libraries Manager	1
PRL589547001	Parks Recreation and Libraries Manager	1
PRL589543008	Parks Recreation and Libraries Recreation Coordinator I/II	1
PRL589546005	Parks Recreation and Libraries Superintendent	1
PRL589546004	Parks Recreation and Libraries Superintendent	1
PRL589546003	Parks Recreation and Libraries Superintendent	1
PRL589546002	Parks Recreation and Libraries Superintendent	1
PRL589546001	Parks Recreation and Libraries Superintendent	1
PRL585069003	Parks Supervisor	1
PRL585069002	Parks Supervisor	1
PRL585069001	Parks Supervisor	1
PRL589544009	Recreation and Library Supervisor	1
PRL589544008	Recreation and Library Supervisor	1
PRL589544007	Recreation and Library Supervisor	1
PRL589544006	Recreation and Library Supervisor	1
PRL589544005	Recreation and Library Supervisor	1
PRL589544004	Recreation and Library Supervisor	1
PRL589544003	Recreation and Library Supervisor	1
PRL589544002	Recreation and Library Supervisor	1
PRL589544001	Recreation and Library Supervisor	1
PRL583733001	Senior Interpretive Services Specialist	1
PRL587192009	Senior Parks Maintenance Worker	1
PRL587192006	Senior Parks Maintenance Worker	1
PRL587192005	Senior Parks Maintenance Worker	1
PRL587192004	Senior Parks Maintenance Worker	1
PRL587192003	Senior Parks Maintenance Worker	1
PRL587192002	Senior Parks Maintenance Worker	1
PRL581504002	Tree Trimmer I/II	1
PRL581504001	Tree Trimmer I/II	1
PRL588762001	Urban Forester	1
PRL581641005	Youth Development Program Coordinator	1
PRL581641004	Youth Development Program Coordinator	1
PRL581641003	Youth Development Program Coordinator	1
PRL581641002	Youth Development Program Coordinator	1
PRL581641001	Youth Development Program Coordinator	1

Total for Department:	PRL Parks Recreation and Libraries	116.5
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Position Code	Position Title	Allocated FTE
PWD620071001	Administrative Assistant	1
PWD620084006	Administrative Technician	0.75
PWD620084005	Administrative Technician	1

PWD620084004	Administrative Technician	1
PWD620084003	Administrative Technician	1
PWD620084002	Administrative Technician	1
PWD620084001	Administrative Technician	1
PWD620088003	Alternative Transportation Analyst I/II	0.75
PWD620088001	Alternative Transportation Analyst I/II	1
PWD620090001	Alternative Transportation Manager	1
PWD621005010	Associate (PE)/Assistant/Junior Engineer	1
PWD621005009	Associate (PE)/Assistant/Junior Engineer	1
PWD621005008	Associate (PE)/Assistant/Junior Engineer	1
PWD621005007	Associate (PE)/Assistant/Junior Engineer	1
PWD621005006	Associate (PE)/Assistant/Junior Engineer	1
PWD621005005	Associate (PE)/Assistant/Junior Engineer	1
PWD621005004	Associate (PE)/Assistant/Junior Engineer	1
PWD621005003	Associate (PE)/Assistant/Junior Engineer	1
PWD621005002	Associate (PE)/Assistant/Junior Engineer	1
PWD621005001	Associate (PE)/Assistant/Junior Engineer	1
PWD621032005	Building Maintenance Worker I/II	1
PWD621032004	Building Maintenance Worker I/II	1
PWD621032003	Building Maintenance Worker I/II	1
PWD621032002	Building Maintenance Worker I/II	1
PWD621032001	Building Maintenance Worker I/II	1
PWD621401001	Community Relations Analyst	0.75
PWD621485005	Custodian	1
PWD621485004	Custodian	1
PWD621485003	Custodian	1
PWD621485002	Custodian	1
PWD621025001	Custodian Supervisor	1
PWD622385004	Electronics Technician I/II	1
PWD622385003	Electronics Technician I/II	1
PWD622385002	Electronics Technician I/II	1
PWD622385001	Electronics Technician I/II	1
PWD621277001	Engineering Manager	1
PWD621350001	Engineering Technician I/II	1
PWD622565001	Equipment Maintenance Supervisor	1
PWD622560004	Equipment Serviceworker	1
PWD622560003	Equipment Serviceworker	1
PWD622560002	Equipment Serviceworker	1
PWD622560001	Equipment Serviceworker	1
PWD623395001	Facilities Manager	1
PWD624321001	Facilities Supervisor	1
PWD623319001	Fleet Management Technician	1
PWD623392001	Fleet Manager	1
PWD622214001	GIS Technician I/II	1
PWD620050001	Management Analyst I/II	1
PWD624501009	Mechanic I/II	1
PWD624501008	Mechanic I/II	1
PWD624501007	Mechanic I/II	1
PWD624501006	Mechanic I/II	1

PWD624501005	Mechanic I/II	1
PWD624501004	Mechanic I/II	1
PWD624501003	Mechanic I/II	1
PWD624501002	Mechanic I/II	1
PWD624501001	Mechanic I/II	1
PWD624957004	Office Assistant I/II	1
PWD624957003	Office Assistant I/II	1
PWD624957002	Office Assistant I/II	1
PWD624957001	Office Assistant I/II	1
PWD625519001	Preventative Maintenance Supervisor	1
PWD625560002	Project Coordinator	1
PWD625560001	Project Coordinator	1
PWD625635001	Public Works Director	1
PWD627119001	Senior Building Maintenance Worker	1
PWD627170001	Senior Electronic Technician	1
PWD627142003	Senior Engineer	1
PWD627142002	Senior Engineer	1
PWD627142001	Senior Engineer	1
PWD627189002	Senior Mechanic	1
PWD627189001	Senior Mechanic	1
PWD627187006	Senior Street Maintenance Worker	1
PWD627187005	Senior Street Maintenance Worker	1
PWD627187004	Senior Street Maintenance Worker	1
PWD627187003	Senior Street Maintenance Worker	1
PWD627187002	Senior Street Maintenance Worker	1
PWD627187001	Senior Street Maintenance Worker	1
PWD627520001	Street Maintenance Superintendent	1
PWD627522003	Street Maintenance Supervisor	1
PWD627522002	Street Maintenance Supervisor	1
PWD627522001	Street Maintenance Supervisor	1
PWD627530019	Street Maintenance Worker I/II	1
PWD627530018	Street Maintenance Worker I/II	1
PWD627530017	Street Maintenance Worker I/II	1
PWD627530016	Street Maintenance Worker I/II	1
PWD627530015	Street Maintenance Worker I/II	1
PWD627530014	Street Maintenance Worker I/II	1
PWD627530013	Street Maintenance Worker I/II	1
PWD627530012	Street Maintenance Worker I/II	1
PWD627530011	Street Maintenance Worker I/II	1
PWD627530010	Street Maintenance Worker I/II	1
PWD627530009	Street Maintenance Worker I/II	1
PWD627530008	Street Maintenance Worker I/II	1
PWD627530007	Street Maintenance Worker I/II	1
PWD627530006	Street Maintenance Worker I/II	1
PWD627530005	Street Maintenance Worker I/II	1
PWD627530004	Street Maintenance Worker I/II	1
PWD627530003	Street Maintenance Worker I/II	1
PWD627530002	Street Maintenance Worker I/II	1
PWD627530001	Street Maintenance Worker I/II	1

PWD627540005	Street Sweeper Operator	1
PWD627540004	Street Sweeper Operator	1
PWD627540003	Street Sweeper Operator	1
PWD627540002	Street Sweeper Operator	1
PWD627540001	Street Sweeper Operator	1
PWD622376002	Traffic Signal Maintenance Worker I/II	1
PWD622376001	Traffic Signal Maintenance Worker I/II	1
PWD621059001	Transit Operations Analyst I/II	1
PWD621052001	Transportation Grants Analyst	1
PWD628938001	Vehicle Maintenance Parts Buyer	1
PWD628940001	Vehicle Maintenance Servicewriter	1
PWD628952001	Warehouse Worker I/II	1

Total for Department:	PWD Public Works	112.25
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Total for All Departments	Allocated FTE
	1,218.98

ORDINANCE NO. 6301

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
ORDINANCE NO. 6286, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES,
AS AMENDED BY APPENDIX "L" TO BE EFFECTIVE
NOVEMBER 21, 2020, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 6286, the Salary Ordinance for Management Employees, is hereby amended as shown on Appendix "L" for salary schedules A & B attached hereto.

CLASSIFICATION TITLE CHANGE

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
1370A/1370B	Accounting Manager	7001

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective November 21, 2020 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect November 21, 2020. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the Ordinance Book under the record of the ordinance a certificate under her hand stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1505A	AMI Project Manager-A	Step A	50.7925	4063.40	8804.03	105648.40
		Step B	53.3321	4266.57	9244.23	110930.77
		Step C	55.9987	4479.90	9706.44	116477.30
		Step D	58.7987	4703.90	10191.77	122301.30
		Step E	61.7385	4939.08	10701.34	128416.08
		Step F	64.8254	5186.03	11236.40	134836.83
		Step G	68.0668	5445.34	11798.25	141578.94
1370A	Accounting Manager-A	Step A	52.2465	4179.72	9056.06	108672.72
		Step B	54.8589	4388.71	9508.88	114106.51
		Step C	57.6019	4608.15	9984.33	119811.95
		Step D	60.4819	4838.55	10483.53	125802.35
		Step E	63.5060	5080.48	11007.71	132092.48
		Step F	66.6813	5334.50	11558.09	138697.10
		Step G	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0043A	Accounting Supervisor-A	Step A	44.4814	3558.51	7710.11	92521.31
		Step B	46.7055	3736.44	8095.62	97147.44
		Step C	49.0408	3923.26	8500.41	102004.86
		Step D	51.4929	4119.43	8925.44	107105.23
		Step E	54.0675	4325.40	9371.70	112460.40
		Step F	56.7709	4541.67	9840.29	118083.47
		Step G	59.6095	4768.76	10332.31	123987.76
9427A	Accounts Payable Supervisor-A	Step A	42.5518	3404.14	7375.65	88507.74
		Step B	44.6793	3574.34	7744.41	92932.94
		Step C	46.9133	3753.06	8131.64	97579.66
		Step D	49.2589	3940.71	8538.21	102458.51
		Step E	51.7219	4137.75	8965.13	107581.55
		Step F	54.3080	4344.64	9413.39	112960.64
		Step G	57.0234	4561.87	9884.06	118608.67



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0086A	Alternative Transportation Analyst I-A	Step A	35.1221	2809.77	6087.83	73053.97
		Step B	36.8784	2950.27	6392.26	76707.07
		Step C	38.7223	3097.78	6711.87	80542.38
		Step D	40.6584	3252.67	7047.46	84569.47
		Step E	42.6912	3415.30	7399.81	88797.70
		Step F	44.8258	3586.06	7769.81	93237.66
		Step G	47.0672	3765.38	8158.31	97899.78
0088A	Alternative Transportation Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0090A	Alternative Transportation Manager-A	Step A	56.6059	4528.47	9811.69	117740.27
		Step B	59.4362	4754.90	10302.27	123627.30
		Step C	62.4080	4992.64	10817.39	129808.64
		Step D	65.5284	5242.27	11358.26	136299.07
		Step E	68.8049	5504.39	11926.18	143114.19
		Step F	72.2451	5779.61	12522.48	150269.81
		Step G	75.8573	6068.58	13148.60	157783.18
0245A	Assistant City Attorney-A	Step A	83.2516	6660.13	14430.28	173163.33
		Step B	87.4142	6993.14	15151.79	181821.54
		Step C	91.7848	7342.78	15909.37	190912.38
		Step D	96.3741	7709.93	16704.84	200458.13
		Step E	101.1928	8095.42	17540.09	210481.02
		Step F	106.2525	8500.20	18417.10	221005.20
		Step G	111.5650	8925.20	19337.93	232055.20



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0250A	Assistant City Clerk-A	Step A	44.0141	3521.13	7629.11	91549.33
		Step B	46.2149	3697.19	8010.58	96126.99
		Step C	48.5256	3882.05	8411.10	100933.25
		Step D	50.9519	4076.15	8831.66	105979.95
		Step E	53.4995	4279.96	9273.25	111278.96
		Step F	56.1744	4493.95	9736.90	116842.75
		Step G	58.9832	4718.66	10223.75	122685.06
0325A	Assistant City Manager-A	Step A	84.9744	6797.95	14728.90	176746.75
		Step B	89.2230	7137.84	15465.32	185583.84
		Step C	93.6842	7494.74	16238.59	194863.14
		Step D	98.3684	7869.47	17050.52	204606.27
		Step E	103.2869	8262.95	17903.06	214836.75
		Step F	108.4512	8676.10	18798.21	225578.50
		Step G	113.8737	9109.90	19738.11	236857.30



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1021A	Assistant City Manager/Chief Financial Officer-A	Step A	84.9744	6797.95	14728.90	176746.75
		Step B	89.2230	7137.84	15465.32	185583.84
		Step C	93.6842	7494.74	16238.59	194863.14
		Step D	98.3684	7869.47	17050.52	204606.27
		Step E	103.2869	8262.95	17903.06	214836.75
		Step F	108.4512	8676.10	18798.21	225578.50
		Step G	113.8737	9109.90	19738.11	236857.30
0395A	Assistant Electric Utility Director-A	Step A	86.0813	6886.50	14920.76	179049.10
		Step B	90.3854	7230.83	15666.80	188001.63
		Step C	94.9048	7592.38	16450.17	197401.98
		Step D	99.6499	7971.99	17272.65	207271.79
		Step E	104.6325	8370.60	18136.30	217635.60
		Step F	109.8641	8789.13	19043.11	228517.33
		Step G	115.3573	9228.58	19995.27	239943.18



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0411A	Assistant Environmental Utilities Director-A	Step A	66.3950	5311.60	11508.47	138101.60
		Step B	69.7148	5577.18	12083.90	145006.78
		Step C	73.2006	5856.05	12688.10	152257.25
		Step D	76.8605	6148.84	13322.49	159869.84
		Step E	80.7036	6456.29	13988.62	167863.49
		Step F	84.7388	6779.10	14688.06	176256.70
		Step G	88.9757	7118.06	15422.45	185069.46
1026A	Assistant Finance Director-A	Step A	61.6510	4932.08	10686.17	128234.08
		Step B	64.7335	5178.68	11220.47	134645.68
		Step C	67.9702	5437.62	11781.50	141378.02
		Step D	71.3687	5709.50	12370.57	148446.90
		Step E	74.9372	5994.98	12989.11	155869.38
		Step F	78.6840	6294.72	13638.56	163662.72
		Step G	82.6182	6609.46	14320.49	171845.86



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0480A	Assistant Fire Chief-A	Step A	63.7340	5098.72	11047.23	132566.72
		Step B	66.9206	5353.65	11599.57	139194.85
		Step C	70.2668	5621.34	12179.58	146154.94
		Step D	73.7801	5902.41	12788.55	153462.61
		Step E	77.4691	6197.53	13427.98	161135.73
		Step F	81.3425	6507.40	14099.37	169192.40
		Step G	85.4098	6832.78	14804.37	177652.38
0484A	Assistant Human Resources Director-A	Step A	52.2551	4180.41	9057.55	108690.61
		Step B	54.8675	4389.40	9510.37	114124.40
		Step C	57.6113	4608.90	9985.96	119831.50
		Step D	60.4919	4839.35	10485.26	125823.15
		Step E	63.5165	5081.32	11009.53	132114.32
		Step F	66.6923	5335.38	11560.00	138719.98
		Step G	70.0269	5602.15	12138.00	145655.95



City of Roseville

Salary Schedule: Management-A

Appendix:L
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MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9558A	Assistant Information Technology Director-A	Step A	54.5775	4366.20	9460.10	113521.20
		Step B	57.3064	4584.51	9933.11	119197.31
		Step C	60.1717	4813.74	10429.76	125157.14
		Step D	63.1803	5054.42	10951.25	131415.02
		Step E	66.3394	5307.15	11498.83	137985.95
		Step F	69.6563	5572.50	12073.76	144885.10
		Step G	73.1390	5851.12	12677.43	152129.12
0510A	Assistant Police Chief-A	Step A	70.7531	5660.25	12263.87	147166.45
		Step B	74.2907	5943.26	12877.05	154524.66
		Step C	78.0053	6240.42	13520.92	162251.02
		Step D	81.9055	6552.44	14196.95	170363.44
		Step E	86.0008	6880.06	14906.81	178881.66
		Step F	90.3009	7224.07	15652.16	187825.87
		Step G	94.8159	7585.27	16434.76	197217.07



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0910A	Budget Analyst I-A	Step A	35.8245	2865.96	6209.58	74514.96
		Step B	37.6155	3009.24	6520.02	78240.24
		Step C	39.4965	3159.72	6846.06	82152.72
		Step D	41.4713	3317.70	7188.36	86260.30
		Step E	43.5450	3483.60	7547.80	90573.60
		Step F	45.7220	3657.76	7925.15	95101.76
		Step G	48.0082	3840.66	8321.42	99857.06
0915A	Budget Analyst II-A	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	40.7670	3261.36	7066.28	84795.36
		Step C	42.8056	3424.45	7419.64	89035.65
		Step D	44.9457	3595.66	7790.59	93487.06
		Step E	47.1930	3775.44	8180.12	98161.44
		Step F	49.5528	3964.22	8589.15	103069.82
		Step G	52.0304	4162.43	9018.60	108223.23



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0930A	Budget Manager-A	Step A	52.2465	4179.72	9056.06	108672.72
		Step B	54.8589	4388.71	9508.88	114106.51
		Step C	57.6019	4608.15	9984.33	119811.95
		Step D	60.4819	4838.55	10483.53	125802.35
		Step E	63.5060	5080.48	11007.71	132092.48
		Step F	66.6813	5334.50	11558.09	138697.10
		Step G	70.0154	5601.23	12136.00	145632.03
1017A	Building Inspection Supervisor-A	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	44.0580	3524.64	7636.72	91640.64
		Step C	46.2609	3700.87	8018.56	96222.67
		Step D	48.5739	3885.91	8419.48	101033.71
		Step E	51.0027	4080.22	8840.47	106085.62
		Step F	53.5529	4284.23	9282.50	111390.03
		Step G	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1043A	Building Official-A	Step A	53.7813	4302.50	9322.09	111865.10
		Step B	56.4703	4517.62	9788.19	117458.22
		Step C	59.2939	4743.51	10277.61	123331.31
		Step D	62.2586	4980.69	10791.49	129497.89
		Step E	65.3714	5229.71	11331.04	135972.51
		Step F	68.6400	5491.20	11897.60	142771.20
		Step G	72.0720	5765.76	12492.48	149909.76
1180A	Chief Information Officer-A	Step A	68.2219	5457.75	11825.13	141901.55
		Step B	71.6330	5730.64	12416.39	148996.64
		Step C	75.2147	6017.18	13037.21	156446.58
		Step D	78.9754	6318.03	13689.07	164268.83
		Step E	82.9242	6633.94	14373.53	172482.34
		Step F	87.0704	6965.63	15092.20	181106.43
		Step G	91.4239	7313.91	15846.81	190161.71



City of Roseville

Salary Schedule: Management-A

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1220A	City Clerk-A	Step A	68.2219	5457.75	11825.13	141901.55
		Step B	71.6330	5730.64	12416.39	148996.64
		Step C	75.2147	6017.18	13037.21	156446.58
		Step D	78.9754	6318.03	13689.07	164268.83
		Step E	82.9242	6633.94	14373.53	172482.34
		Step F	87.0704	6965.63	15092.20	181106.43
		Step G	91.4239	7313.91	15846.81	190161.71
1368A	Code Enforcement Supervisor-A	Step A	40.8693	3269.54	7084.01	85008.14
		Step B	42.9126	3433.01	7438.18	89258.21
		Step C	45.0584	3604.67	7810.12	93721.47
		Step D	47.3113	3784.90	8200.63	98407.50
		Step E	49.6768	3974.14	8610.65	103327.74
		Step F	52.1606	4172.85	9041.17	108494.05
		Step G	54.7687	4381.50	9493.24	113918.90



City of Roseville

Salary Schedule: Management-A

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1027A	Construction Inspection Superintendent-A	Step A	43.7313	3498.50	7580.09	90961.10
		Step B	45.9179	3673.43	7959.10	95509.23
		Step C	48.2138	3857.10	8357.06	100284.70
		Step D	50.6245	4049.96	8774.91	105298.96
		Step E	53.1557	4252.46	9213.65	110563.86
		Step F	55.8135	4465.08	9674.34	116092.08
		Step G	58.6042	4688.34	10158.06	121896.74
1025A	Custodian Supervisor-A	Step A	23.6003	1888.02	4090.72	49088.62
		Step B	24.7803	1982.42	4295.25	51543.02
		Step C	26.0193	2081.54	4510.01	54120.14
		Step D	27.3203	2185.62	4735.52	56826.22
		Step E	28.6863	2294.90	4972.29	59667.50
		Step F	30.1206	2409.65	5220.90	62650.85
		Step G	31.6267	2530.14	5481.96	65783.54



City of Roseville

Salary Schedule: Management-A

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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9561A	Data Management System Administrator-A	Step A	45.2100	3616.80	7836.40	94036.80
		Step B	47.4705	3797.64	8228.22	98738.64
		Step C	49.8441	3987.53	8639.64	103675.73
		Step D	52.3363	4186.90	9071.63	108859.50
		Step E	54.9531	4396.25	9525.20	114302.45
		Step F	57.7007	4616.06	10001.45	120017.46
		Step G	60.5858	4846.86	10501.54	126018.46
1645A	Department Public Information Officer-A	Step A	41.6842	3334.74	7225.26	86703.14
		Step B	43.7685	3501.48	7586.54	91038.48
		Step C	45.9569	3676.55	7965.86	95590.35
		Step D	48.2547	3860.38	8364.15	100369.78
		Step E	50.6675	4053.40	8782.37	105388.40
		Step F	53.2009	4256.07	9221.49	110657.87
		Step G	55.8609	4468.87	9682.56	116190.67



City of Roseville

Salary Schedule: Management-A

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1655A	Deputy City Attorney I-A	Step A	59.8287	4786.30	10370.31	124443.70
		Step B	62.8201	5025.61	10888.82	130665.81
		Step C	65.9611	5276.89	11433.26	137199.09
		Step D	69.2592	5540.74	12004.93	144059.14
		Step E	72.7222	5817.78	12605.18	151262.18
		Step F	76.3583	6108.66	13235.44	158825.26
		Step G	80.1762	6414.10	13897.21	166766.50
1658A	Deputy City Attorney II-A	Step A	65.8116	5264.93	11407.34	136888.13
		Step B	69.1022	5528.18	11977.71	143732.58
		Step C	72.5573	5804.58	12576.60	150919.18
		Step D	76.1851	6094.81	13205.42	158465.01
		Step E	79.9944	6399.55	13865.70	166388.35
		Step F	83.9941	6719.53	14558.98	174707.73
		Step G	88.1938	7055.50	15286.93	183443.10



City of Roseville

Salary Schedule: Management-A

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1659A	Deputy City Manager-A	Step A	68.2219	5457.75	11825.13	141901.55
		Step B	71.6330	5730.64	12416.39	148996.64
		Step C	75.2147	6017.18	13037.21	156446.58
		Step D	78.9754	6318.03	13689.07	164268.83
		Step E	82.9242	6633.94	14373.53	172482.34
		Step F	87.0704	6965.63	15092.20	181106.43
		Step G	91.4239	7313.91	15846.81	190161.71
1280A	Development Services Administrator-A	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	44.0580	3524.64	7636.72	91640.64
		Step C	46.2609	3700.87	8018.56	96222.67
		Step D	48.5739	3885.91	8419.48	101033.71
		Step E	51.0027	4080.22	8840.47	106085.62
		Step F	53.5529	4284.23	9282.50	111390.03
		Step G	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-A

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1676A	Development Services Director-A	Step A	75.4127	6033.02	13071.53	156858.42
		Step B	79.1834	6334.67	13725.12	164701.47
		Step C	83.1426	6651.41	14411.38	172936.61
		Step D	87.2996	6983.97	15131.93	181583.17
		Step E	91.6647	7333.18	15888.55	190662.58
		Step F	96.2480	7699.84	16682.99	200195.84
		Step G	101.0603	8084.82	17517.12	210205.42
1695A	Development Services Manager-A	Step A	49.9310	3994.48	8654.71	103856.48
		Step B	52.4275	4194.20	9087.43	109049.20
		Step C	55.0489	4403.91	9541.81	114501.71
		Step D	57.8014	4624.11	10018.91	120226.91
		Step E	60.6915	4855.32	10519.86	126238.32
		Step F	63.7261	5098.09	11045.86	132550.29
		Step G	66.9124	5352.99	11598.15	139177.79



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2415A	EMS Quality Assurance Coordinator-A	Step A	47.0174	3761.39	8149.68	97796.19
		Step B	49.3682	3949.46	8557.15	102685.86
		Step C	51.8368	4146.94	8985.05	107820.54
		Step D	54.4287	4354.30	9434.31	113211.70
		Step E	57.1500	4572.00	9906.00	118872.00
		Step F	60.0076	4800.61	10401.32	124815.81
		Step G	63.0079	5040.63	10921.37	131056.43
6520A	ERP Manager-A	Step A	50.7925	4063.40	8804.03	105648.40
		Step B	53.3321	4266.57	9244.23	110930.77
		Step C	55.9987	4479.90	9706.44	116477.30
		Step D	58.7987	4703.90	10191.77	122301.30
		Step E	61.7385	4939.08	10701.34	128416.08
		Step F	64.8254	5186.03	11236.40	134836.83
		Step G	68.0668	5445.34	11798.25	141578.94



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1674A	Economic Development Analyst I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88
1675A	Economic Development Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1710A	Economic Development Director-A	Step A	67.2729	5381.83	11660.64	139927.63
		Step B	70.6368	5650.94	12243.71	146924.54
		Step C	74.1686	5933.49	12855.89	154270.69
		Step D	77.8770	6230.16	13498.68	161984.16
		Step E	81.7709	6541.67	14173.62	170083.47
		Step F	85.8595	6868.76	14882.31	178587.76
		Step G	90.1524	7212.19	15626.42	187516.99
1001A	Economic Development Project Manager-A	Step A	46.4729	3717.83	8055.30	96663.63
		Step B	48.7965	3903.72	8458.06	101496.72
		Step C	51.2364	4098.91	8880.98	106571.71
		Step D	53.7982	4303.86	9325.02	111900.26
		Step E	56.4881	4519.05	9791.27	117495.25
		Step F	59.3125	4745.00	10280.83	123370.00
		Step G	62.2781	4982.25	10794.87	129538.45



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1310A	Electric Business Analyst I-A	Step A	45.0867	3606.94	7815.03	93780.34
		Step B	47.3410	3787.28	8205.77	98469.28
		Step C	49.7081	3976.65	8616.07	103392.85
		Step D	52.1935	4175.48	9046.87	108562.48
		Step E	54.8032	4384.26	9499.22	113990.66
		Step F	57.5434	4603.47	9974.19	119690.27
		Step G	60.4205	4833.64	10472.89	125674.64
1312A	Electric Business Analyst II-A	Step A	49.6000	3968.00	8597.33	103168.00
		Step B	52.0800	4166.40	9027.20	108326.40
		Step C	54.6839	4374.71	9478.54	113742.51
		Step D	57.4182	4593.46	9952.49	119429.86
		Step E	60.2891	4823.13	10450.11	125401.33
		Step F	63.3035	5064.28	10972.61	131671.28
		Step G	66.4687	5317.50	11521.24	138254.90



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MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2335A	Electric Compliance Analyst-A	Step A	49.5170	3961.36	8582.95	102995.36
		Step B	51.9928	4159.42	9012.09	108145.02
		Step C	54.5925	4367.40	9462.70	113552.40
		Step D	57.3221	4585.77	9935.83	119229.97
		Step E	60.1882	4815.06	10432.62	125191.46
		Step F	63.1976	5055.81	10954.25	131451.01
		Step G	66.3575	5308.60	11501.97	138023.60
6285A	Electric Customer Programs Supervisor-A	Step A	61.0904	4887.23	10589.00	127068.03
		Step B	64.1450	5131.60	11118.47	133421.60
		Step C	67.3522	5388.18	11674.38	140092.58
		Step D	70.7198	5657.58	12258.10	147097.18
		Step E	74.2557	5940.46	12870.99	154451.86
		Step F	77.9685	6237.48	13514.54	162174.48
		Step G	81.8670	6549.36	14190.28	170283.36



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2284A	Electric Engineering Technician Supervisor-A	Step A	52.9924	4239.39	9185.35	110224.19
		Step B	55.6420	4451.36	9644.61	115735.36
		Step C	58.4241	4673.93	10126.84	121522.13
		Step D	61.3453	4907.62	10633.19	127598.22
		Step E	64.4125	5153.00	11164.83	133978.00
		Step F	67.6331	5410.65	11723.07	140676.85
		Step G	71.0149	5681.19	12309.25	147710.99
2338A	Electric Operations Manager-A	Step A	74.8532	5988.26	12974.55	155694.66
		Step B	78.5959	6287.67	13623.29	163479.47
		Step C	82.5257	6602.06	14304.45	171653.46
		Step D	86.6520	6932.16	15019.68	180236.16
		Step E	90.9847	7278.78	15770.68	189248.18
		Step F	95.5339	7642.71	16559.21	198710.51
		Step G	100.3105	8024.84	17387.15	208645.84



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2339A	Electric Operations Supervisor-A	Step A	66.6866	5334.93	11559.01	138708.13
		Step B	70.0210	5601.68	12136.97	145643.68
		Step C	73.5220	5881.76	12743.81	152925.76
		Step D	77.1980	6175.84	13380.99	160571.84
		Step E	81.0580	6484.64	14050.05	168600.64
		Step F	85.1109	6808.87	14752.56	177030.67
		Step G	89.3664	7149.31	15490.18	185882.11
2314A	Electric Resources Analyst I-A	Step A	51.3634	4109.07	8902.99	106835.87
		Step B	53.9315	4314.52	9348.13	112177.52
		Step C	56.6281	4530.25	9815.54	117786.45
		Step D	59.4595	4756.76	10306.31	123675.76
		Step E	62.4325	4994.60	10821.63	129859.60
		Step F	65.5541	5244.33	11362.71	136352.53
		Step G	68.8319	5506.55	11930.86	143170.35



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2316A	Electric Resources Analyst II-A	Step A	56.4997	4519.98	9793.28	117519.38
		Step B	59.3247	4745.98	10282.95	123395.38
		Step C	62.2909	4983.27	10797.09	129565.07
		Step D	65.4055	5232.44	11336.95	136043.44
		Step E	68.6758	5494.06	11903.81	142845.66
		Step F	72.1096	5768.77	12499.00	149987.97
		Step G	75.7151	6057.21	13123.95	157487.41
2216A	Electric Risk and Compliance Supervisor-A	Step A	62.1716	4973.73	10776.41	129316.93
		Step B	65.2803	5222.42	11315.25	135783.02
		Step C	68.5443	5483.54	11881.01	142572.14
		Step D	71.9714	5757.71	12475.04	149700.51
		Step E	75.5701	6045.61	13098.82	157185.81
		Step F	79.3486	6347.89	13753.76	165045.09
		Step G	83.3160	6665.28	14441.44	173297.28



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2352A	Electric Safety Coordinator-A	Step A	38.0651	3045.21	6597.95	79175.41
		Step B	39.9683	3197.46	6927.84	83134.06
		Step C	41.9666	3357.33	7274.21	87290.53
		Step D	44.0650	3525.20	7637.93	91655.20
		Step E	46.2682	3701.46	8019.82	96237.86
		Step F	48.5816	3886.53	8420.81	101049.73
		Step G	51.0109	4080.87	8841.89	106102.67
2319A	Electric Substation Supervisor-A	Step A	66.6866	5334.93	11559.01	138708.13
		Step B	70.0210	5601.68	12136.97	145643.68
		Step C	73.5220	5881.76	12743.81	152925.76
		Step D	77.1980	6175.84	13380.99	160571.84
		Step E	81.0580	6484.64	14050.05	168600.64
		Step F	85.1109	6808.87	14752.56	177030.67
		Step G	89.3664	7149.31	15490.18	185882.11



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9560A	Electric Technology Systems Administrator-A	Step A	62.7447	5019.58	10875.75	130508.98
		Step B	65.8819	5270.55	11419.53	137034.35
		Step C	69.1759	5534.07	11990.49	143885.87
		Step D	72.6347	5810.78	12590.01	151080.18
		Step E	76.2665	6101.32	13219.53	158634.32
		Step F	80.0799	6406.39	13880.52	166566.19
		Step G	84.0838	6726.70	14574.53	174894.30
2320A	Electric Utility Director-A	Step A	107.5016	8600.13	18633.61	223603.33
		Step B	112.8767	9030.14	19565.29	234783.54
		Step C	118.5206	9481.65	20543.57	246522.85
		Step D	124.4466	9955.73	21570.74	258848.93
		Step E	130.6690	10453.52	22649.29	271791.52
		Step F	137.2024	10976.19	23781.75	285380.99
		Step G	144.0625	11525.00	24970.83	299650.00



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2215A	Electric Utility Financial Administrator-A	Step A	61.1078	4888.62	10592.02	127104.22
		Step B	64.1631	5133.05	11121.60	133459.25
		Step C	67.3713	5389.70	11677.69	140132.30
		Step D	70.7399	5659.19	12261.58	147138.99
		Step E	74.2769	5942.15	12874.66	154495.95
		Step F	77.9907	6239.26	13518.39	162220.66
		Step G	81.8903	6551.22	14194.32	170331.82
2378A	Electronic Maintenance Coordinator-A	Step A	40.8613	3268.90	7082.63	84991.50
		Step B	42.9044	3432.35	7436.76	89241.15
		Step C	45.0496	3603.97	7808.60	93703.17
		Step D	47.3020	3784.16	8199.01	98388.16
		Step E	49.6670	3973.36	8608.95	103307.36
		Step F	52.1504	4172.03	9039.40	108472.83
		Step G	54.7579	4380.63	9491.37	113896.43



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2500A	Energy Services Account Representative I-A	Step A	43.9039	3512.31	7610.01	91320.11
		Step B	46.0990	3687.92	7990.49	95885.92
		Step C	48.4040	3872.32	8390.03	100680.32
		Step D	50.8241	4065.93	8809.51	105714.13
		Step E	53.3654	4269.23	9250.00	111000.03
		Step F	56.0337	4482.70	9712.51	116550.10
		Step G	58.8353	4706.82	10198.12	122377.42
2501A	Energy Services Account Representative II-A	Step A	48.2943	3863.54	8371.01	100452.14
		Step B	50.7091	4056.73	8789.58	105474.93
		Step C	53.2445	4259.56	9229.05	110748.56
		Step D	55.9067	4472.54	9690.49	116285.94
		Step E	58.7021	4696.17	10175.03	122100.37
		Step F	61.6372	4930.98	10683.78	128205.38
		Step G	64.7190	5177.52	11217.96	134615.52



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1277A	Engineering Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66
2540A	Environmental Coordinator-A	Step A	43.7750	3502.00	7587.67	91052.00
		Step B	45.9639	3677.11	7967.08	95604.91
		Step C	48.2622	3860.98	8365.45	100385.38
		Step D	50.6751	4054.01	8783.68	105404.21
		Step E	53.2090	4256.72	9222.89	110674.72
		Step F	55.8692	4469.54	9683.99	116207.94
		Step G	58.6628	4693.02	10168.22	122018.62



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2548A	Environmental Utilities Business Administrator-A	Step A	49.1128	3929.02	8512.89	102154.62
		Step B	51.5684	4125.47	8938.52	107262.27
		Step C	54.1469	4331.75	9385.46	112625.55
		Step D	56.8542	4548.34	9854.73	118256.74
		Step E	59.6969	4775.75	10347.46	124169.55
		Step F	62.6818	5014.54	10864.85	130378.14
		Step G	65.8158	5265.26	11408.07	136896.86
2546A	Environmental Utilities Business Analyst I-A	Step A	35.8245	2865.96	6209.58	74514.96
		Step B	37.6156	3009.25	6520.04	78240.45
		Step C	39.4965	3159.72	6846.06	82152.72
		Step D	41.4712	3317.70	7188.34	86260.10
		Step E	43.5449	3483.59	7547.78	90573.39
		Step F	45.7221	3657.77	7925.16	95101.97
		Step G	48.0082	3840.66	8321.42	99857.06



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2547A	Environmental Utilities Business Analyst II-A	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	40.7671	3261.37	7066.30	84795.57
		Step C	42.8056	3424.45	7419.64	89035.65
		Step D	44.9457	3595.66	7790.59	93487.06
		Step E	47.1930	3775.44	8180.12	98161.44
		Step F	49.5528	3964.22	8589.15	103069.82
		Step G	52.0304	4162.43	9018.60	108223.23
1684A	Environmental Utilities Director-A	Step A	83.0909	6647.27	14402.42	172829.07
		Step B	87.2453	6979.62	15122.52	181470.22
		Step C	91.6077	7328.62	15878.67	190544.02
		Step D	96.1880	7695.04	16672.59	200071.04
		Step E	100.9975	8079.80	17506.23	210074.80
		Step F	106.0474	8483.79	18381.55	220578.59
		Step G	111.3497	8907.98	19300.61	231607.38



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1024A	Environmental Utilities Maintenance Superintendent-A	Step A	56.6631	4533.05	9821.60	117859.25
		Step B	59.4962	4759.70	10312.67	123752.10
		Step C	62.4710	4997.68	10828.31	129939.68
		Step D	65.5946	5247.57	11369.73	136436.77
		Step E	68.8743	5509.94	11938.21	143258.54
		Step F	72.3180	5785.44	12535.12	150421.44
		Step G	75.9339	6074.71	13161.88	157942.51
2541A	Environmental Utility Compliance Administrator-A	Step A	43.7730	3501.84	7587.32	91047.84
		Step B	45.9616	3676.93	7966.68	95600.13
		Step C	48.2596	3860.77	8365.00	100379.97
		Step D	50.6726	4053.81	8783.25	105399.01
		Step E	53.2061	4256.49	9222.39	110668.69
		Step F	55.8665	4469.32	9683.53	116202.32
		Step G	58.6597	4692.78	10167.68	122012.18



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2565A	Equipment Maintenance Supervisor-A	Step A	34.4643	2757.14	5973.81	71685.74
		Step B	36.1875	2895.00	6272.50	75270.00
		Step C	37.9969	3039.75	6586.13	79033.55
		Step D	39.8968	3191.74	6915.45	82985.34
		Step E	41.8916	3351.33	7261.21	87134.53
		Step F	43.9862	3518.90	7624.27	91491.30
		Step G	46.1855	3694.84	8005.49	96065.84
3395A	Facilities Manager-A	Step A	44.9857	3598.86	7797.52	93570.26
		Step B	47.2350	3778.80	8187.40	98248.80
		Step C	49.5967	3967.74	8596.76	103161.14
		Step D	52.0765	4166.12	9026.59	108319.12
		Step E	54.6803	4374.42	9477.92	113735.02
		Step F	57.4144	4593.15	9951.83	119421.95
		Step G	60.2851	4822.81	10449.42	125393.01



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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4321A	Facilities Supervisor-A	Step A	32.7691	2621.53	5679.98	68159.73
		Step B	34.4076	2752.61	5963.98	71567.81
		Step C	36.1279	2890.23	6262.17	75146.03
		Step D	37.9344	3034.75	6575.30	78903.55
		Step E	39.8311	3186.49	6904.06	82848.69
		Step F	41.8226	3345.81	7249.25	86991.01
		Step G	43.9137	3513.10	7611.71	91340.50
2900A	Finance Manager-A	Step A	52.2465	4179.72	9056.06	108672.72
		Step B	54.8589	4388.71	9508.88	114106.51
		Step C	57.6019	4608.15	9984.33	119811.95
		Step D	60.4819	4838.55	10483.53	125802.35
		Step E	63.5060	5080.48	11007.71	132092.48
		Step F	66.6813	5334.50	11558.09	138697.10
		Step G	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-A

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905ZA	Fire Battalion Chief 8Hr-ZA	Step A	54.3527	4348.22	9421.13	113053.62
		Step B	57.0703	4565.62	9892.19	118706.22
		Step C	59.9238	4793.90	10386.79	124641.50
		Step D	62.9200	5033.60	10906.13	130873.60
		Step E	66.0661	5285.29	11451.46	137417.49
		Step F	69.3693	5549.54	12024.01	144288.14
		Step G	72.8377	5827.02	12625.20	151502.42



City of Roseville

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Appendix:L
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MGMT Management

Grade Code	Grade Name
0905A	Fire Battalion Chief-A

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	38.8233	4348.21	9421.12	113053.45
Step A	38.8233	4348.21	9421.12	113053.45
Step B	40.7645	4565.62	9892.19	118706.22
Step B	40.7645	4565.62	9892.19	118706.22
Step C	42.8027	4793.90	10386.79	124641.46
Step C	42.8027	4793.90	10386.79	124641.46
Step D	44.9429	5033.60	10906.14	130873.72
Step D	44.9429	5033.60	10906.14	130873.72
Step E	47.1900	5285.28	11451.44	137417.28
Step E	47.1900	5285.28	11451.44	137417.28
Step F	49.5495	5549.54	12024.01	144288.14
Step F	49.5495	5549.54	12024.01	144288.14
Step G	52.0270	5827.02	12625.22	151502.62
Step G	52.0270	5827.02	12625.22	151502.62



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Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3330A	Fire Chief-A	Step A	75.7064	6056.51	13122.44	157469.31
		Step B	79.4918	6359.34	13778.58	165342.94
		Step C	83.4662	6677.30	14467.47	173609.70
		Step D	87.6397	7011.18	15190.88	182290.58
		Step E	92.0217	7361.74	15950.43	191405.14
		Step F	96.6225	7729.80	16747.90	200974.80
		Step G	101.4537	8116.30	17585.31	211023.70
3332A	Fire Division Chief-A	Step A	57.9400	4635.20	10042.93	120515.20
		Step B	60.8370	4866.96	10545.08	126540.96
		Step C	63.8789	5110.31	11072.34	132868.11
		Step D	67.0728	5365.82	11625.95	139511.42
		Step E	70.4265	5634.12	12207.26	146487.12
		Step F	73.9478	5915.82	12817.62	153811.42
		Step G	77.6451	6211.61	13458.48	161501.81



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332ZA	Fire Divison Chief 24Hr-ZA	Step A	41.3857	4635.20	10042.93	120515.16
		Step B	43.4550	4866.96	10545.08	126540.96
		Step C	45.6277	5110.30	11072.32	132867.86
		Step D	47.9091	5365.82	11625.94	139511.30
		Step E	50.3046	5634.12	12207.25	146487.00
		Step F	52.8198	5915.82	12817.60	153811.26
		Step G	55.4607	6211.60	13458.46	161501.56
3392A	Fleet Manager-A	Step A	44.9857	3598.86	7797.52	93570.26
		Step B	47.2350	3778.80	8187.40	98248.80
		Step C	49.5967	3967.74	8596.76	103161.14
		Step D	52.0765	4166.12	9026.59	108319.12
		Step E	54.6803	4374.42	9477.92	113735.02
		Step F	57.4144	4593.15	9951.83	119421.95
		Step G	60.2851	4822.81	10449.42	125393.01



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Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3451A	Government Relations Administrator-A	Step A	49.8802	3990.42	8645.90	103750.82
		Step B	52.3742	4189.94	9078.19	108938.34
		Step C	54.9929	4399.43	9532.10	114385.23
		Step D	57.7426	4619.41	10008.72	120104.61
		Step E	60.6297	4850.38	10509.15	126109.78
		Step F	63.6612	5092.90	11034.61	132415.30
		Step G	66.8442	5347.54	11586.33	139035.94
1647A	Government Relations Representative I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88



City of Roseville

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Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1648A	Government Relations Representative II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
3589A	Housing Manager-A	Step A	45.1981	3615.85	7834.34	94012.05
		Step B	47.4598	3796.78	8226.37	98716.38
		Step C	49.8330	3986.64	8637.72	103652.64
		Step D	52.3246	4185.97	9069.60	108835.17
		Step E	54.9407	4395.26	9523.05	114276.66
		Step F	57.6879	4615.03	9999.24	119990.83
		Step G	60.5722	4845.78	10499.18	125990.18



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3590A	Housing Supervisor-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
3594A	Human Resources Analyst I-A	Step A	34.1664	2733.31	5922.18	71066.11
		Step B	35.8747	2869.98	6218.28	74619.38
		Step C	37.6684	3013.47	6529.19	78350.27
		Step D	39.5519	3164.15	6855.66	82267.95
		Step E	41.5295	3322.36	7198.45	86381.36
		Step F	43.6059	3488.47	7558.36	90700.27
		Step G	45.7862	3662.90	7936.27	95235.30



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3596A	Human Resources Analyst II-A	Step A	37.5830	3006.64	6514.39	78172.64
		Step B	39.4621	3156.97	6840.10	82081.17
		Step C	41.4352	3314.82	7182.10	86185.22
		Step D	43.5070	3480.56	7541.21	90494.56
		Step E	45.6824	3654.59	7918.28	95019.39
		Step F	47.9665	3837.32	8314.19	99770.32
		Step G	50.3648	4029.18	8729.90	104758.78
3598A	Human Resources Director-A	Step A	70.0507	5604.06	12142.12	145705.46
		Step B	73.5532	5884.26	12749.22	152990.66
		Step C	77.2309	6178.47	13386.69	160640.27
		Step D	81.0924	6487.39	14056.02	168672.19
		Step E	85.1471	6811.77	14758.83	177105.97
		Step F	89.4045	7152.36	15496.78	185961.36
		Step G	93.8747	7509.98	16271.61	195259.38



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3599A	Human Resources Manager-A	Step A	43.3517	3468.14	7514.29	90171.54
		Step B	45.5193	3641.54	7890.01	94680.14
		Step C	47.7954	3823.63	8284.54	99414.43
		Step D	50.1851	4014.81	8698.75	104385.01
		Step E	52.6944	4215.55	9133.70	109604.35
		Step F	55.3292	4426.34	9590.39	115084.74
		Step G	58.0957	4647.66	10069.92	120839.06
1002A	Hydrogeologist-A	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	54.8632	4389.06	9509.62	114115.46
		Step C	57.6065	4608.52	9985.13	119821.52
		Step D	60.4869	4838.95	10484.40	125812.75
		Step E	63.5113	5080.90	11008.63	132103.50
		Step F	66.6869	5334.95	11559.06	138708.75
		Step G	70.0209	5601.67	12136.96	145643.47



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3625A	Information Security Administrator-A	Step A	45.0488	3603.90	7808.46	93701.50
		Step B	47.3011	3784.09	8198.86	98386.29
		Step C	49.6662	3973.30	8608.81	103305.70
		Step D	52.1496	4171.97	9039.26	108471.17
		Step E	54.7570	4380.56	9491.21	113894.56
		Step F	57.4949	4599.59	9965.78	119589.39
		Step G	60.3697	4829.58	10464.08	125568.98
9542A	Information Technology Client Services Supervisor-A	Step A	39.5497	3163.98	6855.28	82263.38
		Step B	41.5272	3322.18	7198.05	86376.58
		Step C	43.6036	3488.29	7557.96	90695.49
		Step D	45.7838	3662.70	7935.86	95230.30
		Step E	48.0730	3845.84	8332.65	99991.84
		Step F	50.4766	4038.13	8749.28	104991.33
		Step G	53.0005	4240.04	9186.75	110241.04



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3602A	Information Technology Program Manager-A	Step A	46.1749	3693.99	8003.65	96043.79
		Step B	48.4837	3878.70	8403.84	100846.10
		Step C	50.9078	4072.62	8824.02	105888.22
		Step D	53.4533	4276.26	9265.24	111182.86
		Step E	56.1260	4490.08	9728.51	116742.08
		Step F	58.9323	4714.58	10214.93	122579.18
		Step G	61.8789	4950.31	10725.68	128708.11
3740A	Interpretive Services Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0646	3045.17	6597.86	79174.37
		Step C	39.9680	3197.44	6927.79	83133.44
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3810A	Key Accounts Representative-A	Step A	53.1263	4250.10	9208.56	110502.70
		Step B	55.7827	4462.62	9669.00	116028.02
		Step C	58.5718	4685.74	10152.45	121829.34
		Step D	61.5004	4920.03	10660.07	127920.83
		Step E	64.5754	5166.03	11193.07	134316.83
		Step F	67.8042	5424.34	11752.73	141032.74
		Step G	71.1944	5695.55	12340.36	148084.35
4449A	Management Analyst - City Manager Office-A	Step A	39.9684	3197.47	6927.86	83134.27
		Step B	41.9667	3357.34	7274.23	87290.74
		Step C	44.0652	3525.22	7637.97	91655.62
		Step D	46.2683	3701.46	8019.84	96238.06
		Step E	48.5818	3886.54	8420.85	101050.14
		Step F	51.0109	4080.87	8841.89	106102.67
		Step G	53.5613	4284.90	9283.96	111407.50



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Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0045A	Management Analyst I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88
0050A	Management Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67



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Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5020A	Park Development Project Manager I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88
5022A	Park Development Project Manager II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67



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Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5024A	Parks Planning and Development Superintendent-A	Step A	46.1624	3692.99	8001.48	96017.79
		Step B	48.4706	3877.65	8401.57	100818.85
		Step C	50.8941	4071.53	8821.64	105859.73
		Step D	53.4387	4275.10	9262.71	111152.50
		Step E	56.1111	4488.89	9725.92	116711.09
		Step F	58.9163	4713.30	10212.16	122545.90
		Step G	61.8619	4948.95	10722.73	128672.75
5082A	Parks Recreation and Libraries Director-A	Step A	75.4661	6037.29	13080.79	156969.49
		Step B	79.2394	6339.15	13734.83	164817.95
		Step C	83.2013	6656.10	14421.56	173058.70
		Step D	87.3613	6988.90	15142.63	181711.50
		Step E	91.7295	7338.36	15899.78	190797.36
		Step F	96.3159	7705.27	16694.76	200337.07
		Step G	101.1317	8090.54	17529.49	210353.94



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9547A	Parks Recreation and Libraries Manager-A	Step A	52.0310	4162.48	9018.71	108224.48
		Step B	54.6325	4370.60	9469.63	113635.60
		Step C	57.3639	4589.11	9943.08	119316.91
		Step D	60.2325	4818.60	10440.30	125283.60
		Step E	63.2438	5059.50	10962.26	131547.10
		Step F	66.4062	5312.50	11510.41	138124.90
		Step G	69.7265	5578.12	12085.93	145031.12
9546A	Parks Recreation and Libraries Superintendent-A	Step A	41.9658	3357.26	7274.07	87288.86
		Step B	44.0642	3525.14	7637.79	91653.54
		Step C	46.2674	3701.39	8019.68	96236.19
		Step D	48.5806	3886.45	8420.64	101047.65
		Step E	51.0100	4080.80	8841.73	106100.80
		Step F	53.5603	4284.82	9283.79	111405.42
		Step G	56.2381	4499.05	9747.94	116975.25



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Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5069A	Parks Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
9428A	Payroll Supervisor-A	Step A	42.5518	3404.14	7375.65	88507.74
		Step B	44.6793	3574.34	7744.41	92932.94
		Step C	46.9133	3753.06	8131.64	97579.66
		Step D	49.2589	3940.71	8538.21	102458.51
		Step E	51.7219	4137.75	8965.13	107581.55
		Step F	54.3080	4344.64	9413.39	112960.64
		Step G	57.0234	4561.87	9884.06	118608.67



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1501A	Permits Supervisor-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
5309A	Planning Manager-A	Step A	57.7618	4620.94	10012.05	120144.54
		Step B	60.6499	4851.99	10512.65	126151.79
		Step C	63.6824	5094.59	11038.28	132459.39
		Step D	66.8666	5349.33	11590.21	139082.53
		Step E	70.2100	5616.80	12169.73	146036.80
		Step F	73.7206	5897.65	12778.24	153338.85
		Step G	77.4064	6192.51	13417.11	161005.31



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Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5400A	Police Captain-A	Step A	63.5109	5080.87	11008.56	132102.67
		Step B	66.6863	5334.90	11558.96	138707.50
		Step C	70.0207	5601.66	12136.92	145643.06
		Step D	73.5218	5881.74	12743.78	152925.34
		Step E	77.1978	6175.82	13380.95	160571.42
		Step F	81.0577	6484.62	14050.00	168600.02
		Step G	85.1106	6808.85	14752.50	177030.05
5410A	Police Chief-A	Step A	84.8574	6788.59	14708.62	176503.39
		Step B	89.1003	7128.02	15444.05	185328.62
		Step C	93.5553	7484.42	16216.25	194595.02
		Step D	98.2331	7858.65	17027.07	204324.85
		Step E	103.1447	8251.58	17878.41	214540.98
		Step F	108.3020	8664.16	18772.35	225268.16
		Step G	113.7171	9097.37	19710.96	236531.57



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5420A	Police Lieutenant-A	Step A	55.8477	4467.82	9680.27	116163.22
		Step B	58.6402	4691.22	10164.30	121971.62
		Step C	61.5721	4925.77	10672.50	128069.97
		Step D	64.6507	5172.06	11206.12	134473.46
		Step E	67.8833	5430.66	11766.44	141197.26
		Step F	71.2774	5702.19	12354.75	148256.99
		Step G	74.8413	5987.30	12972.49	155669.90
5489A	Police Services Administrator-A	Step A	47.5669	3805.35	8244.93	98939.15
		Step B	49.9453	3995.62	8657.19	103886.22
		Step C	52.4425	4195.40	9090.03	109080.40
		Step D	55.0647	4405.18	9544.55	114534.58
		Step E	57.8179	4625.43	10021.77	120261.23
		Step F	60.7088	4856.70	10522.86	126274.30
		Step G	63.7443	5099.54	11049.01	132588.14



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Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1039A	Police Social Services Practitioner-A	Step A	31.2076	2496.61	5409.32	64911.81
		Step B	32.7680	2621.44	5679.79	68157.44
		Step C	34.4064	2752.51	5963.78	71565.31
		Step D	36.1267	2890.14	6261.96	75143.54
		Step E	37.9330	3034.64	6575.05	78900.64
		Step F	39.8297	3186.38	6903.81	82845.78
		Step G	41.8212	3345.70	7249.01	86988.10
5505A	Power Engineering Manager-A	Step A	74.8532	5988.26	12974.55	155694.66
		Step B	78.5959	6287.67	13623.29	163479.47
		Step C	82.5257	6602.06	14304.45	171653.46
		Step D	86.6520	6932.16	15019.68	180236.16
		Step E	90.9847	7278.78	15770.68	189248.18
		Step F	95.5339	7642.71	16559.21	198710.51
		Step G	100.3105	8024.84	17387.15	208645.84



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Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5600A	Power Generation Superintendent-A	Step A	71.1478	5691.82	12332.29	147987.42
		Step B	74.7052	5976.42	12948.90	155386.82
		Step C	78.4404	6275.23	13596.34	163156.03
		Step D	82.3625	6589.00	14276.17	171314.00
		Step E	86.4806	6918.45	14989.97	179879.65
		Step F	90.8047	7264.38	15739.48	188873.78
		Step G	95.3449	7627.59	16526.45	198317.39
5530A	Power Plant Operations and Maintenance Supervisor-A	Step A	67.7548	5420.38	11744.17	140929.98
		Step B	71.1425	5691.40	12331.37	147976.40
		Step C	74.6996	5975.97	12947.93	155375.17
		Step D	78.4346	6274.77	13595.33	163143.97
		Step E	82.3564	6588.51	14275.11	171301.31
		Step F	86.4742	6917.94	14988.86	179866.34
		Step G	90.7979	7263.83	15738.30	188859.63



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5535A	Power Supply and Portfolio Administrator-A	Step A	73.6042	5888.34	12758.06	153096.74
		Step B	77.2844	6182.75	13395.96	160751.55
		Step C	81.1487	6491.90	14065.77	168789.30
		Step D	85.2060	6816.48	14769.04	177228.48
		Step E	89.4664	7157.31	15507.51	186090.11
		Step F	93.9397	7515.18	16282.88	195394.58
		Step G	98.6367	7890.94	17097.03	205164.34
5519A	Preventative Maintenance Supervisor-A	Step A	51.5119	4120.95	8928.73	107144.75
		Step B	54.0875	4327.00	9375.17	112502.00
		Step C	56.7919	4543.35	9843.93	118127.15
		Step D	59.6315	4770.52	10336.13	124033.52
		Step E	62.6131	5009.05	10852.94	130235.25
		Step F	65.7437	5259.50	11395.57	136746.90
		Step G	69.0309	5522.47	11965.36	143584.27



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5514A	Principal Engineer-A	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	54.8632	4389.06	9509.62	114115.46
		Step C	57.6065	4608.52	9985.13	119821.52
		Step D	60.4869	4838.95	10484.40	125812.75
		Step E	63.5113	5080.90	11008.63	132103.50
		Step F	66.6869	5334.95	11559.06	138708.75
		Step G	70.0209	5601.67	12136.96	145643.47
5513A	Principal Planner-A	Step A	48.2529	3860.23	8363.84	100366.03
		Step B	50.6656	4053.25	8782.04	105384.45
		Step C	53.1988	4255.90	9221.13	110653.50
		Step D	55.8587	4468.70	9682.17	116186.10
		Step E	58.6517	4692.14	10166.29	121995.54
		Step F	61.5842	4926.74	10674.59	128095.14
		Step G	64.6636	5173.09	11208.36	134500.29



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1004A	Process Engineer-A	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	54.8632	4389.06	9509.62	114115.46
		Step C	57.6065	4608.52	9985.13	119821.52
		Step D	60.4869	4838.95	10484.40	125812.75
		Step E	63.5113	5080.90	11008.63	132103.50
		Step F	66.6869	5334.95	11559.06	138708.75
		Step G	70.0209	5601.67	12136.96	145643.47
5565A	Public Information Officer-A	Step A	45.9360	3674.88	7962.24	95546.88
		Step B	48.2328	3858.62	8360.35	100324.22
		Step C	50.6445	4051.56	8778.38	105340.56
		Step D	53.1766	4254.13	9217.28	110607.33
		Step E	55.8354	4466.83	9678.14	116137.63
		Step F	58.6273	4690.18	10162.07	121944.78
		Step G	61.5586	4924.69	10670.16	128041.89



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5635A	Public Works Director-A	Step A	74.6020	5968.16	12931.01	155172.16
		Step B	78.3321	6266.57	13577.56	162930.77
		Step C	82.2488	6579.90	14256.46	171077.50
		Step D	86.3612	6908.90	14969.27	179631.30
		Step E	90.6793	7254.34	15717.75	188612.94
		Step F	95.2132	7617.06	16503.62	198043.46
		Step G	99.9738	7997.90	17328.79	207945.50
5652A	Purchasing and Warehouse Manager-A	Step A	47.6408	3811.26	8257.74	99092.86
		Step B	50.0228	4001.82	8670.62	104047.42
		Step C	52.5239	4201.91	9104.14	109249.71
		Step D	55.1501	4412.01	9559.35	114712.21
		Step E	57.9076	4632.61	10037.32	120447.81
		Step F	60.8031	4864.25	10539.20	126470.45
		Step G	63.8432	5107.46	11066.15	132793.86



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9544A	Recreation and Library Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
6231A	Refuse Superintendent-A	Step A	44.4348	3554.78	7702.03	92424.38
		Step B	46.6565	3732.52	8087.13	97045.52
		Step C	48.9893	3919.14	8491.48	101897.74
		Step D	51.4389	4115.11	8916.08	106992.91
		Step E	54.0108	4320.86	9361.87	112342.46
		Step F	56.7114	4536.91	9829.98	117959.71
		Step G	59.5468	4763.74	10321.45	123857.34



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6235A	Refuse Supervisor-A	Step A	35.1230	2809.84	6087.99	73055.84
		Step B	36.8792	2950.34	6392.39	76708.74
		Step C	38.7233	3097.86	6712.04	80544.46
		Step D	40.6587	3252.70	7047.51	84570.10
		Step E	42.6916	3415.33	7399.88	88798.53
		Step F	44.8260	3586.08	7769.84	93238.08
		Step G	47.0675	3765.40	8158.37	97900.40
6244A	Refuse and Stormwater Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6450A	Risk Manager-A	Step A	52.2551	4180.41	9057.55	108690.61
		Step B	54.8678	4389.42	9510.42	114125.02
		Step C	57.6113	4608.90	9985.96	119831.50
		Step D	60.4919	4839.35	10485.26	125823.15
		Step E	63.5165	5081.32	11009.53	132114.32
		Step F	66.6923	5335.38	11560.00	138719.98
		Step G	70.0269	5602.15	12138.00	145655.95
6500A	Safety Coordinator-A	Step A	38.0651	3045.21	6597.95	79175.41
		Step B	39.9683	3197.46	6927.84	83134.06
		Step C	41.9666	3357.33	7274.21	87290.53
		Step D	44.0650	3525.20	7637.93	91655.20
		Step E	46.2682	3701.46	8019.82	96237.86
		Step F	48.5816	3886.53	8420.81	101049.73
		Step G	51.0109	4080.87	8841.89	106102.67



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7130A	Senior Business Systems Analyst-A	Step A	36.1708	2893.66	6269.61	75235.26
		Step B	37.9793	3038.34	6583.08	78996.94
		Step C	39.8783	3190.26	6912.24	82946.86
		Step D	41.8722	3349.78	7257.85	87094.18
		Step E	43.9658	3517.26	7620.74	91448.86
		Step F	46.1641	3693.13	8001.78	96021.33
		Step G	48.4722	3877.78	8401.85	100822.18
7145A	Senior Database Analyst-A	Step A	39.7243	3177.94	6885.55	82626.54
		Step B	41.7106	3336.85	7229.84	86758.05
		Step C	43.7961	3503.69	7591.32	91095.89
		Step D	45.9858	3678.86	7970.87	95650.46
		Step E	48.2852	3862.82	8369.43	100433.22
		Step F	50.6994	4055.95	8787.90	105454.75
		Step G	53.2344	4258.75	9227.30	110727.55



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7123A	Senior Deputy City Attorney-A	Step A	72.3926	5791.41	12548.05	150576.61
		Step B	76.0123	6080.98	13175.47	158105.58
		Step C	79.8130	6385.04	13834.25	166011.04
		Step D	83.8036	6704.29	14525.96	174311.49
		Step E	87.9938	7039.50	15252.26	183027.10
		Step F	92.3934	7391.47	16014.86	192178.27
		Step G	97.0131	7761.05	16815.60	201787.25
1281A	Senior Development Services Analyst-A	Step A	36.3253	2906.02	6296.39	75556.62
		Step B	38.1415	3051.32	6611.19	79334.32
		Step C	40.0486	3203.89	6941.76	83301.09
		Step D	42.0511	3364.09	7288.86	87466.29
		Step E	44.1536	3532.29	7653.29	91839.49
		Step F	46.3613	3708.90	8035.96	96431.50
		Step G	48.6793	3894.34	8437.75	101252.94



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7128A	Senior Electric Business Analyst-A	Step A	54.5605	4364.84	9457.15	113485.84
		Step B	57.2885	4583.08	9930.01	119160.08
		Step C	60.1530	4812.24	10426.52	125118.24
		Step D	63.1606	5052.85	10947.84	131374.05
		Step E	66.3186	5305.49	11495.22	137942.69
		Step F	69.6345	5570.76	12069.98	144839.76
		Step G	73.1164	5849.31	12673.51	152082.11
1023A	Senior Electric Technology Systems Analyst-A	Step A	51.4809	4118.47	8923.36	107080.27
		Step B	54.0549	4324.39	9369.52	112434.19
		Step C	56.7577	4540.62	9838.00	118056.02
		Step D	59.5956	4767.65	10329.90	123958.85
		Step E	62.5753	5006.02	10846.39	130156.62
		Step F	65.7041	5256.33	11388.71	136664.53
		Step G	68.9893	5519.14	11958.15	143497.74



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7163A	Senior Energy Services Account Representative-A	Step A	53.1263	4250.10	9208.56	110502.70
		Step B	55.7827	4462.62	9669.00	116028.02
		Step C	58.5718	4685.74	10152.45	121829.34
		Step D	61.5004	4920.03	10660.07	127920.83
		Step E	64.5754	5166.03	11193.07	134316.83
		Step F	67.8042	5424.34	11752.73	141032.74
		Step G	71.1944	5695.55	12340.36	148084.35
7142A	Senior Engineer-A	Step A	46.6732	3733.86	8090.02	97080.26
		Step B	49.0070	3920.56	8494.55	101934.56
		Step C	51.4573	4116.58	8919.27	107031.18
		Step D	54.0303	4322.42	9365.25	112383.02
		Step E	56.7315	4538.52	9833.46	118001.52
		Step F	59.5683	4765.46	10325.17	123902.06
		Step G	62.5467	5003.74	10841.43	130097.14



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1065A	Senior Environmental Utilities Business Analyst-A	Step A	42.7068	3416.54	7402.51	88830.14
		Step B	44.8421	3587.37	7772.63	93271.57
		Step C	47.0842	3766.74	8161.26	97935.14
		Step D	49.4384	3955.07	8569.32	102831.87
		Step E	51.9104	4152.83	8997.80	107973.63
		Step F	54.5059	4360.47	9447.69	113372.27
		Step G	57.2312	4578.50	9920.07	119040.90
1029A	Senior Finance Utility Billing Analyst-A	Step A	42.5475	3403.80	7374.90	88498.80
		Step B	44.6749	3573.99	7743.65	92923.79
		Step C	46.9086	3752.69	8130.82	97569.89
		Step D	49.2541	3940.33	8537.38	102448.53
		Step E	51.7168	4137.34	8964.25	107570.94
		Step F	54.3026	4344.21	9412.45	112949.41
		Step G	57.0177	4561.42	9883.07	118596.82



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7161A	Senior GIS Analyst-A	Step A	36.1680	2893.44	6269.12	75229.44
		Step B	37.9764	3038.11	6582.58	78990.91
		Step C	39.8752	3190.02	6911.70	82940.42
		Step D	41.8691	3349.53	7257.31	87087.73
		Step E	43.9625	3517.00	7620.17	91442.00
		Step F	46.1607	3692.86	8001.19	96014.26
		Step G	48.4686	3877.49	8401.22	100814.69
7150A	Senior Human Resources Analyst-A	Step A	39.9684	3197.47	6927.86	83134.27
		Step B	41.9667	3357.34	7274.23	87290.74
		Step C	44.0652	3525.22	7637.97	91655.62
		Step D	46.2683	3701.46	8019.84	96238.06
		Step E	48.5818	3886.54	8420.85	101050.14
		Step F	51.0109	4080.87	8841.89	106102.67
		Step G	53.5613	4284.90	9283.96	111407.50



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7194A	Senior Information Technology Analyst-A	Step A	37.9828	3038.62	6583.69	79004.22
		Step B	39.8820	3190.56	6912.88	82954.56
		Step C	41.8760	3350.08	7258.51	87102.08
		Step D	43.9699	3517.59	7621.45	91457.39
		Step E	46.1684	3693.47	8002.52	96030.27
		Step F	48.4768	3878.14	8402.65	100831.74
		Step G	50.9006	4072.05	8822.77	105873.25
7180A	Senior Planner-A	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	44.0580	3524.64	7636.72	91640.64
		Step C	46.2609	3700.87	8018.56	96222.67
		Step D	48.5739	3885.91	8419.48	101033.71
		Step E	51.0027	4080.22	8840.47	106085.62
		Step F	53.5529	4284.23	9282.50	111390.03
		Step G	56.2304	4498.43	9746.60	116959.23



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7151A	Senior Power Engineer-A	Step A	66.2400	5299.20	11481.60	137779.20
		Step B	69.5519	5564.15	12055.66	144667.95
		Step C	73.0296	5842.37	12658.46	151901.57
		Step D	76.6811	6134.49	13291.39	159496.69
		Step E	80.5151	6441.21	13955.95	167471.41
		Step F	84.5408	6763.26	14653.74	175844.86
		Step G	88.7679	7101.43	15386.44	184637.23
5555A	Senior Power Plant Engineer-A	Step A	66.2400	5299.20	11481.60	137779.20
		Step B	69.5519	5564.15	12055.66	144667.95
		Step C	73.0296	5842.37	12658.46	151901.57
		Step D	76.6811	6134.49	13291.39	159496.69
		Step E	80.5151	6441.21	13955.95	167471.41
		Step F	84.5408	6763.26	14653.74	175844.86
		Step G	88.7679	7101.43	15386.44	184637.23



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7520A	Street Maintenance Superintendent-A	Step A	44.4419	3555.35	7703.26	92439.15
		Step B	46.6637	3733.10	8088.37	97060.50
		Step C	48.9969	3919.75	8492.80	101913.55
		Step D	51.4469	4115.75	8917.46	107009.55
		Step E	54.0194	4321.55	9363.36	112360.35
		Step F	56.7204	4537.63	9831.54	117978.43
		Step G	59.5561	4764.49	10323.06	123876.69
7522A	Street Maintenance Supervisor-A	Step A	33.9502	2716.02	5884.70	70616.42
		Step B	35.6477	2851.82	6178.93	74147.22
		Step C	37.4301	2994.41	6487.88	77854.61
		Step D	39.3016	3144.13	6812.28	81747.33
		Step E	41.2667	3301.34	7152.89	85834.74
		Step F	43.3301	3466.41	7510.55	90126.61
		Step G	45.4965	3639.72	7886.06	94632.72



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1059A	Transit Operations Analyst I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88
1058A	Transit Operations Analyst II-A	Step A	38.0650	3045.20	6597.93	79175.20
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8762A	Urban Forester-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0646	3045.17	6597.86	79174.37
		Step C	39.9680	3197.44	6927.79	83133.44
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
0920A	Utility Billing Operations Manager-A	Step A	52.2465	4179.72	9056.06	108672.72
		Step B	54.8589	4388.71	9508.88	114106.51
		Step C	57.6019	4608.15	9984.33	119811.95
		Step D	60.4819	4838.55	10483.53	125802.35
		Step E	63.5060	5080.48	11007.71	132092.48
		Step F	66.6813	5334.50	11558.09	138697.10
		Step G	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1041A	Utility Billing and Field Services Supervisor-A	Step A	40.4377	3235.02	7009.20	84110.42
		Step B	42.4596	3396.77	7359.66	88315.97
		Step C	44.5826	3566.61	7727.65	92731.81
		Step D	46.8117	3744.94	8114.03	97368.34
		Step E	49.1523	3932.18	8519.73	102236.78
		Step F	51.6099	4128.79	8945.72	107348.59
		Step G	54.1904	4335.23	9393.00	112716.03
1042A	Utility Customer Service Supervisor-A	Step A	27.3629	2189.03	4742.90	56914.83
		Step B	28.7310	2298.48	4980.04	59760.48
		Step C	30.1676	2413.41	5229.05	62748.61
		Step D	31.6759	2534.07	5490.49	65885.87
		Step E	33.2597	2660.78	5765.01	69180.18
		Step F	34.9227	2793.82	6053.27	72639.22
		Step G	36.6689	2933.51	6355.94	76271.31



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1646A	Utility Government Relations Administrator-A	Step A	46.0250	3682.00	7977.67	95732.00
		Step B	48.3263	3866.10	8376.56	100518.70
		Step C	50.7425	4059.40	8795.37	105544.40
		Step D	53.2797	4262.38	9235.15	110821.78
		Step E	55.9437	4475.50	9696.91	116362.90
		Step F	58.7409	4699.27	10181.76	122181.07
		Step G	61.6779	4934.23	10690.84	128290.03
8980A	Wastewater Collection Superintendent-A	Step A	44.4348	3554.78	7702.03	92424.38
		Step B	46.6565	3732.52	8087.13	97045.52
		Step C	48.9893	3919.14	8491.48	101897.74
		Step D	51.4389	4115.11	8916.08	106992.91
		Step E	54.0108	4320.86	9361.87	112342.46
		Step F	56.7114	4536.91	9829.98	117959.71
		Step G	59.5468	4763.74	10321.45	123857.34



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8978A	Wastewater Collection Supervisor-A	Step A	36.2523	2900.18	6283.73	75404.78
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0649	3525.19	7637.92	91654.99
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
9040A	Wastewater Treatment Plant Chief Operator-A	Step A	47.8509	3828.07	8294.16	99529.87
		Step B	50.2436	4019.49	8708.89	104506.69
		Step C	52.7555	4220.44	9144.29	109731.44
		Step D	55.3935	4431.48	9601.54	115218.48
		Step E	58.1629	4653.03	10081.57	120978.83
		Step F	61.0712	4885.70	10585.67	127028.10
		Step G	64.1246	5129.97	11114.93	133379.17



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9045A	Wastewater Utility Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66
9047A	Water Conservation Administrator-A	Step A	39.9910	3199.28	6931.77	83181.28
		Step B	41.9906	3359.25	7278.37	87340.45
		Step C	44.0901	3527.21	7642.28	91707.41
		Step D	46.2946	3703.57	8024.40	96292.77
		Step E	48.6093	3888.74	8425.61	101107.34
		Step F	51.0401	4083.21	8846.95	106163.41
		Step G	53.5919	4287.35	9289.26	111471.15



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9085A	Water Distribution Superintendent-A	Step A	43.7794	3502.35	7588.43	91061.15
		Step B	46.6565	3732.52	8087.13	97045.52
		Step C	48.9893	3919.14	8491.48	101897.74
		Step D	51.4389	4115.11	8916.08	106992.91
		Step E	54.0108	4320.86	9361.87	112342.46
		Step F	56.7114	4536.91	9829.98	117959.71
		Step G	59.5468	4763.74	10321.45	123857.34
9084A	Water Distribution Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9101A	Water Quality Lab Supervisor-A	Step A	38.0634	3045.07	6597.66	79171.87
		Step B	39.9665	3197.32	6927.53	83130.32
		Step C	41.9649	3357.19	7273.92	87286.99
		Step D	44.0630	3525.04	7637.59	91651.04
		Step E	46.2663	3701.30	8019.49	96233.90
		Step F	48.5796	3886.37	8420.46	101045.57
		Step G	51.0084	4080.67	8841.46	106097.47
9175A	Water Treatment Plant Chief Operator-A	Step A	43.5007	3480.06	7540.12	90481.46
		Step B	45.6759	3654.07	7917.16	95005.87
		Step C	47.9595	3836.76	8312.98	99755.76
		Step D	50.3577	4028.62	8728.67	104744.02
		Step E	52.8753	4230.02	9165.05	109980.62
		Step F	55.5193	4441.54	9623.35	115480.14
		Step G	58.2951	4663.61	10104.48	121253.81



City of Roseville

Salary Schedule: Management-A

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9244A	Water Utility Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1505B	AMI Project Manager-B	Step A	50.7919	4063.35	8803.93	105647.15
		Step B	52.0463	4163.70	9021.36	108256.30
		Step C	53.3316	4266.53	9244.14	110929.73
		Step D	54.6487	4371.90	9472.44	113669.30
		Step E	55.9983	4479.86	9706.37	116476.46
		Step F	57.3812	4590.50	9946.07	119352.90
		Step G	58.7983	4703.86	10191.71	122300.46
		Step H	60.2504	4820.03	10443.40	125320.83
		Step I	61.7383	4939.06	10701.31	128415.66
		Step J	63.2630	5061.04	10965.59	131587.04
		Step K	64.8253	5186.02	11236.39	134836.62
		Step L	66.4263	5314.10	11513.89	138166.70
		Step M	68.0668	5445.34	11798.25	141578.94



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1370B	Accounting Manager-B	Step A	52.2460	4179.68	9055.97	108671.68
		Step B	53.5362	4282.90	9279.61	111355.30
		Step C	54.8584	4388.67	9508.79	114105.47
		Step D	56.2132	4497.06	9743.62	116923.46
		Step E	57.6014	4608.11	9984.24	119810.91
		Step F	59.0239	4721.91	10230.81	122769.71
		Step G	60.4816	4838.53	10483.48	125801.73
		Step H	61.9753	4958.02	10742.39	128908.62
		Step I	63.5058	5080.46	11007.67	132092.06
		Step J	65.0741	5205.93	11279.51	135354.13
		Step K	66.6812	5334.50	11558.07	138696.90
		Step L	68.3279	5466.23	11843.50	142122.03
		Step M	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name
0043B	Accounting Supervisor-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	44.4810	3558.48	7710.04	92520.48
Step B	45.5795	3646.36	7900.45	94805.36
Step C	46.7051	3736.41	8095.55	97146.61
Step D	47.8586	3828.69	8295.49	99545.89
Step E	49.0405	3923.24	8500.35	102004.24
Step F	50.2516	4020.13	8710.28	104523.33
Step G	51.4926	4119.41	8925.38	107104.61
Step H	52.7642	4221.14	9145.79	109749.54
Step I	54.0673	4325.38	9371.67	112459.98
Step J	55.4026	4432.21	9603.12	115237.41
Step K	56.7708	4541.66	9840.27	118083.26
Step L	58.1728	4653.82	10083.29	120999.42
Step M	59.6095	4768.76	10332.31	123987.76



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9427B	Accounts Payable Supervisor-B	Step A	42.5513	3404.10	7375.56	88506.70
		Step B	43.6021	3488.17	7557.70	90692.37
		Step C	44.6789	3574.31	7744.34	92932.11
		Step D	45.7823	3662.58	7935.60	95227.18
		Step E	46.9130	3753.04	8131.59	97579.04
		Step F	48.0715	3845.72	8332.39	99988.72
		Step G	49.2587	3940.70	8538.17	102458.10
		Step H	50.4752	4038.02	8749.03	104988.42
		Step I	51.7217	4137.74	8965.09	107581.14
		Step J	52.9991	4239.93	9186.51	110238.13
		Step K	54.3079	4344.63	9413.37	112960.43
		Step L	55.6491	4451.93	9645.84	115750.13
		Step M	57.0234	4561.87	9884.06	118608.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0086B	Alternative Transportation Analyst I-B	Step A	35.1221	2809.77	6087.83	73053.97
		Step B	35.9892	2879.14	6238.13	74857.54
		Step C	36.8781	2950.25	6392.20	76706.45
		Step D	37.7888	3023.10	6550.06	78600.70
		Step E	38.7221	3097.77	6711.83	80541.97
		Step F	39.6784	3174.27	6877.59	82531.07
		Step G	40.6583	3252.66	7047.44	84569.26
		Step H	41.6624	3332.99	7221.48	86657.79
		Step I	42.6912	3415.30	7399.81	88797.70
		Step J	43.7455	3499.64	7582.55	90990.64
		Step K	44.8259	3586.07	7769.82	93237.87
		Step L	45.9329	3674.63	7961.70	95540.43
		Step M	47.0672	3765.38	8158.31	97899.78



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0088B	Alternative Transportation Analyst II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0090B	Alternative Transportation Manager-B	Step A	56.6053	4528.42	9811.59	117739.02
		Step B	58.0032	4640.26	10053.89	120646.66
		Step C	59.4356	4754.85	10302.17	123626.05
		Step D	60.9035	4872.28	10556.61	126679.28
		Step E	62.4075	4992.60	10817.30	129807.60
		Step F	63.9488	5115.90	11084.46	133013.50
		Step G	65.5280	5242.24	11358.19	136298.24
		Step H	67.1464	5371.71	11638.71	139664.51
		Step I	68.8046	5504.37	11926.13	143113.57
		Step J	70.5038	5640.30	12220.66	146647.90
		Step K	72.2449	5779.59	12522.45	150269.39
		Step L	74.0291	5922.33	12831.71	153980.53
		Step M	75.8573	6068.58	13148.60	157783.18



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0245B	Assistant City Attorney-B	Step A	83.2506	6660.05	14430.10	173161.25
		Step B	85.3067	6824.54	14786.49	177437.94
		Step C	87.4134	6993.07	15151.66	181819.87
		Step D	89.5721	7165.77	15525.83	186309.97
		Step E	91.7842	7342.74	15909.26	190911.14
		Step F	94.0509	7524.07	16302.16	195625.87
		Step G	96.3736	7709.89	16704.76	200457.09
		Step H	98.7537	7900.30	17117.31	205407.70
		Step I	101.1924	8095.39	17540.02	210480.19
		Step J	103.6915	8295.32	17973.19	215678.32
		Step K	106.2523	8500.18	18417.07	221004.78
		Step L	108.8762	8710.10	18871.87	226462.50
		Step M	111.5650	8925.20	19337.93	232055.20



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0250B	Assistant City Clerk-B	Step A	44.0141	3521.13	7629.11	91549.33
		Step B	45.1006	3608.05	7817.44	93809.25
		Step C	46.2144	3697.15	8010.50	96125.95
		Step D	47.3557	3788.46	8208.32	98499.86
		Step E	48.5252	3882.02	8411.03	100932.42
		Step F	49.7236	3977.89	8618.76	103425.09
		Step G	50.9516	4076.13	8831.61	105979.33
		Step H	52.2099	4176.79	9049.72	108596.59
		Step I	53.4993	4279.94	9273.21	111278.54
		Step J	54.8205	4385.64	9502.22	114026.64
		Step K	56.1743	4493.94	9736.88	116842.54
		Step L	57.5616	4604.93	9977.34	119728.13
		Step M	58.9832	4718.66	10223.75	122685.06



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0325B	Assistant City Manager-B	Step A	84.9734	6797.87	14728.72	176744.67
		Step B	87.0719	6965.75	15092.46	181109.55
		Step C	89.2223	7137.78	15465.20	185582.38
		Step D	91.4257	7314.06	15847.12	190165.46
		Step E	93.6835	7494.68	16238.47	194861.68
		Step F	95.9971	7679.77	16639.50	199673.97
		Step G	98.3679	7869.43	17050.44	204605.23
		Step H	100.7972	8063.78	17471.51	209658.18
		Step I	103.2864	8262.91	17902.98	214835.71
		Step J	105.8372	8466.98	18345.11	220141.38
		Step K	108.4510	8676.08	18798.17	225578.08
		Step L	111.1293	8890.34	19262.41	231148.94
		Step M	113.8737	9109.90	19738.11	236857.30



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1021B	Assistant City Manager/Chief Financial Officer-B	Step A	84.9734	6797.87	14728.72	176744.67
		Step B	87.0719	6965.75	15092.46	181109.55
		Step C	89.2223	7137.78	15465.20	185582.38
		Step D	91.4257	7314.06	15847.12	190165.46
		Step E	93.6835	7494.68	16238.47	194861.68
		Step F	95.9971	7679.77	16639.50	199673.97
		Step G	98.3679	7869.43	17050.44	204605.23
		Step H	100.7972	8063.78	17471.51	209658.18
		Step I	103.2864	8262.91	17902.98	214835.71
		Step J	105.8372	8466.98	18345.11	220141.38
		Step K	108.4510	8676.08	18798.17	225578.08
		Step L	111.1293	8890.34	19262.41	231148.94
		Step M	113.8737	9109.90	19738.11	236857.30



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0395B	Assistant Electric Utility Director-B	Step A	86.0804	6886.43	14920.60	179047.23
		Step B	88.2062	7056.50	15289.07	183468.90
		Step C	90.3846	7230.77	15666.66	187999.97
		Step D	92.6168	7409.34	16053.58	192642.94
		Step E	94.9040	7592.32	16450.03	197400.32
		Step F	97.2477	7779.82	16856.27	202275.22
		Step G	99.6494	7971.95	17272.56	207270.75
		Step H	102.1103	8168.82	17699.12	212389.42
		Step I	104.6321	8370.57	18136.23	217634.77
		Step J	107.2161	8577.29	18584.12	223009.49
		Step K	109.8639	8789.11	19043.08	228516.91
		Step L	112.5771	9006.17	19513.36	234160.37
		Step M	115.3573	9228.58	19995.27	239943.18



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0411B	Assistant Environmental Utilities Director-B	Step A	66.3943	5311.54	11508.35	138100.14
		Step B	68.0340	5442.72	11792.56	141510.72
		Step C	69.7142	5577.14	12083.79	145005.54
		Step D	71.4359	5714.87	12382.22	148586.67
		Step E	73.1999	5855.99	12687.98	152255.79
		Step F	75.0077	6000.62	13001.33	156016.02
		Step G	76.8601	6148.81	13322.42	159869.01
		Step H	78.7582	6300.66	13651.42	163817.06
		Step I	80.7033	6456.26	13988.57	167862.86
		Step J	82.6963	6615.70	14334.03	172008.30
		Step K	84.7386	6779.09	14688.02	176256.29
		Step L	86.8313	6946.50	15050.76	180609.10
		Step M	88.9757	7118.06	15422.45	185069.46



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1026B	Assistant Finance Director-B	Step A	61.6510	4932.08	10686.17	128234.08
		Step B	63.1729	5053.83	10949.97	131399.63
		Step C	64.7330	5178.64	11220.39	134644.64
		Step D	66.3316	5306.53	11497.48	137969.73
		Step E	67.9697	5437.58	11781.41	141376.98
		Step F	69.6483	5571.86	12072.37	144868.46
		Step G	71.3683	5709.46	12370.51	148446.06
		Step H	73.1309	5850.47	12676.02	152112.27
		Step I	74.9369	5994.95	12989.06	155868.75
		Step J	76.7875	6143.00	13309.83	159718.00
		Step K	78.6839	6294.71	13638.54	163662.51
		Step L	80.6271	6450.17	13975.36	167704.37
		Step M	82.6182	6609.46	14320.49	171845.86



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0480B	Assistant Fire Chief-B	Step A	63.7340	5098.72	11047.23	132566.72
		Step B	65.3073	5224.58	11319.93	135839.18
		Step C	66.9201	5353.61	11599.48	139193.81
		Step D	68.5728	5485.82	11885.95	142631.42
		Step E	70.2663	5621.30	12179.49	146153.90
		Step F	72.0015	5760.12	12480.26	149763.12
		Step G	73.7797	5902.38	12788.48	153461.78
		Step H	75.6017	6048.14	13104.29	157251.54
		Step I	77.4688	6197.50	13427.93	161135.10
		Step J	79.3821	6350.57	13759.56	165114.77
		Step K	81.3425	6507.40	14099.37	169192.40
		Step L	83.3513	6668.10	14447.56	173370.70
		Step M	85.4098	6832.78	14804.37	177652.38



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0484B	Assistant Human Resources Director-B	Step A	52.2551	4180.41	9057.55	108690.61
		Step B	53.5451	4283.61	9281.15	111373.81
		Step C	54.8674	4389.39	9510.35	114124.19
		Step D	56.2225	4497.80	9745.23	116942.80
		Step E	57.6109	4608.87	9985.89	119830.67
		Step F	59.0336	4722.69	10232.49	122789.89
		Step G	60.4916	4839.33	10485.21	125822.53
		Step H	61.9855	4958.84	10744.15	128929.84
		Step I	63.5162	5081.30	11009.47	132113.70
		Step J	65.0847	5206.78	11281.35	135376.18
		Step K	66.6920	5335.36	11559.95	138719.36
		Step L	68.3391	5467.13	11845.44	142145.33
		Step M	70.0269	5602.15	12138.00	145655.95



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9558B	Assistant Information Technology Director-B	Step A	54.5775	4366.20	9460.10	113521.20
		Step B	55.9247	4473.98	9693.61	116323.38
		Step C	57.3059	4584.47	9933.02	119196.27
		Step D	58.7211	4697.69	10178.32	122139.89
		Step E	60.1713	4813.70	10429.69	125156.30
		Step F	61.6573	4932.58	10687.27	128247.18
		Step G	63.1799	5054.39	10951.18	131414.19
		Step H	64.7402	5179.22	11221.63	134659.62
		Step I	66.3390	5307.12	11498.76	137985.12
		Step J	67.9774	5438.19	11782.75	141392.99
		Step K	69.6561	5572.49	12073.72	144884.69
		Step L	71.3764	5710.11	12371.91	148462.91
		Step M	73.1390	5851.12	12677.43	152129.12



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0510B	Assistant Police Chief-B	Step A	70.7531	5660.25	12263.87	147166.45
		Step B	72.4996	5799.97	12566.60	150799.17
		Step C	74.2900	5943.20	12876.93	154523.20
		Step D	76.1247	6089.98	13194.95	158339.38
		Step E	78.0047	6240.38	13520.81	162249.78
		Step F	79.9311	6394.49	13854.72	166256.69
		Step G	81.9050	6552.40	14196.87	170362.40
		Step H	83.9278	6714.22	14547.49	174569.82
		Step I	86.0005	6880.04	14906.75	178881.04
		Step J	88.1244	7049.95	15274.90	183298.75
		Step K	90.3007	7224.06	15652.12	187825.46
		Step L	92.5308	7402.46	16038.67	192464.06
		Step M	94.8159	7585.27	16434.76	197217.07



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name
0910B	Budget Analyst I-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	35.8245	2865.96	6209.58	74514.96
Step B	36.7087	2936.70	6362.84	76354.10
Step C	37.6153	3009.22	6519.99	78239.82
Step D	38.5443	3083.54	6681.01	80172.14
Step E	39.4962	3159.70	6846.01	82152.10
Step F	40.4715	3237.72	7015.06	84180.72
Step G	41.4710	3317.68	7188.31	86259.68
Step H	42.4952	3399.62	7365.83	88390.02
Step I	43.5447	3483.58	7547.75	90572.98
Step J	44.6200	3569.60	7734.13	92809.60
Step K	45.7220	3657.76	7925.15	95101.76
Step L	46.8511	3748.09	8120.86	97450.29
Step M	48.0082	3840.66	8321.42	99857.06



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0915B	Budget Analyst II-B	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	39.7842	3182.74	6895.93	82751.14
		Step C	40.7668	3261.34	7066.25	84794.94
		Step D	41.7735	3341.88	7240.74	86888.88
		Step E	42.8053	3424.42	7419.59	89035.02
		Step F	43.8623	3508.98	7602.80	91233.58
		Step G	44.9455	3595.64	7790.55	93486.64
		Step H	46.0555	3684.44	7982.95	95795.44
		Step I	47.1929	3775.43	8180.10	98161.23
		Step J	48.3584	3868.67	8382.12	100585.47
		Step K	49.5527	3964.22	8589.13	103069.62
		Step L	50.7764	4062.11	8801.24	105614.91
		Step M	52.0304	4162.43	9018.60	108223.23



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0930B	Budget Manager-B	Step A	52.2460	4179.68	9055.97	108671.68
		Step B	53.5362	4282.90	9279.61	111355.30
		Step C	54.8584	4388.67	9508.79	114105.47
		Step D	56.2132	4497.06	9743.62	116923.46
		Step E	57.6014	4608.11	9984.24	119810.91
		Step F	59.0239	4721.91	10230.81	122769.71
		Step G	60.4816	4838.53	10483.48	125801.73
		Step H	61.9753	4958.02	10742.39	128908.62
		Step I	63.5058	5080.46	11007.67	132092.06
		Step J	65.0741	5205.93	11279.51	135354.13
		Step K	66.6812	5334.50	11558.07	138696.90
		Step L	68.3279	5466.23	11843.50	142122.03
		Step M	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1017B	Building Inspection Supervisor-B	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	42.9958	3439.66	7452.61	89431.26
		Step C	44.0576	3524.61	7636.65	91639.81
		Step D	45.1458	3611.66	7825.27	93903.26
		Step E	46.2606	3700.85	8018.50	96222.05
		Step F	47.4030	3792.24	8216.52	98598.24
		Step G	48.5738	3885.90	8419.46	101033.50
		Step H	49.7733	3981.86	8627.37	103528.46
		Step I	51.0024	4080.19	8840.42	106084.99
		Step J	52.2621	4180.97	9058.76	108705.17
		Step K	53.5527	4284.22	9282.47	111389.62
		Step L	54.8752	4390.02	9511.70	114140.42
		Step M	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1043B	Building Official-B	Step A	53.7807	4302.46	9321.99	111863.86
		Step B	55.1088	4408.70	9552.19	114626.30
		Step C	56.4698	4517.58	9788.10	117457.18
		Step D	57.8644	4629.15	10029.83	120357.95
		Step E	59.2935	4743.48	10277.54	123330.48
		Step F	60.7578	4860.62	10531.35	126376.22
		Step G	62.2582	4980.66	10791.42	129497.06
		Step H	63.7957	5103.66	11057.92	132695.06
		Step I	65.3712	5229.70	11331.01	135972.10
		Step J	66.9857	5358.86	11610.85	139330.26
		Step K	68.6399	5491.19	11897.58	142770.99
		Step L	70.3351	5626.81	12191.42	146297.01
		Step M	72.0720	5765.76	12492.48	149909.76



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1180B	Chief Information Officer-B	Step A	68.2212	5457.70	11825.01	141900.10
		Step B	69.9060	5592.48	12117.04	145404.48
		Step C	71.6324	5730.59	12416.28	148995.39
		Step D	73.4014	5872.11	12722.91	152674.91
		Step E	75.2141	6017.13	13037.11	156445.33
		Step F	77.0716	6165.73	13359.08	160308.93
		Step G	78.9749	6317.99	13688.98	164267.79
		Step H	80.9253	6474.02	14027.05	168324.62
		Step I	82.9238	6633.90	14373.46	172481.50
		Step J	84.9717	6797.74	14728.43	176741.14
		Step K	87.0702	6965.62	15092.17	181106.02
		Step L	89.2205	7137.64	15464.89	185578.64
		Step M	91.4239	7313.91	15846.81	190161.71



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code Grade Name

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1220B	City Clerk-B	Step A	68.2212	5457.70	11825.01	141900.10
		Step B	69.9060	5592.48	12117.04	145404.48
		Step C	71.6324	5730.59	12416.28	148995.39
		Step D	73.4014	5872.11	12722.91	152674.91
		Step E	75.2141	6017.13	13037.11	156445.33
		Step F	77.0716	6165.73	13359.08	160308.93
		Step G	78.9749	6317.99	13688.98	164267.79
		Step H	80.9253	6474.02	14027.05	168324.62
		Step I	82.9238	6633.90	14373.46	172481.50
		Step J	84.9717	6797.74	14728.43	176741.14
		Step K	87.0702	6965.62	15092.17	181106.02
		Step L	89.2205	7137.64	15464.89	185578.64
		Step M	91.4239	7313.91	15846.81	190161.71



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1368B	Code Enforcement Supervisor-B	Step A	40.8688	3269.50	7083.93	85007.10
		Step B	41.8781	3350.25	7258.87	87106.45
		Step C	42.9123	3432.98	7438.13	89257.58
		Step D	43.9721	3517.77	7621.83	91461.97
		Step E	45.0580	3604.64	7810.05	93720.64
		Step F	46.1707	3693.66	8002.92	96035.06
		Step G	47.3109	3784.87	8200.56	98406.67
		Step H	48.4794	3878.35	8403.10	100837.15
		Step I	49.6767	3974.14	8610.63	103327.54
		Step J	50.9034	4072.27	8823.26	105879.07
		Step K	52.1606	4172.85	9041.17	108494.05
		Step L	53.4487	4275.90	9264.44	111173.30
		Step M	54.7687	4381.50	9493.24	113918.90



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1027B	Construction Inspection Superintendent-B	Step A	43.7313	3498.50	7580.09	90961.10
		Step B	44.8108	3584.86	7767.21	93206.46
		Step C	45.9175	3673.40	7959.03	95508.40
		Step D	47.0515	3764.12	8155.59	97867.12
		Step E	48.2135	3857.08	8357.01	100284.08
		Step F	49.4041	3952.33	8563.38	102760.53
		Step G	50.6242	4049.94	8774.86	105298.34
		Step H	51.8744	4149.95	8991.56	107898.75
		Step I	53.1555	4252.44	9213.62	110563.44
		Step J	54.4682	4357.46	9441.15	113293.86
		Step K	55.8134	4465.07	9674.32	116091.87
		Step L	57.1918	4575.34	9913.25	118958.94
		Step M	58.6042	4688.34	10158.06	121896.74



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1025B	Custodian Supervisor-B	Step A	22.1664	1773.31	3842.18	46106.11
		Step B	22.7138	1817.10	3937.06	47244.70
		Step C	23.2747	1861.98	4034.28	48411.38
		Step D	23.8495	1907.96	4133.91	49606.96
		Step E	24.4385	1955.08	4236.01	50832.08
		Step F	25.0420	2003.36	4340.61	52087.36
		Step G	25.6605	2052.84	4447.82	53373.84
		Step H	26.2942	2103.54	4557.66	54691.94
		Step I	26.9435	2155.48	4670.21	56042.48
		Step J	27.6089	2208.71	4785.54	57426.51
		Step K	28.2908	2263.26	4903.74	58844.86
		Step L	28.9894	2319.15	5024.83	60297.95
		Step M	29.7054	2376.43	5148.94	61787.23



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9561B	Data Management System Administrator-B	Step A	45.2100	3616.80	7836.40	94036.80
		Step B	46.3261	3706.09	8029.86	96358.29
		Step C	47.4701	3797.61	8228.15	98737.81
		Step D	48.6424	3891.39	8431.35	101176.19
		Step E	49.8437	3987.50	8639.57	103674.90
		Step F	51.0746	4085.97	8852.93	106235.17
		Step G	52.3360	4186.88	9071.57	108858.88
		Step H	53.6285	4290.28	9295.61	111547.28
		Step I	54.9529	4396.23	9525.17	114302.03
		Step J	56.3101	4504.81	9760.42	117125.01
		Step K	57.7006	4616.05	10001.44	120017.25
		Step L	59.1257	4730.06	10248.45	122981.46
		Step M	60.5858	4846.86	10501.54	126018.46



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1645B	Department Public Information Officer-B	Step A	41.6838	3334.70	7225.19	86702.30
		Step B	42.7132	3417.06	7403.62	88843.46
		Step C	43.7681	3501.45	7586.47	91037.65
		Step D	44.8490	3587.92	7773.83	93285.92
		Step E	45.9566	3676.53	7965.81	95589.73
		Step F	47.0915	3767.32	8162.53	97950.32
		Step G	48.2545	3860.36	8364.11	100369.36
		Step H	49.4462	3955.70	8570.67	102848.10
		Step I	50.6673	4053.38	8782.33	105387.98
		Step J	51.9186	4153.49	8999.22	107990.69
		Step K	53.2008	4256.06	9221.47	110657.66
		Step L	54.5146	4361.17	9449.20	113390.37
		Step M	55.8609	4468.87	9682.56	116190.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1655B	Deputy City Attorney I-B	Step A	59.8281	4786.25	10370.20	124442.45
		Step B	61.3055	4904.44	10626.29	127515.44
		Step C	62.8196	5025.57	10888.73	130664.77
		Step D	64.3710	5149.68	11157.64	133891.68
		Step E	65.9606	5276.85	11433.17	137198.05
		Step F	67.5896	5407.17	11715.53	140586.37
		Step G	69.2588	5540.70	12004.86	144058.30
		Step H	70.9693	5677.54	12301.35	147616.14
		Step I	72.7219	5817.75	12605.13	151261.55
		Step J	74.5178	5961.42	12916.42	154997.02
		Step K	76.3582	6108.66	13235.42	158825.06
		Step L	78.2439	6259.51	13562.28	162747.31
		Step M	80.1762	6414.10	13897.21	166766.50



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1658B	Deputy City Attorney II-B	Step A	65.8109	5264.87	11407.22	136886.67
		Step B	67.4362	5394.90	11688.94	140267.30
		Step C	69.1015	5528.12	11977.59	143731.12
		Step D	70.8081	5664.65	12273.40	147280.85
		Step E	72.5568	5804.54	12576.51	150918.14
		Step F	74.3486	5947.89	12887.09	154645.09
		Step G	76.1848	6094.78	13205.37	158464.38
		Step H	78.0661	6245.29	13531.46	162377.49
		Step I	79.9941	6399.53	13865.64	166387.73
		Step J	81.9697	6557.58	14208.08	170496.98
		Step K	83.9940	6719.52	14558.96	174707.52
		Step L	86.0683	6885.46	14918.51	179022.06
		Step M	88.1938	7055.50	15286.93	183443.10



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name
1659B	Deputy City Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	68.2212	5457.70	11825.01	141900.10
Step B	69.9060	5592.48	12117.04	145404.48
Step C	71.6324	5730.59	12416.28	148995.39
Step D	73.4014	5872.11	12722.91	152674.91
Step E	75.2141	6017.13	13037.11	156445.33
Step F	77.0716	6165.73	13359.08	160308.93
Step G	78.9749	6317.99	13688.98	164267.79
Step H	80.9253	6474.02	14027.05	168324.62
Step I	82.9238	6633.90	14373.46	172481.50
Step J	84.9717	6797.74	14728.43	176741.14
Step K	87.0702	6965.62	15092.17	181106.02
Step L	89.2205	7137.64	15464.89	185578.64
Step M	91.4239	7313.91	15846.81	190161.71



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1280B	Development Services Administrator-B	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	42.9958	3439.66	7452.61	89431.26
		Step C	44.0576	3524.61	7636.65	91639.81
		Step D	45.1458	3611.66	7825.27	93903.26
		Step E	46.2606	3700.85	8018.50	96222.05
		Step F	47.4030	3792.24	8216.52	98598.24
		Step G	48.5738	3885.90	8419.46	101033.50
		Step H	49.7733	3981.86	8627.37	103528.46
		Step I	51.0024	4080.19	8840.42	106084.99
		Step J	52.2621	4180.97	9058.76	108705.17
		Step K	53.5527	4284.22	9282.47	111389.62
		Step L	54.8752	4390.02	9511.70	114140.42
		Step M	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1676B	Development Services Director-B	Step A	75.4120	6032.96	13071.41	156856.96
		Step B	77.2743	6181.94	13394.21	160730.54
		Step C	79.1826	6334.61	13724.98	164699.81
		Step D	81.1382	6491.06	14063.95	168767.46
		Step E	83.1419	6651.35	14411.26	172935.15
		Step F	85.1952	6815.62	14767.17	177206.02
		Step G	87.2992	6983.94	15131.86	181582.34
		Step H	89.4552	7156.42	15505.57	186066.82
		Step I	91.6644	7333.15	15888.50	190661.95
		Step J	93.9281	7514.25	16280.87	195370.45
		Step K	96.2477	7699.82	16682.93	200195.22
		Step L	98.6246	7889.97	17094.93	205139.17
		Step M	101.0603	8084.82	17517.12	210205.42



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1695B	Development Services Manager-B	Step A	49.9305	3994.44	8654.62	103855.44
		Step B	51.1636	4093.09	8868.36	106420.29
		Step C	52.4271	4194.17	9087.36	109048.37
		Step D	53.7218	4297.74	9311.78	111741.34
		Step E	55.0485	4403.88	9541.74	114500.88
		Step F	56.4080	4512.64	9777.39	117328.64
		Step G	57.8011	4624.09	10018.86	120226.29
		Step H	59.2286	4738.29	10266.29	123195.49
		Step I	60.6913	4855.30	10519.83	126237.90
		Step J	62.1901	4975.21	10779.62	129355.41
		Step K	63.7260	5098.08	11045.84	132550.08
		Step L	65.2997	5223.98	11318.61	135823.38
		Step M	66.9124	5352.99	11598.15	139177.79



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2415B	EMS Quality Assurance Coordinator-B	Step A	47.0174	3761.39	8149.68	97796.19
		Step B	48.1780	3854.24	8350.85	100210.24
		Step C	49.3678	3949.42	8557.09	102685.02
		Step D	50.5872	4046.98	8768.45	105221.38
		Step E	51.8365	4146.92	8984.99	107819.92
		Step F	53.1166	4249.33	9206.88	110482.53
		Step G	54.4283	4354.26	9434.24	113210.86
		Step H	55.7724	4461.79	9667.22	116006.59
		Step I	57.1498	4571.98	9905.97	118871.58
		Step J	58.5612	4684.90	10150.61	121807.30
		Step K	60.0074	4800.59	10401.28	124815.39
		Step L	61.4893	4919.14	10658.15	127897.74
		Step M	63.0079	5040.63	10921.37	131056.43



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6520B	ERP Manager-B	Step A	50.7919	4063.35	8803.93	105647.15
		Step B	52.0463	4163.70	9021.36	108256.30
		Step C	53.3316	4266.53	9244.14	110929.73
		Step D	54.6487	4371.90	9472.44	113669.30
		Step E	55.9983	4479.86	9706.37	116476.46
		Step F	57.3812	4590.50	9946.07	119352.90
		Step G	58.7983	4703.86	10191.71	122300.46
		Step H	60.2504	4820.03	10443.40	125320.83
		Step I	61.7383	4939.06	10701.31	128415.66
		Step J	63.2630	5061.04	10965.59	131587.04
		Step K	64.8253	5186.02	11236.39	134836.62
		Step L	66.4263	5314.10	11513.89	138166.70
		Step M	68.0668	5445.34	11798.25	141578.94



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1674B	Economic Development Analyst I-B	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	35.4588	2836.70	6146.19	73754.30
		Step C	36.3345	2906.76	6297.98	75575.76
		Step D	37.2318	2978.54	6453.51	77442.14
		Step E	38.1513	3052.10	6612.89	79354.70
		Step F	39.0935	3127.48	6776.21	81314.48
		Step G	40.0590	3204.72	6943.56	83322.72
		Step H	41.0482	3283.86	7115.02	85380.26
		Step I	42.0620	3364.96	7290.75	87488.96
		Step J	43.1007	3448.06	7470.79	89649.46
		Step K	44.1651	3533.21	7655.28	91863.41
		Step L	45.2559	3620.47	7844.36	94132.27
		Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1675B	Economic Development Analyst II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1710B	Economic Development Director-B	Step A	67.2729	5381.83	11660.64	139927.63
		Step B	68.9338	5514.70	11948.53	143382.30
		Step C	70.6362	5650.90	12243.61	146923.30
		Step D	72.3806	5790.45	12545.97	150551.65
		Step E	74.1681	5933.45	12855.80	154269.65
		Step F	75.9998	6079.98	13173.30	158079.58
		Step G	77.8767	6230.14	13498.63	161983.54
		Step H	79.7999	6383.99	13831.98	165983.79
		Step I	81.7707	6541.66	14173.59	170083.06
		Step J	83.7900	6703.20	14523.60	174283.20
		Step K	85.8594	6868.75	14882.30	178587.55
		Step L	87.9797	7038.38	15249.81	182997.78
		Step M	90.1524	7212.19	15626.42	187516.99



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1001B	Economic Development Project Manager-B	Step A	46.4724	3717.79	8055.22	96662.59
		Step B	47.6201	3809.61	8254.15	99049.81
		Step C	48.7961	3903.69	8457.99	101495.89
		Step D	50.0012	4000.10	8666.87	104002.50
		Step E	51.2360	4098.88	8880.91	106570.88
		Step F	52.5013	4200.10	9100.23	109202.70
		Step G	53.7979	4303.83	9324.97	111899.63
		Step H	55.1265	4410.12	9555.26	114663.12
		Step I	56.4879	4519.03	9791.24	117494.83
		Step J	57.8829	4630.63	10033.04	120396.43
		Step K	59.3123	4744.98	10280.80	123369.58
		Step L	60.7772	4862.18	10534.71	126416.58
		Step M	62.2781	4982.25	10794.87	129538.45



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1310B	Electric Business Analyst I-B	Step A	45.0863	3606.90	7814.96	93779.50
		Step B	46.1997	3695.98	8007.95	96095.38
		Step C	47.3406	3787.25	8205.70	98468.45
		Step D	48.5097	3880.78	8408.35	100900.18
		Step E	49.7077	3976.62	8616.00	103392.02
		Step F	50.9353	4074.82	8828.79	105945.42
		Step G	52.1932	4175.46	9046.82	108561.86
		Step H	53.4822	4278.58	9270.25	111242.98
		Step I	54.8030	4384.24	9499.19	113990.24
		Step J	56.1564	4492.51	9733.78	116805.31
		Step K	57.5433	4603.46	9974.17	119690.06
		Step L	58.9644	4717.15	10220.50	122645.95
		Step M	60.4205	4833.64	10472.89	125674.64



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1312B	Electric Business Analyst II-B	Step A	49.5995	3967.96	8597.25	103166.96
		Step B	50.8244	4065.95	8809.56	105714.75
		Step C	52.0795	4166.36	9027.11	108325.36
		Step D	53.3656	4269.25	9250.04	111000.45
		Step E	54.6836	4374.69	9478.49	113741.89
		Step F	56.0340	4482.72	9712.56	116550.72
		Step G	57.4179	4593.43	9952.44	119429.23
		Step H	58.8359	4706.87	10198.22	122378.67
		Step I	60.2889	4823.11	10450.08	125400.91
		Step J	61.7778	4942.22	10708.15	128497.82
		Step K	63.3034	5064.27	10972.59	131671.07
		Step L	64.8668	5189.34	11243.58	134922.94
		Step M	66.4687	5317.50	11521.24	138254.90



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2335B	Electric Compliance Analyst-B	Step A	49.5165	3961.32	8582.86	102994.32
		Step B	50.7393	4059.14	8794.81	105537.74
		Step C	51.9924	4159.39	9012.02	108144.19
		Step D	53.2764	4262.11	9234.58	110814.91
		Step E	54.5921	4367.37	9462.63	113551.57
		Step F	55.9404	4475.23	9696.34	116356.03
		Step G	57.3218	4585.74	9935.78	119229.34
		Step H	58.7374	4698.99	10181.15	122173.79
		Step I	60.1880	4815.04	10432.59	125191.04
		Step J	61.6744	4933.95	10690.23	128282.75
		Step K	63.1975	5055.80	10954.23	131450.80
		Step L	64.7583	5180.66	11224.77	134697.26
		Step M	66.3575	5308.60	11501.97	138023.60



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6285B	Electric Customer Programs Supervisor-B	Step A	61.0898	4887.18	10588.90	127066.78
		Step B	62.5984	5007.87	10850.39	130204.67
		Step C	64.1443	5131.54	11118.35	133420.14
		Step D	65.7284	5258.27	11392.92	136715.07
		Step E	67.3517	5388.14	11674.29	140091.54
		Step F	69.0150	5521.20	11962.60	143551.20
		Step G	70.7194	5657.55	12258.03	147096.35
		Step H	72.4658	5797.26	12560.74	150728.86
		Step I	74.2555	5940.44	12870.95	154451.44
		Step J	76.0894	6087.15	13188.83	158265.95
		Step K	77.9684	6237.47	13514.52	162174.27
		Step L	79.8940	6391.52	13848.29	166179.52
		Step M	81.8670	6549.36	14190.28	170283.36



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2284B	Electric Engineering Technician Supervisor-B	Step A	52.9918	4239.34	9185.25	110222.94
		Step B	54.3005	4344.04	9412.09	112945.04
		Step C	55.6415	4451.32	9644.53	115734.32
		Step D	57.0155	4561.24	9882.69	118592.24
		Step E	58.4236	4673.89	10126.76	121521.09
		Step F	59.8665	4789.32	10376.86	124522.32
		Step G	61.3450	4907.60	10633.13	127597.60
		Step H	62.8599	5028.79	10895.72	130748.59
		Step I	64.4123	5152.98	11164.80	133977.58
		Step J	66.0031	5280.25	11440.54	137286.45
		Step K	67.6330	5410.64	11723.05	140676.64
		Step L	69.3033	5544.26	12012.57	144150.86
		Step M	71.0149	5681.19	12309.25	147710.99



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2338B	Electric Operations Manager-B	Step A	74.8525	5988.20	12974.43	155693.20
		Step B	76.7010	6136.08	13294.84	159538.08
		Step C	78.5952	6287.62	13623.17	163478.02
		Step D	80.5362	6442.90	13959.61	167515.30
		Step E	82.5252	6602.02	14304.37	171652.42
		Step F	84.5632	6765.06	14657.62	175891.46
		Step G	86.6516	6932.13	15019.61	180235.33
		Step H	88.7915	7103.32	15390.53	184686.32
		Step I	90.9842	7278.74	15770.59	189247.14
		Step J	93.2312	7458.50	16160.07	193920.90
		Step K	95.5337	7642.70	16559.17	198710.10
		Step L	97.8930	7831.44	16968.12	203617.44
		Step M	100.3105	8024.84	17387.15	208645.84



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2339B	Electric Operations Supervisor-B	Step A	66.6859	5334.87	11558.89	138706.67
		Step B	68.3327	5466.62	11844.33	142132.02
		Step C	70.0203	5601.62	12136.85	145642.22
		Step D	71.7495	5739.96	12436.58	149238.96
		Step E	73.5214	5881.71	12743.71	152924.51
		Step F	75.3371	6026.97	13058.43	156701.17
		Step G	77.1976	6175.81	13380.92	160571.01
		Step H	79.1042	6328.34	13711.39	164536.74
		Step I	81.0577	6484.62	14050.00	168600.02
		Step J	83.0595	6644.76	14396.98	172763.76
		Step K	85.1108	6808.86	14752.54	177030.46
		Step L	87.2126	6977.01	15116.85	181402.21
		Step M	89.3664	7149.31	15490.18	185882.11



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2314B	Electric Resources Analyst I-B	Step A	51.3629	4109.03	8902.90	106834.83
		Step B	52.6313	4210.50	9122.76	109473.10
		Step C	53.9311	4314.49	9348.06	112176.69
		Step D	55.2629	4421.03	9578.90	114946.83
		Step E	56.6277	4530.22	9815.47	117785.62
		Step F	58.0262	4642.10	10057.87	120694.50
		Step G	59.4592	4756.74	10306.26	123675.14
		Step H	60.9276	4874.21	10560.78	126729.41
		Step I	62.4323	4994.58	10821.60	129859.18
		Step J	63.9741	5117.93	11088.84	133066.13
		Step K	65.5540	5244.32	11362.69	136352.32
		Step L	67.1730	5373.84	11643.32	139719.84
		Step M	68.8319	5506.55	11930.86	143170.35



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2316B	Electric Resources Analyst II-B	Step A	56.4991	4519.93	9793.18	117518.13
		Step B	57.8944	4631.55	10035.03	120420.35
		Step C	59.3242	4745.94	10282.86	123394.34
		Step D	60.7893	4863.14	10536.81	126441.74
		Step E	62.2905	4983.24	10797.02	129564.24
		Step F	63.8288	5106.30	11063.66	132763.90
		Step G	65.4052	5232.42	11336.90	136042.82
		Step H	67.0204	5361.63	11616.87	139402.43
		Step I	68.6755	5494.04	11903.75	142845.04
		Step J	70.3716	5629.73	12197.74	146372.93
		Step K	72.1095	5768.76	12498.98	149987.76
		Step L	73.8903	5911.22	12807.65	153691.82
		Step M	75.7151	6057.21	13123.95	157487.41



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2216B	Electric Risk and Compliance Supervisor-B	Step A	62.1710	4973.68	10776.31	129315.68
		Step B	63.7064	5096.51	11042.44	132509.31
		Step C	65.2797	5222.38	11315.15	135781.78
		Step D	66.8918	5351.34	11594.58	139134.94
		Step E	68.5438	5483.50	11880.93	142571.10
		Step F	70.2365	5618.92	12174.33	146091.92
		Step G	71.9711	5757.69	12474.99	149699.89
		Step H	73.7485	5899.88	12783.07	153396.88
		Step I	75.5698	6045.58	13098.77	157185.18
		Step J	77.4361	6194.89	13422.26	161067.09
		Step K	79.3484	6347.87	13753.72	165044.67
		Step L	81.3081	6504.65	14093.40	169120.85
		Step M	83.3160	6665.28	14441.44	173297.28



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2352B	Electric Safety Coordinator-B	Step A	38.0651	3045.21	6597.95	79175.41
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2319B	Electric Substation Supervisor-B	Step A	66.6859	5334.87	11558.89	138706.67
		Step B	68.3327	5466.62	11844.33	142132.02
		Step C	70.0203	5601.62	12136.85	145642.22
		Step D	71.7495	5739.96	12436.58	149238.96
		Step E	73.5214	5881.71	12743.71	152924.51
		Step F	75.3371	6026.97	13058.43	156701.17
		Step G	77.1976	6175.81	13380.92	160571.01
		Step H	79.1042	6328.34	13711.39	164536.74
		Step I	81.0577	6484.62	14050.00	168600.02
		Step J	83.0595	6644.76	14396.98	172763.76
		Step K	85.1108	6808.86	14752.54	177030.46
		Step L	87.2126	6977.01	15116.85	181402.21
		Step M	89.3664	7149.31	15490.18	185882.11



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9560B	Electric Technology Systems Administrator-B	Step A	62.7447	5019.58	10875.75	130508.98
		Step B	64.2935	5143.48	11144.21	133730.48
		Step C	65.8813	5270.50	11419.43	137033.10
		Step D	67.5083	5400.66	11701.44	140417.26
		Step E	69.1755	5534.04	11990.42	143885.04
		Step F	70.8839	5670.71	12286.54	147438.51
		Step G	72.6344	5810.75	12589.96	151079.55
		Step H	74.4281	5954.25	12900.87	154810.45
		Step I	76.2663	6101.30	13219.49	158633.90
		Step J	78.1497	6251.98	13545.95	162551.38
		Step K	80.0797	6406.38	13880.48	166565.78
		Step L	82.0574	6564.59	14223.28	170679.39
		Step M	84.0838	6726.70	14574.53	174894.30



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2320B	Electric Utility Director-B	Step A	107.5005	8600.04	18633.42	223601.04
		Step B	110.1554	8812.43	19093.60	229123.23
		Step C	112.8757	9030.06	19565.12	234781.46
		Step D	115.6633	9253.06	20048.31	240579.66
		Step E	118.5198	9481.58	20543.43	246521.18
		Step F	121.4467	9715.74	21050.76	252609.14
		Step G	124.4460	9955.68	21570.64	258847.68
		Step H	127.5192	10201.54	22103.33	265239.94
		Step I	130.6685	10453.48	22649.21	271790.48
		Step J	133.8955	10711.64	23208.55	278502.64
		Step K	137.2022	10976.18	23781.71	285380.58
		Step L	140.5905	11247.24	24369.02	292428.24
		Step M	144.0625	11525.00	24970.83	299650.00



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2215B	Electric Utility Financial Administrator-B	Step A	61.1071	4888.57	10591.90	127102.77
		Step B	62.6162	5009.30	10853.47	130241.70
		Step C	64.1626	5133.01	11121.52	133458.21
		Step D	65.7471	5259.77	11396.16	136753.97
		Step E	67.3709	5389.67	11677.62	140131.47
		Step F	69.0347	5522.78	11966.01	143592.18
		Step G	70.7395	5659.16	12261.51	147138.16
		Step H	72.4865	5798.92	12564.33	150771.92
		Step I	74.2767	5942.14	12874.63	154495.54
		Step J	76.1110	6088.88	13192.57	158310.88
		Step K	77.9906	6239.25	13518.37	162220.45
		Step L	79.9167	6393.34	13852.23	166226.74
		Step M	81.8903	6551.22	14194.32	170331.82



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2378B	Electronic Maintenance Coordinator-B	Step A	36.7224	2937.79	6365.22	76382.59
		Step B	37.6294	3010.35	6522.43	78269.15
		Step C	38.5586	3084.69	6683.49	80201.89
		Step D	39.5108	3160.86	6848.54	82182.46
		Step E	40.4866	3238.93	7017.68	84212.13
		Step F	41.4864	3318.91	7190.98	86291.71
		Step G	42.5110	3400.88	7368.57	88422.88
		Step H	43.5609	3484.87	7550.56	90606.67
		Step I	44.6367	3570.94	7737.03	92844.34
		Step J	45.7390	3659.12	7928.09	95137.12
		Step K	46.8685	3749.48	8123.87	97486.48
		Step L	48.0260	3842.08	8324.51	99894.08
		Step M	49.2121	3936.97	8530.10	102361.17



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2500B	Energy Services Account Representative I-B	Step A	43.9034	3512.27	7609.92	91319.07
		Step B	44.9876	3599.01	7797.85	93574.21
		Step C	46.0986	3687.89	7990.42	95885.09
		Step D	47.2371	3778.97	8187.76	98253.17
		Step E	48.4036	3872.29	8389.96	100679.49
		Step F	49.5990	3967.92	8597.16	103165.92
		Step G	50.8239	4065.91	8809.48	105713.71
		Step H	52.0790	4166.32	9027.03	108324.32
		Step I	53.3652	4269.22	9249.97	110999.62
		Step J	54.6831	4374.65	9478.40	113740.85
		Step K	56.0336	4482.69	9712.49	116549.89
		Step L	57.4174	4593.39	9952.35	119428.19
		Step M	58.8353	4706.82	10198.12	122377.42



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2501B	Energy Services Account Representative II-B	Step A	48.2938	3863.50	8370.93	100451.10
		Step B	49.4865	3958.92	8577.66	102931.92
		Step C	50.7086	4056.69	8789.49	105473.89
		Step D	51.9609	4156.87	9006.56	108078.67
		Step E	53.2441	4259.53	9228.98	110747.73
		Step F	54.5590	4364.72	9456.89	113482.72
		Step G	55.9064	4472.51	9690.44	116285.31
		Step H	57.2871	4582.97	9929.76	119157.17
		Step I	58.7019	4696.15	10175.00	122099.95
		Step J	60.1515	4812.12	10426.26	125115.12
		Step K	61.6371	4930.97	10683.76	128205.17
		Step L	63.1593	5052.74	10947.61	131371.34
		Step M	64.7190	5177.52	11217.96	134615.52



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1277B	Engineering Manager-B	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	60.2347	4818.78	10440.68	125288.18
		Step C	61.7223	4937.78	10698.53	128382.38
		Step D	63.2466	5059.73	10962.74	131552.93
		Step E	64.8085	5184.68	11233.47	134801.68
		Step F	66.4091	5312.73	11510.91	138130.93
		Step G	68.0491	5443.93	11795.18	141542.13
		Step H	69.7296	5578.37	12086.46	145037.57
		Step I	71.4517	5716.14	12384.96	148619.54
		Step J	73.2164	5857.31	12690.84	152290.11
		Step K	75.0244	6001.95	13004.23	156050.75
		Step L	76.8772	6150.18	13325.38	159904.58
		Step M	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2540B	Environmental Coordinator-B	Step A	43.7750	3502.00	7587.67	91052.00
		Step B	44.8557	3588.46	7774.99	93299.86
		Step C	45.9634	3677.07	7966.99	95603.87
		Step D	47.0986	3767.89	8163.76	97965.09
		Step E	48.2618	3860.94	8365.38	100384.54
		Step F	49.4536	3956.29	8571.96	102863.49
		Step G	50.6748	4053.98	8783.63	105403.58
		Step H	51.9263	4154.10	9000.56	108006.70
		Step I	53.2088	4256.70	9222.86	110674.30
		Step J	54.5227	4361.82	9450.60	113407.22
		Step K	55.8692	4469.54	9683.99	116207.94
		Step L	57.2490	4579.92	9923.16	119077.92
		Step M	58.6628	4693.02	10168.22	122018.62



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2548B	Environmental Utilities Business Administrator-B	Step A	49.1128	3929.02	8512.89	102154.62
		Step B	50.3251	4026.01	8723.02	104676.21
		Step C	51.5680	4125.44	8938.45	107261.44
		Step D	52.8415	4227.32	9159.19	109910.32
		Step E	54.1465	4331.72	9385.39	112624.72
		Step F	55.4837	4438.70	9617.17	115406.10
		Step G	56.8539	4548.31	9854.68	118256.11
		Step H	58.2580	4660.64	10098.05	121176.64
		Step I	59.6967	4775.74	10347.43	124169.14
		Step J	61.1710	4893.68	10602.97	127235.68
		Step K	62.6816	5014.53	10864.81	130377.73
		Step L	64.2296	5138.37	11133.13	133597.57
		Step M	65.8158	5265.26	11408.07	136896.86



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2546B	Environmental Utilities Business Analyst I-B	Step A	35.8245	2865.96	6209.58	74514.96
		Step B	36.7087	2936.70	6362.84	76354.10
		Step C	37.6153	3009.22	6519.99	78239.82
		Step D	38.5443	3083.54	6681.01	80172.14
		Step E	39.4962	3159.70	6846.01	82152.10
		Step F	40.4715	3237.72	7015.06	84180.72
		Step G	41.4710	3317.68	7188.31	86259.68
		Step H	42.4952	3399.62	7365.83	88390.02
		Step I	43.5447	3483.58	7547.75	90572.98
		Step J	44.6200	3569.60	7734.13	92809.60
		Step K	45.7220	3657.76	7925.15	95101.76
		Step L	46.8511	3748.09	8120.86	97450.29
		Step M	48.0082	3840.66	8321.42	99857.06



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2547B	Environmental Utilities Business Analyst II-B	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	39.7842	3182.74	6895.93	82751.14
		Step C	40.7668	3261.34	7066.25	84794.94
		Step D	41.7735	3341.88	7240.74	86888.88
		Step E	42.8053	3424.42	7419.59	89035.02
		Step F	43.8623	3508.98	7602.80	91233.58
		Step G	44.9455	3595.64	7790.55	93486.64
		Step H	46.0555	3684.44	7982.95	95795.44
		Step I	47.1929	3775.43	8180.10	98161.23
		Step J	48.3584	3868.67	8382.12	100585.47
		Step K	49.5527	3964.22	8589.13	103069.62
		Step L	50.7764	4062.11	8801.24	105614.91
		Step M	52.0304	4162.43	9018.60	108223.23



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1684B	Environmental Utilities Director-B	Step A	83.0899	6647.19	14402.25	172826.99
		Step B	85.1419	6811.35	14757.93	177095.15
		Step C	87.2446	6979.57	15122.40	181468.77
		Step D	89.3992	7151.94	15495.86	185950.34
		Step E	91.6070	7328.56	15878.55	190542.56
		Step F	93.8694	7509.55	16270.70	195248.35
		Step G	96.1875	7695.00	16672.50	200070.00
		Step H	98.5630	7885.04	17084.25	205011.04
		Step I	100.9971	8079.77	17506.16	210073.97
		Step J	103.4913	8279.30	17938.49	215261.90
		Step K	106.0471	8483.77	18381.50	220577.97
		Step L	108.6661	8693.29	18835.46	226025.49
		Step M	111.3497	8907.98	19300.61	231607.38



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1024B	Environmental Utilities Maintenance Superintendent-B	Step A	51.3496	4107.97	8900.60	106807.17
		Step B	52.6177	4209.42	9120.40	109444.82
		Step C	53.9171	4313.37	9345.63	112147.57
		Step D	55.2487	4419.90	9576.44	114917.30
		Step E	56.6131	4529.05	9812.94	117755.25
		Step F	58.0112	4640.90	10055.27	120663.30
		Step G	59.4439	4755.51	10303.61	123643.31
		Step H	60.9119	4872.95	10558.06	126696.75
		Step I	62.4162	4993.30	10818.81	129825.70
		Step J	63.9576	5116.61	11085.98	133031.81
		Step K	65.5371	5242.97	11359.76	136317.17
		Step L	67.1556	5372.45	11640.30	139683.65
		Step M	68.8141	5505.13	11927.78	143133.33



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2541B	Environmental Utility Compliance Administrator-B	Step A	43.7730	3501.84	7587.32	91047.84
		Step B	44.8533	3588.26	7774.57	93294.86
		Step C	45.9610	3676.88	7966.57	95598.88
		Step D	47.0961	3767.69	8163.32	97959.89
		Step E	48.2592	3860.74	8364.93	100379.14
		Step F	49.4510	3956.08	8571.51	102858.08
		Step G	50.6722	4053.78	8783.18	105398.18
		Step H	51.9236	4153.89	9000.09	108001.09
		Step I	53.2060	4256.48	9222.37	110668.48
		Step J	54.5200	4361.60	9450.13	113401.60
		Step K	55.8663	4469.30	9683.49	116201.90
		Step L	57.2460	4579.68	9922.64	119071.68
		Step M	58.6597	4692.78	10167.68	122012.18



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2565B	Equipment Maintenance Supervisor-B	Step A	34.4640	2757.12	5973.76	71685.12
		Step B	35.3151	2825.21	6121.28	73455.41
		Step C	36.1872	2894.98	6272.45	75269.38
		Step D	37.0809	2966.47	6427.36	77128.27
		Step E	37.9967	3039.74	6586.09	79033.14
		Step F	38.9351	3114.81	6748.75	80985.01
		Step G	39.8966	3191.73	6915.41	82984.93
		Step H	40.8818	3270.54	7086.18	85034.14
		Step I	41.8915	3351.32	7261.19	87134.32
		Step J	42.9260	3434.08	7440.51	89286.08
		Step K	43.9861	3518.89	7624.26	91491.09
		Step L	45.0724	3605.79	7812.55	93750.59
		Step M	46.1855	3694.84	8005.49	96065.84



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name
3395B	Facilities Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	44.9852	3598.82	7797.43	93569.22
Step B	46.0961	3687.69	7989.99	95879.89
Step C	47.2346	3778.77	8187.33	98247.97
Step D	48.4010	3872.08	8389.51	100674.08
Step E	49.5963	3967.70	8596.69	103160.30
Step F	50.8212	4065.70	8809.01	105708.10
Step G	52.0762	4166.10	9026.54	108318.50
Step H	53.3623	4268.98	9249.47	110993.58
Step I	54.6802	4374.42	9477.90	113734.82
Step J	56.0305	4482.44	9711.95	116543.44
Step K	57.4143	4593.14	9951.81	119421.74
Step L	58.8322	4706.58	10197.58	122370.98
Step M	60.2851	4822.81	10449.42	125393.01



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4321B	Facilities Supervisor-B	Step A	32.7688	2621.50	5679.93	68159.10
		Step B	33.5780	2686.24	5820.19	69842.24
		Step C	34.4072	2752.58	5963.91	71566.98
		Step D	35.2570	2820.56	6111.21	73334.56
		Step E	36.1276	2890.21	6262.12	75145.41
		Step F	37.0199	2961.59	6416.78	77001.39
		Step G	37.9342	3034.74	6575.26	78903.14
		Step H	38.8709	3109.67	6737.62	80851.47
		Step I	39.8310	3186.48	6904.04	82848.48
		Step J	40.8145	3265.16	7074.51	84894.16
		Step K	41.8225	3345.80	7249.23	86990.80
		Step L	42.8554	3428.43	7428.27	89139.23
		Step M	43.9137	3513.10	7611.71	91340.50



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2900B	Finance Manager-B	Step A	52.2460	4179.68	9055.97	108671.68
		Step B	53.5362	4282.90	9279.61	111355.30
		Step C	54.8584	4388.67	9508.79	114105.47
		Step D	56.2132	4497.06	9743.62	116923.46
		Step E	57.6014	4608.11	9984.24	119810.91
		Step F	59.0239	4721.91	10230.81	122769.71
		Step G	60.4816	4838.53	10483.48	125801.73
		Step H	61.9753	4958.02	10742.39	128908.62
		Step I	63.5058	5080.46	11007.67	132092.06
		Step J	65.0741	5205.93	11279.51	135354.13
		Step K	66.6812	5334.50	11558.07	138696.90
		Step L	68.3279	5466.23	11843.50	142122.03
		Step M	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905ZB	Fire Battalion Chief 8Hr-ZB	Step A	52.6723	4213.78	9129.87	109558.38
		Step B	53.9726	4317.81	9355.25	112263.01
		Step C	55.3054	4424.43	9586.27	115035.23
		Step D	56.6714	4533.71	9823.04	117876.51
		Step E	58.0710	4645.68	10065.64	120787.68
		Step F	59.5051	4760.41	10314.22	123770.61
		Step G	60.9744	4877.95	10568.90	126826.75
		Step H	62.4803	4998.42	10829.92	129959.02
		Step I	64.0233	5121.86	11097.37	133168.46
		Step J	65.6045	5248.36	11371.45	136457.36
		Step K	67.2249	5377.99	11652.32	139827.79
		Step L	68.8850	5510.80	11940.07	143280.80
		Step M	70.5861	5646.89	12234.92	146819.09



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905B	Fire Battalion Chief-B	Step A	37.6231	4213.79	9129.87	109558.47
		Step A	37.6231	4213.79	9129.87	109558.47
		Step B	38.5519	4317.81	9355.26	112263.13
		Step B	38.5519	4317.81	9355.26	112263.13
		Step C	39.5039	4424.44	9586.28	115035.36
		Step C	39.5039	4424.44	9586.28	115035.36
		Step D	40.4796	4533.72	9823.05	117876.60
		Step D	40.4796	4533.72	9823.05	117876.60
		Step E	41.4793	4645.68	10065.64	120787.72
		Step E	41.4793	4645.68	10065.64	120787.72
		Step F	42.5037	4760.41	10314.23	123770.77
		Step F	42.5037	4760.41	10314.23	123770.77
		Step G	43.5532	4877.96	10568.91	126826.92
		Step G	43.5532	4877.96	10568.91	126826.92
		Step H	44.6288	4998.43	10829.92	129959.07
		Step H	44.6288	4998.43	10829.92	129959.07
		Step I	45.7310	5121.87	11097.39	133168.67
		Step I	45.7310	5121.87	11097.39	133168.67
		Step J	46.8604	5248.36	11371.46	136457.48
		Step J	46.8604	5248.36	11371.46	136457.48



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management
Grade Code Grade Name

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step K	48.0178	5377.99	11652.32	139827.83
Step K	48.0178	5377.99	11652.32	139827.83
Step L	49.2036	5510.80	11940.07	143280.88
Step L	49.2036	5510.80	11940.07	143280.88
Step M	50.4187	5646.89	12234.94	146819.25
Step M	50.4187	5646.89	12234.94	146819.25
Step A	75.7064	6056.51	13122.44	157469.31
Step B	77.5751	6206.01	13446.35	161356.21
Step C	79.4909	6359.27	13778.42	165341.07
Step D	81.4540	6516.32	14118.69	169424.32
Step E	83.4656	6677.25	14467.37	173608.45
Step F	85.5268	6842.14	14824.65	177895.74
Step G	87.6391	7011.13	15190.78	182289.33
Step H	89.8034	7184.27	15565.92	186791.07
Step I	92.0212	7361.70	15950.34	191404.10
Step J	94.2936	7543.49	16344.22	196130.69
Step K	96.6224	7729.79	16747.88	200974.59
Step L	99.0086	7920.69	17161.49	205937.89
Step M	101.4537	8116.30	17585.31	211023.70

3330B Fire Chief-B



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name
3332B	Fire Division Chief-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	57.9400	4635.20	10042.93	120515.20
Step B	59.3702	4749.62	10290.83	123490.02
Step C	60.8364	4866.91	10544.98	126539.71
Step D	62.3389	4987.11	10805.41	129664.91
Step E	63.8784	5110.27	11072.26	132867.07
Step F	65.4559	5236.47	11345.69	136148.27
Step G	67.0724	5365.79	11625.88	139510.59
Step H	68.7288	5498.30	11912.99	142955.90
Step I	70.4262	5634.10	12207.21	146486.50
Step J	72.1655	5773.24	12508.69	150104.24
Step K	73.9476	5915.81	12817.58	153811.01
Step L	75.7738	6061.90	13134.13	157609.50
Step M	77.6451	6211.61	13458.48	161501.81



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332ZB	Fire Divison Chief 24Hr-ZB	Step A	41.3857	4635.20	10042.93	120515.16
		Step B	42.4072	4749.61	10290.81	123489.77
		Step C	43.4545	4866.90	10544.96	126539.50
		Step D	44.5277	4987.10	10805.39	129664.66
		Step E	45.6273	5110.26	11072.22	132866.70
		Step F	46.7542	5236.47	11345.69	136148.23
		Step G	47.9088	5365.79	11625.87	139510.43
		Step H	49.0920	5498.30	11912.99	142955.90
		Step I	50.3043	5634.08	12207.18	146486.12
		Step J	51.5467	5773.23	12508.67	150103.99
		Step K	52.8197	5915.81	12817.58	153810.97
		Step L	54.1241	6061.90	13134.11	157609.38
		Step M	55.4607	6211.60	13458.46	161501.56



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3392B	Fleet Manager-B	Step A	44.9852	3598.82	7797.43	93569.22
		Step B	46.0961	3687.69	7989.99	95879.89
		Step C	47.2346	3778.77	8187.33	98247.97
		Step D	48.4010	3872.08	8389.51	100674.08
		Step E	49.5963	3967.70	8596.69	103160.30
		Step F	50.8212	4065.70	8809.01	105708.10
		Step G	52.0762	4166.10	9026.54	108318.50
		Step H	53.3623	4268.98	9249.47	110993.58
		Step I	54.6802	4374.42	9477.90	113734.82
		Step J	56.0305	4482.44	9711.95	116543.44
		Step K	57.4143	4593.14	9951.81	119421.74
		Step L	58.8322	4706.58	10197.58	122370.98
		Step M	60.2851	4822.81	10449.42	125393.01



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3451B	Government Relations Administrator-B	Step A	49.8797	3990.38	8645.81	103749.78
		Step B	51.1114	4088.91	8859.31	106311.71
		Step C	52.3737	4189.90	9078.11	108937.30
		Step D	53.6671	4293.37	9302.30	111627.57
		Step E	54.9925	4399.40	9532.03	114384.40
		Step F	56.3506	4508.05	9767.44	117209.25
		Step G	57.7423	4619.38	10008.67	120103.98
		Step H	59.1682	4733.46	10255.82	123069.86
		Step I	60.6295	4850.36	10509.11	126109.36
		Step J	62.1268	4970.14	10768.65	129223.74
		Step K	63.6611	5092.89	11034.59	132415.09
		Step L	65.2332	5218.66	11307.09	135685.06
		Step M	66.8442	5347.54	11586.33	139035.94



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1647B	Government Relations Representative I-B	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	35.4588	2836.70	6146.19	73754.30
		Step C	36.3345	2906.76	6297.98	75575.76
		Step D	37.2318	2978.54	6453.51	77442.14
		Step E	38.1513	3052.10	6612.89	79354.70
		Step F	39.0935	3127.48	6776.21	81314.48
		Step G	40.0590	3204.72	6943.56	83322.72
		Step H	41.0482	3283.86	7115.02	85380.26
		Step I	42.0620	3364.96	7290.75	87488.96
		Step J	43.1007	3448.06	7470.79	89649.46
		Step K	44.1651	3533.21	7655.28	91863.41
		Step L	45.2559	3620.47	7844.36	94132.27
		Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1648B	Government Relations Representative II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name
3589B	Housing Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	45.1981	3615.85	7834.34	94012.05
Step B	46.3156	3705.25	8028.04	96336.45
Step C	47.4594	3796.75	8226.30	98715.55
Step D	48.6316	3890.53	8429.48	101153.73
Step E	49.8327	3986.62	8637.67	103652.02
Step F	51.0632	4085.06	8850.95	106211.46
Step G	52.3243	4185.94	9069.55	108834.54
Step H	53.6165	4289.32	9293.53	111522.32
Step I	54.9405	4395.24	9523.02	114276.24
Step J	56.2974	4503.79	9758.22	117098.59
Step K	57.6878	4615.02	9999.22	119990.62
Step L	59.1123	4728.98	10246.13	122953.58
Step M	60.5722	4845.78	10499.18	125990.18



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name
3590B	Housing Supervisor-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	38.0652	3045.22	6597.97	79175.62
Step B	39.0048	3120.38	6760.83	81129.98
Step C	39.9679	3197.43	6927.77	83133.23
Step D	40.9550	3276.40	7098.87	85186.40
Step E	41.9664	3357.31	7274.18	87290.11
Step F	43.0029	3440.23	7453.84	89446.03
Step G	44.0649	3525.19	7637.92	91654.99
Step H	45.1531	3612.25	7826.54	93918.45
Step I	46.2682	3701.46	8019.82	96237.86
Step J	47.4109	3792.87	8217.89	98614.67
Step K	48.5816	3886.53	8420.81	101049.73
Step L	49.7815	3982.52	8628.79	103545.52
Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3594B	Human Resources Analyst I-B	Step A	34.1660	2733.28	5922.11	71065.28
		Step B	35.0097	2800.78	6068.35	72820.18
		Step C	35.8744	2869.95	6218.23	74618.75
		Step D	36.7603	2940.82	6371.79	76461.42
		Step E	37.6681	3013.45	6529.14	78349.65
		Step F	38.5984	3087.87	6690.39	80284.67
		Step G	39.5516	3164.13	6855.61	82267.33
		Step H	40.5284	3242.27	7024.92	84299.07
		Step I	41.5293	3322.34	7198.41	86380.94
		Step J	42.5549	3404.39	7376.18	88514.19
		Step K	43.6059	3488.47	7558.36	90700.27
		Step L	44.6827	3574.62	7745.00	92940.02
		Step M	45.7862	3662.90	7936.27	95235.30



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3596B	Human Resources Analyst II-B	Step A	37.5826	3006.61	6514.32	78171.81
		Step B	38.5108	3080.86	6675.21	80102.46
		Step C	39.4618	3156.94	6840.05	82080.54
		Step D	40.4363	3234.90	7008.96	84107.50
		Step E	41.4350	3314.80	7182.07	86184.80
		Step F	42.4583	3396.66	7359.44	88313.26
		Step G	43.5068	3480.54	7541.18	90494.14
		Step H	44.5812	3566.50	7727.41	92728.90
		Step I	45.6822	3654.58	7918.25	95018.98
		Step J	46.8104	3744.83	8113.80	97365.63
		Step K	47.9664	3837.31	8314.18	99770.11
		Step L	49.1510	3932.08	8519.51	102234.08
		Step M	50.3648	4029.18	8729.90	104758.78



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3598B	Human Resources Director-B	Step A	70.0500	5604.00	12142.00	145704.00
		Step B	71.7799	5742.39	12441.85	149302.19
		Step C	73.5526	5884.21	12749.12	152989.41
		Step D	75.3690	6029.52	13063.96	156767.52
		Step E	77.2304	6178.43	13386.60	160639.23
		Step F	79.1376	6331.01	13717.18	164606.21
		Step G	81.0920	6487.36	14055.95	168671.36
		Step H	83.0947	6647.58	14403.08	172836.98
		Step I	85.1468	6811.74	14758.78	177105.34
		Step J	87.2496	6979.97	15123.26	181479.17
		Step K	89.4042	7152.34	15496.73	185960.74
		Step L	91.6122	7328.98	15879.45	190553.38
		Step M	93.8747	7509.98	16271.61	195259.38



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3599B	Human Resources Manager-B	Step A	43.3517	3468.14	7514.29	90171.54
		Step B	44.4220	3553.76	7699.81	92397.76
		Step C	45.5191	3641.53	7889.98	94679.73
		Step D	46.6431	3731.45	8084.80	97017.65
		Step E	47.7951	3823.61	8284.48	99413.81
		Step F	48.9755	3918.04	8489.09	101869.04
		Step G	50.1850	4014.80	8698.73	104384.80
		Step H	51.4243	4113.94	8913.55	106962.54
		Step I	52.6944	4215.55	9133.70	109604.35
		Step J	53.9957	4319.66	9359.25	112311.06
		Step K	55.3291	4426.33	9590.38	115084.53
		Step L	56.6955	4535.64	9827.22	117926.64
		Step M	58.0957	4647.66	10069.92	120839.06



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name
1002B	Hydrogeologist-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	52.2508	4180.06	9056.81	108681.66
Step B	53.5405	4283.24	9280.35	111364.24
Step C	54.8627	4389.02	9509.53	114114.42
Step D	56.2177	4497.42	9744.40	116932.82
Step E	57.6060	4608.48	9985.04	119820.48
Step F	59.0286	4722.29	10231.62	122779.49
Step G	60.4865	4838.92	10484.33	125811.92
Step H	61.9803	4958.42	10743.25	128919.02
Step I	63.5109	5080.87	11008.56	132102.67
Step J	65.0792	5206.34	11280.39	135364.74
Step K	66.6864	5334.91	11558.98	138707.71
Step L	68.3334	5466.67	11844.46	142133.47
Step M	70.0209	5601.67	12136.96	145643.47



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3625B	Information Security Administrator-B	Step A	45.0483	3603.86	7808.37	93700.46
		Step B	46.1608	3692.86	8001.21	96014.46
		Step C	47.3007	3784.06	8198.79	98385.46
		Step D	48.4689	3877.51	8401.28	100815.31
		Step E	49.6659	3973.27	8608.76	103305.07
		Step F	50.8924	4071.39	8821.35	105856.19
		Step G	52.1493	4171.94	9039.21	108470.54
		Step H	53.4371	4274.97	9262.43	111149.17
		Step I	54.7568	4380.54	9491.18	113894.14
		Step J	56.1091	4488.73	9725.58	116706.93
		Step K	57.4948	4599.58	9965.77	119589.18
		Step L	58.9146	4713.17	10211.86	122542.37
		Step M	60.3697	4829.58	10464.08	125568.98



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9542B	Information Technology Client Services Supervisor-B	Step A	39.5497	3163.98	6855.28	82263.38
		Step B	40.5260	3242.08	7024.51	84294.08
		Step C	41.5268	3322.14	7197.98	86375.74
		Step D	42.5524	3404.19	7375.75	88508.99
		Step E	43.6033	3488.26	7557.91	90694.86
		Step F	44.6801	3574.41	7744.55	92934.61
		Step G	45.7836	3662.69	7935.82	95229.89
		Step H	46.9142	3753.14	8131.79	97581.54
		Step I	48.0728	3845.82	8332.62	99991.42
		Step J	49.2600	3940.80	8538.40	102460.80
		Step K	50.4765	4038.12	8749.26	104991.12
		Step L	51.7231	4137.85	8965.34	107584.05
		Step M	53.0005	4240.04	9186.75	110241.04



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3602B	Information Technology Program Manager-B	Step A	46.2616	3700.93	8018.68	96224.13
		Step B	47.4042	3792.34	8216.73	98600.74
		Step C	48.5748	3885.98	8419.63	101035.58
		Step D	49.7744	3981.95	8627.56	103530.75
		Step E	51.0037	4080.30	8840.64	106087.70
		Step F	52.2633	4181.06	9058.97	108707.66
		Step G	53.5539	4284.31	9282.68	111392.11
		Step H	54.8765	4390.12	9511.93	114143.12
		Step I	56.2318	4498.54	9746.85	116962.14
		Step J	57.6204	4609.63	9987.54	119850.43
		Step K	59.0434	4723.47	10234.19	122810.27
		Step L	60.5015	4840.12	10486.93	125843.12
		Step M	61.9957	4959.66	10745.92	128951.06



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3740B	Interpretive Services Supervisor-B	Step A	32.4924	2599.39	5632.02	67584.19
		Step B	33.2948	2663.58	5771.10	69253.18
		Step C	34.1170	2729.36	5913.61	70963.36
		Step D	34.9596	2796.77	6059.66	72715.97
		Step E	35.8230	2865.84	6209.32	74511.84
		Step F	36.7076	2936.61	6362.65	76351.81
		Step G	37.6143	3009.14	6519.81	78237.74
		Step H	38.5431	3083.45	6680.80	80169.65
		Step I	39.4950	3159.60	6845.80	82149.60
		Step J	40.4704	3237.63	7014.87	84178.43
		Step K	41.4699	3317.59	7188.12	86257.39
		Step L	42.4940	3399.52	7365.63	88387.52
		Step M	43.5434	3483.47	7547.52	90570.27



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3810B	Key Accounts Representative-B	Step A	53.1258	4250.06	9208.47	110501.66
		Step B	54.4378	4355.02	9435.89	113230.62
		Step C	55.7822	4462.58	9668.91	116026.98
		Step D	57.1598	4572.78	9907.70	118892.38
		Step E	58.5714	4685.71	10152.38	121828.51
		Step F	60.0179	4801.43	10403.10	124837.23
		Step G	61.5001	4920.01	10660.02	127920.21
		Step H	63.0189	5041.51	10923.28	131079.31
		Step I	64.5752	5166.02	11193.03	134316.42
		Step J	66.1700	5293.60	11469.47	137633.60
		Step K	67.8041	5424.33	11752.71	141032.53
		Step L	69.4786	5558.29	12042.96	144515.49
		Step M	71.1944	5695.55	12340.36	148084.35



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4449B	Management Analyst - City Manager Office-B	Step A	39.9684	3197.47	6927.86	83134.27
		Step B	40.9549	3276.39	7098.85	85186.19
		Step C	41.9662	3357.30	7274.14	87289.70
		Step D	43.0027	3440.22	7453.80	89445.62
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	45.1529	3612.23	7826.50	93918.03
		Step G	46.2680	3701.44	8019.79	96237.44
		Step H	47.4107	3792.86	8217.85	98614.26
		Step I	48.5815	3886.52	8420.79	101049.52
		Step J	49.7814	3982.51	8628.78	103545.31
		Step K	51.0107	4080.86	8841.85	106102.26
		Step L	52.2705	4181.64	9060.22	108722.64
		Step M	53.5613	4284.90	9283.96	111407.50



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name
0045B	Management Analyst I-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	34.6046	2768.37	5998.13	71977.57
Step B	35.4588	2836.70	6146.19	73754.30
Step C	36.3345	2906.76	6297.98	75575.76
Step D	37.2318	2978.54	6453.51	77442.14
Step E	38.1513	3052.10	6612.89	79354.70
Step F	39.0935	3127.48	6776.21	81314.48
Step G	40.0590	3204.72	6943.56	83322.72
Step H	41.0482	3283.86	7115.02	85380.26
Step I	42.0620	3364.96	7290.75	87488.96
Step J	43.1007	3448.06	7470.79	89649.46
Step K	44.1651	3533.21	7655.28	91863.41
Step L	45.2559	3620.47	7844.36	94132.27
Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

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Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0050B	Management Analyst II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5020B	Park Development Project Manager I-B	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	35.4588	2836.70	6146.19	73754.30
		Step C	36.3345	2906.76	6297.98	75575.76
		Step D	37.2318	2978.54	6453.51	77442.14
		Step E	38.1513	3052.10	6612.89	79354.70
		Step F	39.0935	3127.48	6776.21	81314.48
		Step G	40.0590	3204.72	6943.56	83322.72
		Step H	41.0482	3283.86	7115.02	85380.26
		Step I	42.0620	3364.96	7290.75	87488.96
		Step J	43.1007	3448.06	7470.79	89649.46
		Step K	44.1651	3533.21	7655.28	91863.41
		Step L	45.2559	3620.47	7844.36	94132.27
		Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5022B	Park Development Project Manager II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5024B	Parks Planning and Development Superintendent-B	Step A	46.1363	3690.90	7996.96	95963.50
		Step B	47.2758	3782.06	8194.47	98333.66
		Step C	48.4433	3875.46	8396.84	100762.06
		Step D	49.6396	3971.17	8604.20	103250.37
		Step E	50.8655	4069.24	8816.69	105800.24
		Step F	52.1217	4169.74	9034.43	108413.14
		Step G	53.4089	4272.71	9257.54	111090.51
		Step H	54.7278	4378.22	9486.15	113833.82
		Step I	56.0794	4486.35	9720.43	116645.15
		Step J	57.4643	4597.14	9960.48	119525.74
		Step K	58.8836	4710.69	10206.49	122477.89
		Step L	60.3377	4827.02	10458.53	125502.42
		Step M	61.8279	4946.23	10716.84	128602.03



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5082B	Parks Recreation and Libraries Director-B	Step A	75.4652	6037.22	13080.63	156967.62
		Step B	77.3289	6186.31	13403.68	160844.11
		Step C	79.2386	6339.09	13734.69	164816.29
		Step D	81.1955	6495.64	14073.89	168886.64
		Step E	83.2006	6656.05	14421.44	173057.25
		Step F	85.2555	6820.44	14777.62	177331.44
		Step G	87.3609	6988.87	15142.56	181710.67
		Step H	89.5183	7161.46	15516.51	186198.06
		Step I	91.7290	7338.32	15899.69	190796.32
		Step J	93.9945	7519.56	16292.38	195508.56
		Step K	96.3157	7705.26	16694.72	200336.66
		Step L	98.6943	7895.54	17107.01	205284.14
		Step M	101.1317	8090.54	17529.49	210353.94



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9547B	Parks Recreation and Libraries Manager-B	Step A	48.2600	3860.80	8365.07	100380.80
		Step B	49.4519	3956.15	8571.66	102859.95
		Step C	50.6731	4053.85	8783.34	105400.05
		Step D	51.9246	4153.97	9000.26	108003.17
		Step E	53.2068	4256.54	9222.51	110670.14
		Step F	54.5209	4361.67	9450.29	113403.47
		Step G	55.8673	4469.38	9683.67	116203.98
		Step H	57.2470	4579.76	9922.81	119073.76
		Step I	58.6608	4692.86	10167.87	122014.46
		Step J	60.1095	4808.76	10418.98	125027.76
		Step K	61.5940	4927.52	10676.29	128115.52
		Step L	63.1151	5049.21	10939.95	131279.41
		Step M	64.6738	5173.90	11210.13	134521.50



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9546B	Parks Recreation and Libraries Superintendent-B	Step A	41.9421	3355.37	7269.96	87239.57
		Step B	42.9780	3438.24	7449.52	89394.24
		Step C	44.0394	3523.15	7633.50	91601.95
		Step D	45.1269	3610.15	7822.00	93863.95
		Step E	46.2413	3699.30	8015.16	96181.90
		Step F	47.3834	3790.67	8213.12	98557.47
		Step G	48.5536	3884.29	8415.96	100991.49
		Step H	49.7526	3980.21	8623.78	103485.41
		Step I	50.9813	4078.50	8836.76	106041.10
		Step J	52.2403	4179.22	9054.99	108659.82
		Step K	53.5305	4282.44	9278.62	111343.44
		Step L	54.8524	4388.19	9507.75	114092.99
		Step M	56.2071	4496.57	9742.56	116910.77



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5069B	Parks Supervisor-B	Step A	31.2209	2497.67	5411.62	64939.47
		Step B	31.9920	2559.36	5545.28	66543.36
		Step C	32.7820	2622.56	5682.21	68186.56
		Step D	33.5917	2687.34	5822.56	69870.74
		Step E	34.4213	2753.70	5966.36	71596.30
		Step F	35.2713	2821.70	6113.69	73364.30
		Step G	36.1424	2891.39	6264.68	75176.19
		Step H	37.0349	2962.79	6419.38	77032.59
		Step I	37.9496	3035.97	6577.93	78935.17
		Step J	38.8867	3110.94	6740.36	80884.34
		Step K	39.8472	3187.78	6906.85	82882.18
		Step L	40.8312	3266.50	7077.41	84928.90
		Step M	41.8395	3347.16	7252.18	87026.16



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name
9428B	Payroll Supervisor-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	42.5513	3404.10	7375.56	88506.70
Step B	43.6021	3488.17	7557.70	90692.37
Step C	44.6789	3574.31	7744.34	92932.11
Step D	45.7823	3662.58	7935.60	95227.18
Step E	46.9130	3753.04	8131.59	97579.04
Step F	48.0715	3845.72	8332.39	99988.72
Step G	49.2587	3940.70	8538.17	102458.10
Step H	50.4752	4038.02	8749.03	104988.42
Step I	51.7217	4137.74	8965.09	107581.14
Step J	52.9991	4239.93	9186.51	110238.13
Step K	54.3079	4344.63	9413.37	112960.43
Step L	55.6491	4451.93	9645.84	115750.13
Step M	57.0234	4561.87	9884.06	118608.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name
1501B	Permits Supervisor-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	38.0652	3045.22	6597.97	79175.62
Step B	39.0048	3120.38	6760.83	81129.98
Step C	39.9679	3197.43	6927.77	83133.23
Step D	40.9550	3276.40	7098.87	85186.40
Step E	41.9664	3357.31	7274.18	87290.11
Step F	43.0029	3440.23	7453.84	89446.03
Step G	44.0649	3525.19	7637.92	91654.99
Step H	45.1531	3612.25	7826.54	93918.45
Step I	46.2682	3701.46	8019.82	96237.86
Step J	47.4109	3792.87	8217.89	98614.67
Step K	48.5816	3886.53	8420.81	101049.73
Step L	49.7815	3982.52	8628.79	103545.52
Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

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Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5309B	Planning Manager-B	Step A	57.7618	4620.94	10012.05	120144.54
		Step B	59.1877	4735.02	10259.20	123110.42
		Step C	60.6495	4851.96	10512.58	126150.96
		Step D	62.1472	4971.78	10772.18	129266.18
		Step E	63.6820	5094.56	11038.21	132458.56
		Step F	65.2547	5220.38	11310.81	135729.78
		Step G	66.8663	5349.30	11590.16	139081.90
		Step H	68.5175	5481.40	11876.37	142516.40
		Step I	70.2097	5616.78	12169.68	146036.18
		Step J	71.9436	5755.49	12470.22	149642.69
		Step K	73.7203	5897.62	12778.19	153338.22
		Step L	75.5409	6043.27	13093.76	157125.07
		Step M	77.4064	6192.51	13417.11	161005.31



City of Roseville

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Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5400B	Police Captain-B	Step A	63.5101	5080.81	11008.42	132101.01
		Step B	65.0786	5206.29	11280.29	135363.49
		Step C	66.6858	5334.86	11558.87	138706.46
		Step D	68.3326	5466.61	11844.32	142131.81
		Step E	70.0202	5601.62	12136.83	145642.02
		Step F	71.7494	5739.95	12436.56	149238.75
		Step G	73.5213	5881.70	12743.69	152924.30
		Step H	75.3370	6026.96	13058.41	156700.96
		Step I	77.1975	6175.80	13380.90	160570.80
		Step J	79.1040	6328.32	13711.36	164536.32
		Step K	81.0576	6484.61	14049.98	168599.81
		Step L	83.0594	6644.75	14396.96	172763.55
		Step M	85.1106	6808.85	14752.50	177030.05



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code Grade Name

5410B	Police Chief-B	Step A	84.8565	6788.52	14708.46	176501.52
		Step B	86.9521	6956.17	15071.70	180860.37
		Step C	89.0995	7127.96	15443.91	185326.96
		Step D	91.2999	7303.99	15825.32	189903.79
		Step E	93.5547	7484.38	16216.15	194593.78
		Step F	95.8651	7669.21	16616.62	199399.41
		Step G	98.2326	7858.61	17026.98	204323.81
		Step H	100.6585	8052.68	17447.47	209369.68
		Step I	103.1444	8251.55	17878.36	214540.35
		Step J	105.6916	8455.33	18319.88	219838.53
		Step K	108.3018	8664.14	18772.31	225267.74
		Step L	110.9764	8878.11	19235.91	230830.91
		Step M	113.7171	9097.37	19710.96	236531.57



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name
5420B	Police Lieutenant-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	55.8477	4467.82	9680.27	116163.22
Step B	57.2263	4578.10	9919.23	119030.70
Step C	58.6396	4691.17	10164.20	121970.37
Step D	60.0877	4807.02	10415.20	124982.42
Step E	61.5717	4925.74	10672.43	128069.14
Step F	63.0923	5047.38	10936.00	131231.98
Step G	64.6504	5172.03	11206.07	134472.83
Step H	66.2470	5299.76	11482.81	137793.76
Step I	67.8831	5430.65	11766.40	141196.85
Step J	69.5595	5564.76	12056.98	144683.76
Step K	71.2773	5702.18	12354.73	148256.78
Step L	73.0376	5843.01	12659.85	151918.21
Step M	74.8413	5987.30	12972.49	155669.90



City of Roseville

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Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5489B	Police Services Administrator-B	Step A	47.5664	3805.31	8244.84	98938.11
		Step B	48.7411	3899.29	8448.46	101381.49
		Step C	49.9449	3995.59	8657.12	103885.39
		Step D	51.1782	4094.26	8870.89	106450.66
		Step E	52.4421	4195.37	9089.96	109079.57
		Step F	53.7373	4298.98	9314.47	111773.58
		Step G	55.0643	4405.14	9544.48	114533.74
		Step H	56.4242	4513.94	9780.19	117362.34
		Step I	57.8177	4625.42	10021.73	120260.82
		Step J	59.2455	4739.64	10269.22	123230.64
		Step K	60.7086	4856.69	10522.82	126273.89
		Step L	62.2079	4976.63	10782.70	129392.43
		Step M	63.7443	5099.54	11049.01	132588.14



City of Roseville

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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1039B	Police Social Services Practitioner-B	Step A	31.2076	2496.61	5409.32	64911.81
		Step B	31.9779	2558.23	5542.84	66514.03
		Step C	32.7677	2621.42	5679.73	68156.82
		Step D	33.5769	2686.15	5820.00	69839.95
		Step E	34.4061	2752.49	5963.72	71564.69
		Step F	35.2558	2820.46	6111.01	73332.06
		Step G	36.1265	2890.12	6261.93	75143.12
		Step H	37.0187	2961.50	6416.57	76998.90
		Step I	37.9329	3034.63	6575.04	78900.43
		Step J	38.8697	3109.58	6737.41	80848.98
		Step K	39.8296	3186.37	6903.80	82845.57
		Step L	40.8132	3265.06	7074.29	84891.46
		Step M	41.8212	3345.70	7249.01	86988.10



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5505B	Power Engineering Manager-B	Step A	74.8525	5988.20	12974.43	155693.20
		Step B	76.7010	6136.08	13294.84	159538.08
		Step C	78.5952	6287.62	13623.17	163478.02
		Step D	80.5362	6442.90	13959.61	167515.30
		Step E	82.5252	6602.02	14304.37	171652.42
		Step F	84.5632	6765.06	14657.62	175891.46
		Step G	86.6516	6932.13	15019.61	180235.33
		Step H	88.7915	7103.32	15390.53	184686.32
		Step I	90.9842	7278.74	15770.59	189247.14
		Step J	93.2312	7458.50	16160.07	193920.90
		Step K	95.5337	7642.70	16559.17	198710.10
		Step L	97.8930	7831.44	16968.12	203617.44
		Step M	100.3105	8024.84	17387.15	208645.84



City of Roseville

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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5600B	Power Generation Superintendent-B	Step A	71.1470	5691.76	12332.15	147985.76
		Step B	72.9041	5832.33	12636.71	151640.53
		Step C	74.7046	5976.37	12948.80	155385.57
		Step D	76.5495	6123.96	13268.58	159222.96
		Step E	78.4399	6275.19	13596.25	163154.99
		Step F	80.3770	6430.16	13932.01	167184.16
		Step G	82.3620	6588.96	14276.08	171312.96
		Step H	84.3960	6751.68	14628.64	175543.68
		Step I	86.4803	6918.42	14989.92	179879.02
		Step J	88.6160	7089.28	15360.11	184321.28
		Step K	90.8045	7264.36	15739.45	188873.36
		Step L	93.0470	7443.76	16128.15	193537.76
		Step M	95.3449	7627.59	16526.45	198317.39



City of Roseville

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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5530B	Power Plant Operations and Maintenance Supervisor-B	Step A	67.7541	5420.33	11744.04	140928.53
		Step B	69.4273	5554.18	12034.07	144408.78
		Step C	71.1419	5691.35	12331.26	147975.15
		Step D	72.8989	5831.91	12635.81	151629.71
		Step E	74.6991	5975.93	12947.84	155374.13
		Step F	76.5439	6123.51	13267.61	159211.31
		Step G	78.4342	6274.74	13595.26	163143.14
		Step H	80.3712	6429.70	13931.01	167172.10
		Step I	82.3561	6588.49	14275.06	171300.69
		Step J	84.3899	6751.19	14627.58	175530.99
		Step K	86.4741	6917.93	14988.84	179866.13
		Step L	88.6096	7088.77	15359.00	184307.97
		Step M	90.7979	7263.83	15738.30	188859.63



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5535B	Power Supply and Portfolio Administrator-B	Step A	73.6034	5888.27	12757.92	153095.07
		Step B	75.4211	6033.69	13072.99	156875.89
		Step C	77.2837	6182.70	13395.84	160750.10
		Step D	79.1923	6335.38	13726.67	164719.98
		Step E	81.1480	6491.84	14065.65	168787.84
		Step F	83.1521	6652.17	14413.03	172956.37
		Step G	85.2056	6816.45	14768.97	177227.65
		Step H	87.3098	6984.78	15133.70	181604.38
		Step I	89.4660	7157.28	15507.44	186089.28
		Step J	91.6755	7334.04	15890.42	190685.04
		Step K	93.9395	7515.16	16282.85	195394.16
		Step L	96.2594	7700.75	16684.96	200219.55
		Step M	98.6367	7890.94	17097.03	205164.34



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5519B	Preventative Maintenance Supervisor-B	Step A	46.6815	3734.52	8091.46	97097.52
		Step B	47.8343	3826.74	8291.28	99495.34
		Step C	49.0156	3921.25	8496.04	101952.45
		Step D	50.2261	4018.09	8705.86	104470.29
		Step E	51.4665	4117.32	8920.86	107050.32
		Step F	52.7375	4219.00	9141.17	109694.00
		Step G	54.0400	4323.20	9366.93	112403.20
		Step H	55.3745	4429.96	9598.25	115178.96
		Step I	56.7420	4539.36	9835.28	118023.36
		Step J	58.1433	4651.46	10078.17	120938.06
		Step K	59.5792	4766.34	10327.06	123924.74
		Step L	61.0506	4884.05	10582.10	126985.25
		Step M	62.5583	5004.66	10843.44	130121.26



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5514B	Principal Engineer-B	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	53.5405	4283.24	9280.35	111364.24
		Step C	54.8627	4389.02	9509.53	114114.42
		Step D	56.2177	4497.42	9744.40	116932.82
		Step E	57.6060	4608.48	9985.04	119820.48
		Step F	59.0286	4722.29	10231.62	122779.49
		Step G	60.4865	4838.92	10484.33	125811.92
		Step H	61.9803	4958.42	10743.25	128919.02
		Step I	63.5109	5080.87	11008.56	132102.67
		Step J	65.0792	5206.34	11280.39	135364.74
		Step K	66.6864	5334.91	11558.98	138707.71
		Step L	68.3334	5466.67	11844.46	142133.47
		Step M	70.0209	5601.67	12136.96	145643.47



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Appendix:L
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MGMT Management

Grade Code	Grade Name
5513B	Principal Planner-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	48.2529	3860.23	8363.84	100366.03
Step B	49.4440	3955.52	8570.29	102843.52
Step C	50.6651	4053.21	8781.95	105383.41
Step D	51.9163	4153.30	8998.83	107985.90
Step E	53.1985	4255.88	9221.07	110652.88
Step F	54.5122	4360.98	9448.78	113385.38
Step G	55.8585	4468.68	9682.14	116185.68
Step H	57.2380	4579.04	9921.25	119055.04
Step I	58.6515	4692.12	10166.26	121995.12
Step J	60.1000	4808.00	10417.33	125008.00
Step K	61.5842	4926.74	10674.59	128095.14
Step L	63.1051	5048.41	10938.22	131258.61
Step M	64.6636	5173.09	11208.36	134500.29



City of Roseville

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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1004B	Process Engineer-B	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	53.5405	4283.24	9280.35	111364.24
		Step C	54.8627	4389.02	9509.53	114114.42
		Step D	56.2177	4497.42	9744.40	116932.82
		Step E	57.6060	4608.48	9985.04	119820.48
		Step F	59.0286	4722.29	10231.62	122779.49
		Step G	60.4865	4838.92	10484.33	125811.92
		Step H	61.9803	4958.42	10743.25	128919.02
		Step I	63.5109	5080.87	11008.56	132102.67
		Step J	65.0792	5206.34	11280.39	135364.74
		Step K	66.6864	5334.91	11558.98	138707.71
		Step L	68.3334	5466.67	11844.46	142133.47
		Step M	70.0209	5601.67	12136.96	145643.47



City of Roseville

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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5565B	Public Information Officer-B	Step A	45.9355	3674.84	7962.15	95545.84
		Step B	47.0699	3765.59	8158.78	97905.39
		Step C	48.2323	3858.58	8360.27	100323.18
		Step D	49.4235	3953.88	8566.74	102800.88
		Step E	50.6441	4051.53	8778.31	105339.73
		Step F	51.8948	4151.58	8995.10	107941.18
		Step G	53.1764	4254.11	9217.24	110606.91
		Step H	54.4896	4359.17	9444.86	113338.37
		Step I	55.8353	4466.82	9678.12	116137.42
		Step J	57.2142	4577.14	9917.13	119005.54
		Step K	58.6272	4690.18	10162.05	121944.58
		Step L	60.0750	4806.00	10413.00	124956.00
		Step M	61.5586	4924.69	10670.16	128041.89



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5635B	Public Works Director-B	Step A	74.6012	5968.10	12930.87	155170.50
		Step B	76.4435	6115.48	13250.21	159002.48
		Step C	78.3315	6266.52	13577.46	162929.52
		Step D	80.2659	6421.27	13912.76	166953.07
		Step E	82.2482	6579.86	14256.35	171076.26
		Step F	84.2794	6742.35	14608.43	175301.15
		Step G	86.3607	6908.86	14969.19	179630.26
		Step H	88.4934	7079.47	15338.86	184066.27
		Step I	90.6789	7254.31	15717.68	188612.11
		Step J	92.9183	7433.46	16105.84	193270.06
		Step K	95.2130	7617.04	16503.59	198043.04
		Step L	97.5644	7805.15	16911.16	202933.95
		Step M	99.9738	7997.90	17328.79	207945.50



City of Roseville

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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5652B	Purchasing and Warehouse Manager-B	Step A	47.6403	3811.22	8257.65	99091.82
		Step B	48.8168	3905.34	8461.58	101538.94
		Step C	50.0224	4001.79	8670.55	104046.59
		Step D	51.2577	4100.62	8884.67	106616.02
		Step E	52.5236	4201.89	9104.09	109249.09
		Step F	53.8207	4305.66	9328.92	111947.06
		Step G	55.1499	4411.99	9559.32	114711.79
		Step H	56.5119	4520.95	9795.40	117544.75
		Step I	57.9075	4632.60	10037.30	120447.60
		Step J	59.3375	4747.00	10285.17	123422.00
		Step K	60.8030	4864.24	10539.19	126470.24
		Step L	62.3045	4984.36	10799.45	129593.36
		Step M	63.8432	5107.46	11066.15	132793.86



City of Roseville

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Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9544B	Recreation and Library Supervisor-B	Step A	32.4924	2599.39	5632.02	67584.19
		Step B	33.2948	2663.58	5771.10	69253.18
		Step C	34.1170	2729.36	5913.61	70963.36
		Step D	34.9596	2796.77	6059.66	72715.97
		Step E	35.8230	2865.84	6209.32	74511.84
		Step F	36.7076	2936.61	6362.65	76351.81
		Step G	37.6143	3009.14	6519.81	78237.74
		Step H	38.5431	3083.45	6680.80	80169.65
		Step I	39.4950	3159.60	6845.80	82149.60
		Step J	40.4704	3237.63	7014.87	84178.43
		Step K	41.4699	3317.59	7188.12	86257.39
		Step L	42.4940	3399.52	7365.63	88387.52
		Step M	43.5434	3483.47	7547.52	90570.27



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6231B	Refuse Superintendent-B	Step A	44.4348	3554.78	7702.03	92424.38
		Step B	45.5316	3642.53	7892.14	94705.73
		Step C	46.6561	3732.49	8087.06	97044.69
		Step D	47.8083	3824.66	8286.77	99441.26
		Step E	48.9889	3919.11	8491.41	101896.91
		Step F	50.1988	4015.90	8701.13	104413.50
		Step G	51.4384	4115.07	8915.99	106991.87
		Step H	52.7088	4216.70	9136.19	109634.30
		Step I	54.0106	4320.85	9361.84	112342.05
		Step J	55.3443	4427.54	9593.01	115116.14
		Step K	56.7111	4536.89	9829.92	117959.09
		Step L	58.1117	4648.94	10072.69	120872.34
		Step M	59.5468	4763.74	10321.45	123857.34



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Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6235B	Refuse Supervisor-B	Step A	35.1230	2809.84	6087.99	73055.84
		Step B	35.9894	2879.15	6238.16	74857.95
		Step C	36.8783	2950.26	6392.24	76706.86
		Step D	37.7890	3023.12	6550.09	78601.12
		Step E	38.7223	3097.78	6711.87	80542.38
		Step F	39.6787	3174.30	6877.64	82531.70
		Step G	40.6585	3252.68	7047.47	84569.68
		Step H	41.6626	3333.01	7221.52	86658.21
		Step I	42.6915	3415.32	7399.86	88798.32
		Step J	43.7457	3499.66	7582.59	90991.06
		Step K	44.8261	3586.09	7769.86	93238.29
		Step L	45.9332	3674.66	7961.75	95541.06
		Step M	47.0675	3765.40	8158.37	97900.40



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Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6244B	Refuse and Stormwater Manager-B	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	60.2347	4818.78	10440.68	125288.18
		Step C	61.7223	4937.78	10698.53	128382.38
		Step D	63.2466	5059.73	10962.74	131552.93
		Step E	64.8085	5184.68	11233.47	134801.68
		Step F	66.4091	5312.73	11510.91	138130.93
		Step G	68.0491	5443.93	11795.18	141542.13
		Step H	69.7296	5578.37	12086.46	145037.57
		Step I	71.4517	5716.14	12384.96	148619.54
		Step J	73.2164	5857.31	12690.84	152290.11
		Step K	75.0244	6001.95	13004.23	156050.75
		Step L	76.8772	6150.18	13325.38	159904.58
		Step M	78.7758	6302.06	13654.47	163853.66



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Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6450B	Risk Manager-B	Step A	52.2551	4180.41	9057.55	108690.61
		Step B	53.5451	4283.61	9281.15	111373.81
		Step C	54.8674	4389.39	9510.35	114124.19
		Step D	56.2225	4497.80	9745.23	116942.80
		Step E	57.6109	4608.87	9985.89	119830.67
		Step F	59.0336	4722.69	10232.49	122789.89
		Step G	60.4916	4839.33	10485.21	125822.53
		Step H	61.9855	4958.84	10744.15	128929.84
		Step I	63.5162	5081.30	11009.47	132113.70
		Step J	65.0847	5206.78	11281.35	135376.18
		Step K	66.6920	5335.36	11559.95	138719.36
		Step L	68.3391	5467.13	11845.44	142145.33
		Step M	70.0269	5602.15	12138.00	145655.95



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name
6500B	Safety Coordinator-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	38.0651	3045.21	6597.95	79175.41
Step B	39.0048	3120.38	6760.83	81129.98
Step C	39.9679	3197.43	6927.77	83133.23
Step D	40.9550	3276.40	7098.87	85186.40
Step E	41.9664	3357.31	7274.18	87290.11
Step F	43.0029	3440.23	7453.84	89446.03
Step G	44.0649	3525.19	7637.92	91654.99
Step H	45.1531	3612.25	7826.54	93918.45
Step I	46.2682	3701.46	8019.82	96237.86
Step J	47.4109	3792.87	8217.89	98614.67
Step K	48.5816	3886.53	8420.81	101049.73
Step L	49.7815	3982.52	8628.79	103545.52
Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7130B	Senior Business Systems Analyst-B	Step A	36.1708	2893.66	6269.61	75235.26
		Step B	37.0636	2965.09	6424.36	77092.29
		Step C	37.9789	3038.31	6583.01	78996.11
		Step D	38.9168	3113.34	6745.58	80946.94
		Step E	39.8779	3190.23	6912.17	82946.03
		Step F	40.8627	3269.02	7082.87	84994.42
		Step G	41.8719	3349.75	7257.80	87093.55
		Step H	42.9059	3432.47	7437.02	89244.27
		Step I	43.9656	3517.25	7620.70	91448.45
		Step J	45.0513	3604.10	7808.89	93706.70
		Step K	46.1638	3693.10	8001.73	96020.70
		Step L	47.3039	3784.31	8199.34	98392.11
		Step M	48.4722	3877.78	8401.85	100822.18



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7145B	Senior Database Analyst-B	Step A	37.4271	2994.17	6487.36	77848.37
		Step B	38.3513	3068.10	6647.56	79770.70
		Step C	39.2985	3143.88	6811.74	81740.88
		Step D	40.2690	3221.52	6979.96	83759.52
		Step E	41.2635	3301.08	7152.34	85828.08
		Step F	42.2825	3382.60	7328.97	87947.60
		Step G	43.3268	3466.14	7509.98	90119.74
		Step H	44.3968	3551.74	7695.45	92345.34
		Step I	45.4932	3639.46	7885.49	94625.86
		Step J	46.6167	3729.34	8080.23	96962.74
		Step K	47.7679	3821.43	8279.77	99357.23
		Step L	48.9476	3915.81	8484.25	101811.01
		Step M	50.1564	4012.51	8693.78	104325.31



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7123B	Senior Deputy City Attorney-B	Step A	72.3919	5791.35	12547.93	150575.15
		Step B	74.1796	5934.37	12857.80	154293.57
		Step C	76.0116	6080.93	13175.34	158104.13
		Step D	77.8888	6231.10	13500.73	162008.70
		Step E	79.8123	6384.98	13834.13	166009.58
		Step F	81.7834	6542.67	14175.79	170109.47
		Step G	83.8031	6704.25	14525.87	174310.45
		Step H	85.8728	6869.82	14884.62	178615.42
		Step I	87.9935	7039.48	15252.21	183026.48
		Step J	90.1666	7213.33	15628.88	187546.53
		Step K	92.3933	7391.46	16014.84	192178.06
		Step L	94.6751	7574.01	16410.35	196924.21
		Step M	97.0131	7761.05	16815.60	201787.25



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1281B	Senior Development Services Analyst-B	Step A	36.3253	2906.02	6296.39	75556.62
		Step B	37.2220	2977.76	6451.81	77421.76
		Step C	38.1412	3051.30	6611.14	79333.70
		Step D	39.0831	3126.65	6774.40	81292.85
		Step E	40.0483	3203.86	6941.71	83300.46
		Step F	41.0374	3282.99	7113.15	85357.79
		Step G	42.0508	3364.06	7288.81	87465.66
		Step H	43.0893	3447.14	7468.81	89625.74
		Step I	44.1534	3532.27	7653.26	91839.07
		Step J	45.2439	3619.51	7842.28	94107.31
		Step K	46.3612	3708.90	8035.94	96431.30
		Step L	47.5061	3800.49	8234.39	98812.69
		Step M	48.6793	3894.34	8437.75	101252.94



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7128B	Senior Electric Business Analyst-B	Step A	54.5599	4364.79	9457.05	113484.59
		Step B	55.9073	4472.58	9690.60	116287.18
		Step C	57.2881	4583.05	9929.94	119159.25
		Step D	58.7029	4696.23	10175.17	122102.03
		Step E	60.1526	4812.21	10426.45	125117.41
		Step F	61.6380	4931.04	10683.92	128207.04
		Step G	63.1602	5052.82	10947.77	131373.22
		Step H	64.7201	5177.61	11218.15	134617.81
		Step I	66.3184	5305.47	11495.19	137942.27
		Step J	67.9562	5436.50	11779.07	141348.90
		Step K	69.6344	5570.75	12069.96	144839.55
		Step L	71.3541	5708.33	12368.04	148416.53
		Step M	73.1164	5849.31	12673.51	152082.11



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1023B	Senior Electric Technology Systems Analyst-B	Step A	51.4809	4118.47	8923.36	107080.27
		Step B	52.7517	4220.14	9143.63	109723.54
		Step C	54.0544	4324.35	9369.43	112433.15
		Step D	55.3894	4431.15	9600.83	115209.95
		Step E	56.7573	4540.58	9837.93	118055.18
		Step F	58.1589	4652.71	10080.88	120970.51
		Step G	59.5952	4767.62	10329.83	123958.02
		Step H	61.0670	4885.36	10584.95	127019.36
		Step I	62.5751	5006.01	10846.35	130156.21
		Step J	64.1205	5129.64	11114.22	133370.64
		Step K	65.7040	5256.32	11388.69	136664.32
		Step L	67.3266	5386.13	11669.94	140039.33
		Step M	68.9893	5519.14	11958.15	143497.74



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Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7163B	Senior Energy Services Account Representative-B	Step A	53.1258	4250.06	9208.47	110501.66
		Step B	54.4378	4355.02	9435.89	113230.62
		Step C	55.7822	4462.58	9668.91	116026.98
		Step D	57.1598	4572.78	9907.70	118892.38
		Step E	58.5714	4685.71	10152.38	121828.51
		Step F	60.0179	4801.43	10403.10	124837.23
		Step G	61.5001	4920.01	10660.02	127920.21
		Step H	63.0189	5041.51	10923.28	131079.31
		Step I	64.5752	5166.02	11193.03	134316.42
		Step J	66.1700	5293.60	11469.47	137633.60
		Step K	67.8041	5424.33	11752.71	141032.53
		Step L	69.4786	5558.29	12042.96	144515.49
		Step M	71.1944	5695.55	12340.36	148084.35



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name
7142B	Senior Engineer-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	46.6732	3733.86	8090.02	97080.26
Step B	47.8254	3826.03	8289.74	99476.83
Step C	49.0064	3920.51	8494.44	101933.31
Step D	50.2167	4017.34	8704.23	104450.74
Step E	51.4569	4116.55	8919.20	107030.35
Step F	52.7276	4218.21	9139.45	109673.41
Step G	54.0299	4322.39	9365.18	112382.19
Step H	55.3642	4429.14	9596.46	115157.54
Step I	56.7314	4538.51	9833.44	118001.31
Step J	58.1325	4650.60	10076.30	120915.60
Step K	59.5682	4765.46	10325.15	123901.86
Step L	61.0392	4883.14	10580.13	126961.54
Step M	62.5467	5003.74	10841.43	130097.14



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1065B	Senior Environmental Utilities Business Analyst-B	Step A	42.7068	3416.54	7402.51	88830.14
		Step B	43.7610	3500.88	7585.24	91022.88
		Step C	44.8417	3587.34	7772.56	93270.74
		Step D	45.9491	3675.93	7964.51	95574.13
		Step E	47.0839	3766.71	8161.21	97934.51
		Step F	48.2467	3859.74	8362.76	100353.14
		Step G	49.4382	3955.06	8569.29	102831.46
		Step H	50.6591	4052.73	8780.91	105370.93
		Step I	51.9102	4152.82	8997.77	107973.22
		Step J	53.1921	4255.37	9219.96	110639.57
		Step K	54.5058	4360.46	9447.67	113372.06
		Step L	55.8519	4468.15	9681.00	116171.95
		Step M	57.2312	4578.50	9920.07	119040.90



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1029B	Senior Finance Utility Billing Analyst-B	Step A	42.5475	3403.80	7374.90	88498.80
		Step B	43.5978	3487.82	7556.95	90683.42
		Step C	44.6745	3573.96	7743.58	92922.96
		Step D	45.7778	3662.22	7934.82	95217.82
		Step E	46.9083	3752.66	8130.77	97569.26
		Step F	48.0667	3845.34	8331.56	99978.74
		Step G	49.2538	3940.30	8537.33	102447.90
		Step H	50.4702	4037.62	8748.17	104978.02
		Step I	51.7166	4137.33	8964.21	107570.53
		Step J	52.9938	4239.50	9185.59	110227.10
		Step K	54.3025	4344.20	9412.43	112949.20
		Step L	55.6436	4451.49	9644.89	115738.69
		Step M	57.0177	4561.42	9883.07	118596.82



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7161B	Senior GIS Analyst-B	Step A	36.1680	2893.44	6269.12	75229.44
		Step B	37.0608	2964.86	6423.87	77086.46
		Step C	37.9761	3038.09	6582.52	78990.29
		Step D	38.9140	3113.12	6745.09	80941.12
		Step E	39.8749	3189.99	6911.65	82939.79
		Step F	40.8598	3268.78	7082.37	84988.38
		Step G	41.8689	3349.51	7257.28	87087.31
		Step H	42.9028	3432.22	7436.49	89237.82
		Step I	43.9624	3516.99	7620.15	91441.79
		Step J	45.0480	3603.84	7808.32	93699.84
		Step K	46.1606	3692.85	8001.17	96014.05
		Step L	47.3005	3784.04	8198.75	98385.04
		Step M	48.4686	3877.49	8401.22	100814.69



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7150B	Senior Human Resources Analyst-B	Step A	39.9684	3197.47	6927.86	83134.27
		Step B	40.9549	3276.39	7098.85	85186.19
		Step C	41.9662	3357.30	7274.14	87289.70
		Step D	43.0027	3440.22	7453.80	89445.62
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	45.1529	3612.23	7826.50	93918.03
		Step G	46.2680	3701.44	8019.79	96237.44
		Step H	47.4107	3792.86	8217.85	98614.26
		Step I	48.5815	3886.52	8420.79	101049.52
		Step J	49.7814	3982.51	8628.78	103545.31
		Step K	51.0107	4080.86	8841.85	106102.26
		Step L	52.2705	4181.64	9060.22	108722.64
		Step M	53.5613	4284.90	9283.96	111407.50



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7194B	Senior Information Technology Analyst-B	Step A	37.9824	3038.59	6583.62	79003.39
		Step B	38.9204	3113.63	6746.20	80954.43
		Step C	39.8815	3190.52	6912.79	82953.52
		Step D	40.8665	3269.32	7083.53	85002.32
		Step E	41.8757	3350.06	7258.45	87101.46
		Step F	42.9100	3432.80	7437.73	89252.80
		Step G	43.9696	3517.57	7621.40	91456.77
		Step H	45.0554	3604.43	7809.60	93715.23
		Step I	46.1682	3693.46	8002.49	96029.86
		Step J	47.3083	3784.66	8200.11	98401.26
		Step K	48.4767	3878.14	8402.63	100831.54
		Step L	49.6738	3973.90	8610.13	103321.50
		Step M	50.9006	4072.05	8822.77	105873.25



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name
7180B	Senior Planner-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	41.9600	3356.80	7273.07	87276.80
Step B	42.9958	3439.66	7452.61	89431.26
Step C	44.0576	3524.61	7636.65	91639.81
Step D	45.1458	3611.66	7825.27	93903.26
Step E	46.2606	3700.85	8018.50	96222.05
Step F	47.4030	3792.24	8216.52	98598.24
Step G	48.5738	3885.90	8419.46	101033.50
Step H	49.7733	3981.86	8627.37	103528.46
Step I	51.0024	4080.19	8840.42	106084.99
Step J	52.2621	4180.97	9058.76	108705.17
Step K	53.5527	4284.22	9282.47	111389.62
Step L	54.8752	4390.02	9511.70	114140.42
Step M	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7151B	Senior Power Engineer-B	Step A	66.2392	5299.14	11481.46	137777.54
		Step B	67.8751	5430.01	11765.02	141180.21
		Step C	69.5513	5564.10	12055.56	144666.70
		Step D	71.2690	5701.52	12353.29	148239.52
		Step E	73.0291	5842.33	12658.38	151900.53
		Step F	74.8326	5986.61	12970.98	155651.81
		Step G	76.6807	6134.46	13291.32	159495.86
		Step H	78.5744	6285.95	13619.56	163434.75
		Step I	80.5148	6441.18	13955.90	167470.78
		Step J	82.5032	6600.26	14300.55	171606.66
		Step K	84.5407	6763.26	14653.72	175844.66
		Step L	86.6286	6930.29	15015.62	180187.49
		Step M	88.7679	7101.43	15386.44	184637.23



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5555B	Senior Power Plant Engineer-B	Step A	66.2392	5299.14	11481.46	137777.54
		Step B	67.8751	5430.01	11765.02	141180.21
		Step C	69.5513	5564.10	12055.56	144666.70
		Step D	71.2690	5701.52	12353.29	148239.52
		Step E	73.0291	5842.33	12658.38	151900.53
		Step F	74.8326	5986.61	12970.98	155651.81
		Step G	76.6807	6134.46	13291.32	159495.86
		Step H	78.5744	6285.95	13619.56	163434.75
		Step I	80.5148	6441.18	13955.90	167470.78
		Step J	82.5032	6600.26	14300.55	171606.66
		Step K	84.5407	6763.26	14653.72	175844.66
		Step L	86.6286	6930.29	15015.62	180187.49
		Step M	88.7679	7101.43	15386.44	184637.23



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7520B	Street Maintenance Superintendent-B	Step A	44.4419	3555.35	7703.26	92439.15
		Step B	45.5387	3643.10	7893.37	94720.50
		Step C	46.6633	3733.06	8088.31	97059.66
		Step D	47.8157	3825.26	8288.05	99456.66
		Step E	48.9966	3919.73	8492.74	101912.93
		Step F	50.2066	4016.53	8702.48	104429.73
		Step G	51.4465	4115.72	8917.39	107008.72
		Step H	52.7170	4217.36	9137.61	109651.36
		Step I	54.0189	4321.51	9363.28	112359.31
		Step J	55.3530	4428.24	9594.52	115134.24
		Step K	56.7199	4537.59	9831.45	117977.39
		Step L	58.1208	4649.66	10074.27	120891.26
		Step M	59.5561	4764.49	10323.06	123876.69



City of Roseville

Salary Schedule: Management-B

Appendix:L
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7522B	Street Maintenance Supervisor-B	Step A	33.9502	2716.02	5884.70	70616.42
		Step B	34.7883	2783.06	6029.97	72359.66
		Step C	35.6474	2851.79	6178.88	74146.59
		Step D	36.5278	2922.22	6331.49	75977.82
		Step E	37.4299	2994.39	6487.85	77854.19
		Step F	38.3542	3068.34	6648.06	79776.74
		Step G	39.3014	3144.11	6812.24	81746.91
		Step H	40.2720	3221.76	6980.48	83765.76
		Step I	41.2666	3301.33	7152.88	85834.53
		Step J	42.2857	3382.86	7329.52	87954.26
		Step K	43.3300	3466.40	7510.53	90126.40
		Step L	44.4000	3552.00	7696.00	92352.00
		Step M	45.4965	3639.72	7886.06	94632.72



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1059B	Transit Operations Analyst I-B	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	35.4588	2836.70	6146.19	73754.30
		Step C	36.3345	2906.76	6297.98	75575.76
		Step D	37.2318	2978.54	6453.51	77442.14
		Step E	38.1513	3052.10	6612.89	79354.70
		Step F	39.0935	3127.48	6776.21	81314.48
		Step G	40.0590	3204.72	6943.56	83322.72
		Step H	41.0482	3283.86	7115.02	85380.26
		Step I	42.0620	3364.96	7290.75	87488.96
		Step J	43.1007	3448.06	7470.79	89649.46
		Step K	44.1651	3533.21	7655.28	91863.41
		Step L	45.2559	3620.47	7844.36	94132.27
		Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1058B	Transit Operations Analyst II-B	Step A	38.0650	3045.20	6597.93	79175.20
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8762B	Urban Forester-B	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	37.1470	2971.76	6438.81	77265.76
		Step C	38.0643	3045.14	6597.81	79173.74
		Step D	39.0044	3120.35	6760.76	81129.15
		Step E	39.9676	3197.41	6927.72	83132.61
		Step F	40.9547	3276.38	7098.81	85185.78
		Step G	41.9661	3357.29	7274.12	87289.49
		Step H	43.0025	3440.20	7453.77	89445.20
		Step I	44.0646	3525.17	7637.86	91654.37
		Step J	45.1528	3612.22	7826.49	93917.82
		Step K	46.2679	3701.43	8019.77	96237.23
		Step L	47.4105	3792.84	8217.82	98613.84
		Step M	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0920B	Utility Billing Operations Manager-B	Step A	52.2460	4179.68	9055.97	108671.68
		Step B	53.5362	4282.90	9279.61	111355.30
		Step C	54.8584	4388.67	9508.79	114105.47
		Step D	56.2132	4497.06	9743.62	116923.46
		Step E	57.6014	4608.11	9984.24	119810.91
		Step F	59.0239	4721.91	10230.81	122769.71
		Step G	60.4816	4838.53	10483.48	125801.73
		Step H	61.9753	4958.02	10742.39	128908.62
		Step I	63.5058	5080.46	11007.67	132092.06
		Step J	65.0741	5205.93	11279.51	135354.13
		Step K	66.6812	5334.50	11558.07	138696.90
		Step L	68.3279	5466.23	11843.50	142122.03
		Step M	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1041B	Utility Billing and Field Services Supervisor-B	Step A	40.4377	3235.02	7009.20	84110.42
		Step B	41.4359	3314.87	7182.22	86186.67
		Step C	42.4592	3396.74	7359.59	88315.14
		Step D	43.5078	3480.62	7541.35	90496.22
		Step E	44.5822	3566.58	7727.58	92730.98
		Step F	45.6833	3654.66	7918.44	95021.26
		Step G	46.8114	3744.91	8113.98	97367.71
		Step H	47.9675	3837.40	8314.37	99772.40
		Step I	49.1521	3932.17	8519.70	102236.37
		Step J	50.3660	4029.28	8730.11	104761.28
		Step K	51.6098	4128.78	8945.70	107348.38
		Step L	52.8844	4230.75	9166.63	109999.55
		Step M	54.1904	4335.23	9393.00	112716.03



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management						
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1042B	Utility Customer Service Supervisor-B	Step A	27.3629	2189.03	4742.90	56914.83
		Step B	28.0383	2243.06	4859.97	58319.66
		Step C	28.7307	2298.46	4979.99	59759.86
		Step D	29.4403	2355.22	5102.99	61235.82
		Step E	30.1673	2413.38	5229.00	62747.98
		Step F	30.9124	2472.99	5358.15	64297.79
		Step G	31.6758	2534.06	5490.47	65885.66
		Step H	32.4580	2596.64	5626.05	67512.64
		Step I	33.2596	2660.77	5765.00	69179.97
		Step J	34.0810	2726.48	5907.37	70888.48
		Step K	34.9227	2793.82	6053.27	72639.22
		Step L	35.7851	2862.81	6202.75	74433.01
		Step M	36.6689	2933.51	6355.94	76271.31



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1646B	Utility Government Relations Administrator-B	Step A	46.0250	3682.00	7977.67	95732.00
		Step B	47.1611	3772.89	8174.59	98095.09
		Step C	48.3258	3866.06	8376.47	100517.66
		Step D	49.5193	3961.54	8583.35	103000.14
		Step E	50.7422	4059.38	8795.31	105543.78
		Step F	51.9954	4159.63	9012.54	108150.43
		Step G	53.2794	4262.35	9235.10	110821.15
		Step H	54.5952	4367.62	9463.17	113558.02
		Step I	55.9435	4475.48	9696.87	116362.48
		Step J	57.3251	4586.01	9936.35	119236.21
		Step K	58.7408	4699.26	10181.74	122180.86
		Step L	60.1915	4815.32	10433.19	125198.32
		Step M	61.6779	4934.23	10690.84	128290.03



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8980B	Wastewater Collection Superintendent-B	Step A	44.4348	3554.78	7702.03	92424.38
		Step B	45.5316	3642.53	7892.14	94705.73
		Step C	46.6561	3732.49	8087.06	97044.69
		Step D	47.8083	3824.66	8286.77	99441.26
		Step E	48.9889	3919.11	8491.41	101896.91
		Step F	50.1988	4015.90	8701.13	104413.50
		Step G	51.4384	4115.07	8915.99	106991.87
		Step H	52.7088	4216.70	9136.19	109634.30
		Step I	54.0106	4320.85	9361.84	112342.05
		Step J	55.3443	4427.54	9593.01	115116.14
		Step K	56.7111	4536.89	9829.92	117959.09
		Step L	58.1117	4648.94	10072.69	120872.34
		Step M	59.5468	4763.74	10321.45	123857.34



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8978B	Wastewater Collection Supervisor-B	Step A	36.2523	2900.18	6283.73	75404.78
		Step B	37.1470	2971.76	6438.81	77265.76
		Step C	38.0643	3045.14	6597.81	79173.74
		Step D	39.0044	3120.35	6760.76	81129.15
		Step E	39.9676	3197.41	6927.72	83132.61
		Step F	40.9547	3276.38	7098.81	85185.78
		Step G	41.9661	3357.29	7274.12	87289.49
		Step H	43.0025	3440.20	7453.77	89445.20
		Step I	44.0646	3525.17	7637.86	91654.37
		Step J	45.1528	3612.22	7826.49	93917.82
		Step K	46.2679	3701.43	8019.77	96237.23
		Step L	47.4105	3792.84	8217.82	98613.84
		Step M	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9040B	Wastewater Treatment Plant Chief Operator-B	Step A	47.8509	3828.07	8294.16	99529.87
		Step B	49.0320	3922.56	8498.88	101986.56
		Step C	50.2428	4019.42	8708.75	104505.02
		Step D	51.4836	4118.69	8923.82	107085.89
		Step E	52.7551	4220.41	9144.22	109730.61
		Step F	54.0579	4324.63	9370.04	112440.43
		Step G	55.3929	4431.43	9601.44	115217.23
		Step H	56.7609	4540.87	9838.56	118062.67
		Step I	58.1627	4653.02	10081.53	120978.42
		Step J	59.5991	4767.93	10330.51	123966.13
		Step K	61.0709	4885.67	10585.62	127027.47
		Step L	62.5792	5006.34	10847.06	130164.74
		Step M	64.1246	5129.97	11114.93	133379.17



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9045B	Wastewater Utility Manager-B	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	60.2347	4818.78	10440.68	125288.18
		Step C	61.7223	4937.78	10698.53	128382.38
		Step D	63.2466	5059.73	10962.74	131552.93
		Step E	64.8085	5184.68	11233.47	134801.68
		Step F	66.4091	5312.73	11510.91	138130.93
		Step G	68.0491	5443.93	11795.18	141542.13
		Step H	69.7296	5578.37	12086.46	145037.57
		Step I	71.4517	5716.14	12384.96	148619.54
		Step J	73.2164	5857.31	12690.84	152290.11
		Step K	75.0244	6001.95	13004.23	156050.75
		Step L	76.8772	6150.18	13325.38	159904.58
		Step M	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9047B	Water Conservation Administrator-B	Step A	39.9910	3199.28	6931.77	83181.28
		Step B	40.9782	3278.26	7102.89	85234.66
		Step C	41.9903	3359.22	7278.32	87339.82
		Step D	43.0272	3442.18	7458.05	89496.58
		Step E	44.0899	3527.19	7642.25	91706.99
		Step F	45.1787	3614.30	7830.97	93971.70
		Step G	46.2944	3703.55	8024.36	96292.35
		Step H	47.4377	3795.02	8222.53	98670.42
		Step I	48.6092	3888.74	8425.59	101107.14
		Step J	49.8097	3984.78	8633.68	103604.18
		Step K	51.0398	4083.18	8846.90	106162.78
		Step L	52.3002	4184.02	9065.37	108784.42
		Step M	53.5919	4287.35	9289.26	111471.15



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9085B	Water Distribution Superintendent-B	Step A	43.7794	3502.35	7588.43	91061.15
		Step B	45.5316	3642.53	7892.14	94705.73
		Step C	46.6561	3732.49	8087.06	97044.69
		Step D	47.8083	3824.66	8286.77	99441.26
		Step E	48.9889	3919.11	8491.41	101896.91
		Step F	50.1987	4015.90	8701.11	104413.30
		Step G	51.4384	4115.07	8915.99	106991.87
		Step H	52.7088	4216.70	9136.19	109634.30
		Step I	54.0106	4320.85	9361.84	112342.05
		Step J	55.3443	4427.54	9593.01	115116.14
		Step K	56.7111	4536.89	9829.92	117959.09
		Step L	58.1117	4648.94	10072.69	120872.34
		Step M	59.5468	4763.74	10321.45	123857.34



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9084B	Water Distribution Supervisor-B	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	37.1470	2971.76	6438.81	77265.76
		Step C	38.0643	3045.14	6597.81	79173.74
		Step D	39.0044	3120.35	6760.76	81129.15
		Step E	39.9676	3197.41	6927.72	83132.61
		Step F	40.9547	3276.38	7098.81	85185.78
		Step G	41.9661	3357.29	7274.12	87289.49
		Step H	43.0025	3440.20	7453.77	89445.20
		Step I	44.0646	3525.17	7637.86	91654.37
		Step J	45.1528	3612.22	7826.49	93917.82
		Step K	46.2679	3701.43	8019.77	96237.23
		Step L	47.4105	3792.84	8217.82	98613.84
		Step M	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9101B	Water Quality Lab Supervisor-B	Step A	38.0634	3045.07	6597.66	79171.87
		Step B	39.0028	3120.22	6760.49	81125.82
		Step C	39.9660	3197.28	6927.44	83129.28
		Step D	40.9531	3276.25	7098.54	85182.45
		Step E	41.9644	3357.15	7273.83	87285.95
		Step F	43.0007	3440.06	7453.45	89441.46
		Step G	44.0626	3525.01	7637.52	91650.21
		Step H	45.1510	3612.08	7826.17	93914.08
		Step I	46.2659	3701.27	8019.42	96233.07
		Step J	47.4085	3792.68	8217.47	98609.68
		Step K	48.5794	3886.35	8420.43	101045.15
		Step L	49.7790	3982.32	8628.36	103540.32
		Step M	51.0084	4080.67	8841.46	106097.47



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9175B	Water Treatment Plant Chief Operator-B	Step A	43.5007	3480.06	7540.12	90481.46
		Step B	44.5746	3565.97	7726.26	92715.17
		Step C	45.6753	3654.02	7917.05	95004.62
		Step D	46.8033	3744.26	8112.57	97350.86
		Step E	47.9591	3836.73	8312.91	99754.93
		Step F	49.1436	3931.49	8518.22	102218.69
		Step G	50.3572	4028.58	8728.58	104742.98
		Step H	51.6008	4128.06	8944.14	107329.66
		Step I	52.8751	4230.01	9165.02	109980.21
		Step J	54.1809	4334.47	9391.36	112696.27
		Step K	55.5191	4441.53	9623.31	115479.73
		Step L	56.8901	4551.21	9860.95	118331.41
		Step M	58.2951	4663.61	10104.48	121253.81



City of Roseville

Salary Schedule: Management-B

Appendix:L
Effective Date:11/21/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9244B	Water Utility Manager-B	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	60.2347	4818.78	10440.68	125288.18
		Step C	61.7223	4937.78	10698.53	128382.38
		Step D	63.2466	5059.73	10962.74	131552.93
		Step E	64.8085	5184.68	11233.47	134801.68
		Step F	66.4091	5312.73	11510.91	138130.93
		Step G	68.0491	5443.93	11795.18	141542.13
		Step H	69.7296	5578.37	12086.46	145037.57
		Step I	71.4517	5716.14	12384.96	148619.54
		Step J	73.2164	5857.31	12690.84	152290.11
		Step K	75.0244	6001.95	13004.23	156050.75
		Step L	76.8772	6150.18	13325.38	159904.58
		Step M	78.7758	6302.06	13654.47	163853.66



COUNCIL COMMUNICATION

CC #: 1136

File #: 0800-02 & 0201-01

Title: Wastewater Regional Rehabilitation Fund - Budget Adjustment

Contact: Janet Vargas 916-774-5557 jvargas@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.23.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt an ordinance approving a budget adjustment to establish the funding for a new enterprise fund, the Wastewater Regional Rehabilitation Fund, by transferring \$3,000,000 from the existing Wastewater Rehabilitation Fund.

BACKGROUND

The City of Roseville is a partner with South Placer Municipal Utilities District (SPMUD) and Placer County in the South Placer Wastewater Authority (SPWA), a joint powers authority. SPWA collects regional wastewater connection fees from each partner to fund new growth-related regional projects at the Dry Creek Wastewater Treatment Plant and the Pleasant Grove Wastewater Treatment Plant.

Regional rehabilitation projects aren't funded by connection fees; they are instead carried in the City's Wastewater Rehabilitation Fund and the City bills project expenses to SPMUD and Placer County based on their annual volumetric proportional wastewater flows. In the past ten years, annual amounts paid by the partners for rehabilitation costs has varied from several hundred thousand dollars to several million dollars.

Due to the partners' request to fund rehabilitation projects with consistent annual contributions instead of the spiking that currently exists, the Environmental Utilities (EU) Department established the Wastewater Regional Rehabilitation Fund. This fund will collect contributions from each partner annually and account for their balances separately. The fund's available resources will dictate how projects are planned and budgeted. Project costs will be allocated to each partner based on the volumetric proportional flows calculated in the fiscal year that a project is initiated. This will allow the partners to plan for rehabilitation contributions in their rates in a predictable manner.

The City will seed the fund with a \$3,000,000 transfer from the existing Wastewater Rehabilitation Fund and annual contributions from each partner will begin in fiscal year 2021-22.

FISCAL IMPACT

The requested budget adjustment will transfer \$3,000,000 from the available resources in the Wastewater Rehabilitation Fund to the new Wastewater Regional Rehabilitation Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The budget adjustment to fund the Wastewater Regional Rehabilitation Fund meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Janet Vargas, EU Business Administrator

Richard Plecker, Environmental Utilities Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6300

Budget Adjustment

ORDINANCE NO. 6300

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached budget adjustment for the Wastewater Regional Rehabilitation Fund.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Janet Vargas, EU Business Administrator FISCAL YEAR: 2021
 PREPARER NAME & TITLE: Nancy Rothlisberger, EU Rate Analyst COUNCIL DATE (if applicable): 11/18/2020
 DEPARTMENT/DIVISION: EU/Business Services ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6230	6801	10001	000000	3,000,000	Transfer out to establish new WW Regional Rehab Fund (6231)
TOTAL				3,000,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6231	4801	10001	000000	3,000,000	Transfer in from WW Rehab Fund (6230) to establish new fund
TOTAL				3,000,000	

NET ADJUSTMENT	-
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6230	3601	00000	000000	(3,000,000)	Decrease available resources - Wastewater Rehab Fund
6231	3601	00000	000000	3,000,000	Increase available resources - WW Regional Rehab Fund
TOTAL				-	

Justification for Budget Adjustment:

EU created a new fund, the Wastewater Regional Rehabilitation Fund (6231), to establish and maintain consistent annual contributions for regional wastewater rehabilitation projects from the City's partners (South Placer Municipal Utilities District and Placer County) in the South Placer Wastewater Authority (SPWA) joint powers authority. This fund will be established with a transfer of \$3 million from the existing Wastewater Rehabilitation Fund (6230).

REQUESTING DEPARTMENT HEAD / DESIGNEE DATE		REQUIRED APPROVALS: 10/20/20 BUDGET MANAGER / DESIGNEE DATE	
CHIEF FINANCIAL OFFICER / DESIGNEE DATE		CITY MANAGER / DESIGNEE DATE	
BUDGET DEPARTMENT USE ONLY: POSTED BY DATE			

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 1127

File #: 0800-02 & 0201-01

Title: Independent Scientific Advisory Panel Services – Professional Services Agreement and Budget Adjustment
Contact: Todd Jordan 916-746-1829 tjordan@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.24.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council:

1. Adopt a resolution to approve a professional services agreement with the National Water Research Institute (NWRI) to provide independent scientific advisory panel services as part of the Pure Water Roseville project and authorize the City Manager to execute the agreement.
2. Adopt an ordinance to approve a budget adjustment of \$119,230 for the Pure Water Roseville project to fund this professional services agreement using the available resources in the Wastewater Rehabilitation Fund.

BACKGROUND

The Environmental Utilities Department's Roseville Water Future Initiative seeks to increase water supply reliability, resiliency, and diversity for Roseville's water supplies. This initiative consists of a water component and a water reuse component. The water reuse component includes construction and operation of a pilot treatment facility to demonstrate its ability to produce potable reuse water. Brown and Caldwell is providing design services for the potable reuse pilot treatment facility as part of the Pure Water Roseville Project and engineering support services for a Water Infrastructure Finance and Innovation Act (WIFIA) Program loan request the City recently submitted for consideration by the U.S. Environmental Protection Agency.

Under this work, Brown and Caldwell will develop the technical research and design information that will require third-party review from an independent scientific advisory panel. The charge of the panel is to assemble scientific and technical experts that provide credible independent review of water projects, develop recommendations that support investment in water infrastructure and public health, and enable water resource management decisions grounded in science and best practices as they relate to potable reuse regulations.

Current potable reuse regulations require the use of reverse osmosis for the full advanced treatment train. As an inland city, Roseville has limited options for disposal of waste products

produced at such a potable reuse facility, namely, the concentrate from reverse osmosis. Due to this limitation, the City is pursuing to pilot test an alternative carbon-based advanced treatment train using ozone, biological activated carbon, ultrafiltration and ultraviolet light advanced oxidation to purify tertiary treated water from the Pleasant Grove Wastewater Treatment Plant. The City is required to demonstrate that the proposed alternative treatment train provides the same level of public health protection including the findings and recommendations from an independent scientific advisory panel under recycled water regulations. The panel would include a California licensed engineer, a toxicologist, a registered engineering geologist or hydrologist, a microbiologist, and a chemist.

The National Water Research Institute (NWRI) has specialized expertise and knowledge in the formation, administration, and facilitation of independent scientific advisory panels (ISAPs) as required by California water regulations. NWRI is a California Joint Powers Agency and 501c3 nonprofit organization formed to conduct water resources management research. NWRI has deep experience in the formation and administration of ISAPs to provide objective, third-party review of recycled water projects by local agencies. Other organizations that provide ISAP administration services do not specialize in supporting local water resource management agencies and their water infrastructure investments.

NWRI has administered ISAPs for several comparable, high-profile, regionally critical projects, including: Orange County Water District, City of Los Angeles Department of Water and Power, Soquel Creek Water District, One Water Monterey, and the Hampton Roads Sanitation District. NWRI is the only qualified consultant with the specialized expertise the City needs to convene and facilitate an ISAP with the ultimate goal of obtaining California Division of Drinking Water approval of its alternative, carbon-based advanced treatment train.

FISCAL IMPACT

This budget adjustment will increase the budget for the Pure Water Roseville project by \$119,230 using the available resources in the Wastewater Rehabilitation Fund. This, along with a concurrent request for design agreement/budget adjustment approval (Brown and Caldwell for \$238,844), will bring the project total to \$1,380,074.

ENVIRONMENTAL REVIEW

The proposed project involves basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. This activity is categorically exempt from CEQA as a Class 6 Exemption (State CEQA Guidelines Section 15306). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Todd Jordan, Process Engineer

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-458

Professional Services Agreement - Signed

Ordinance No. 6297

Budget Adjustment

RESOLUTION NO. 20-458

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE NATIONAL WATER RESEARCH INSTITUTE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement for Independent Scientific Advisory Panel Services, by and between the City of Roseville and the National Water Research Institute, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

PROFESSIONAL SERVICES AGREEMENT

Environmental Utilities Project: Independent Scientific Advisory Panel Services

THIS AGREEMENT is made and entered into this ____ day of _____, 20____,
by and between the City of Roseville, a municipal corporation ("CITY"), and National Water
Research Institute, a California Joint Powers Agency, ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of Independent Scientific Advisory
Panel Services to support Roseville's Environmental Utilities Department Potable Reuse Pilot
Project; and

WHEREAS, CONSULTANT has prepared a proposal dated July 31, 2020 which
describes the scope of work to be performed by CONSULTANT, the budget for the work, and
the schedule for performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such professional
services.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of
services as described in EXHIBIT "A," attached hereto and incorporated herein by this
reference.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT "A". Total compensation shall not exceed one hundred nineteen thousand, two hundred thirty dollars (\$119,230).

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

3. Indemnification. To the fullest extent allowed by law, CONSULTANT shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of CONSULTANT's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

4. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

<u>COVERAGE</u>	<u>LIMITS OF LIABILITY</u>
Workers' Compensation	Statutory
Commercial General Liability	\$1,000,000 each occurrence \$2,000,000 aggregate Personal Injury: \$1,000,000 each occurrence \$2,000,000 aggregate
Automobile Liability	\$1,000,000 combined single limit
Professional Liability (errors and omissions)	\$1,000,000 per claim \$2,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum

insurance coverage requirements and limits shall be available to the additional insureds.

Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability.

Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all work performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

5. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed

hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

6. Time is of the Essence. Time is of the essence of this Agreement.

7. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

8. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

9. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

10. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

11. Independent Contractor. CONSULTANT shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

12. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any

company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

13. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

14. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this

Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

15. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any MATERIAL, notwithstanding any termination or any dispute regarding the amount to be paid.

16. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

17. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

18. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

19. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE

Todd Jordan
City of Roseville
2005 Hilltop Circle, Suite 200
Roseville, CA 95747

CONSULTANT

Kevin Hardy
National Water Research Institute
18700 Ward St.
Fountain Valley, CA 92708

Either party may amend its address for notice by giving notice to the other party in writing.

20. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

NATIONAL WATER RESEARCH
INSTITUTE, a California Joint Powers
Agency

BY: _____
DOMINICK CASEY
City Manager

BY: 
its: EXECUTIVE DIRECTOR
and

SIGNATURES CONTINUED ON FOLLOWING PAGE

ATTEST:

BY:

its:


Treasurer

BY:

SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY:

ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:



RICHARD D. PLECKER
Environmental Utilities Director

EXHIBIT "A"



Proposal and Scope of Work

Date: July 31, 2020

To: Todd Jordan, Process Engineer, City of Roseville
Melanie Holmer, Water Reuse Leader, Brown and Caldwell

From: Kevin Hardy, Executive Director

Subject: Proposal to Provide Independent Scientific Advisory Panel Services in Support of the City of Roseville's Potable Reuse Pilot Project

Proposal Overview

National Water Research Institute (NWRI) is pleased to transmit this proposal to plan and facilitate the independent scientific advisory panel (ISAP) required by Title 22 of the California Code of Regulations (CCR) to support Roseville's Potable Reuse Pilot Project (Project).

Roseville has identified a carbon-based advanced treatment system as the most feasible alternative to meet its water supply infrastructure investment objectives. Because Roseville's proposed treatment system does not include all the elements of a full advanced treatment system, as defined in Title 22, Roseville must seek required approvals from the Division of Drinking Water (DDW) pursuant to a Title 22 alternatives provision. The applicable provisions, found in CCR section 60320.230, compel Roseville to demonstrate that its proposed carbon-based system provides the same level of public health protection as full advanced treatment and require that this demonstration include the results of a review of the proposed alternative by an ISAP.

NWRI, a California Joint Powers Agency and IRS 501c3 nonprofit, has almost two decades of specialized experience engaging members of the public-health-protection expert community for successfully implementing Title 22-conforming ISAPs. Roseville's Project Team requested NWRI prepare this proposal to organize, administer, manage, and facilitate the required ISAP.

NWRI Title 22 ISAP engagements typically span multiple years with the ISAP meeting once or more each year depending on the needs of the project. NWRI's approach is collaborative, and we customize our processes and service offerings to meet the unique needs of our clients and



the communities they serve. We look forward to working with the Project Team and stakeholders to help Roseville successfully diversify and enhance the reliability of the City's potable water supply.

Client Description

The City of Roseville, California (City of Roseville) is a charter law city in the State of California. The largest city in Placer County, Roseville's population is approximately 140,000. Located northeast of Sacramento along the Interstate 80 corridor, Roseville encompasses approximately 42 square miles. The City was incorporated in 1909 and operates under a Council-Manager form of government.

The City professionally manages a sophisticated and complex portfolio of water and wastewater infrastructure, including the Pleasant Grove Wastewater Treatment Plant, the Dry Creek Wastewater Treatment Plant, recycled water distribution system, and the North Zone and West Zone pumping stations that will support the Project. In 2019, the City worked with the US Bureau of Reclamation to use excess winter surface water flows to recharge the groundwater basin underlying Roseville with approximately 950 acre-feet of water, enough water to serve approximately 2,000 households. Additionally, the City was invited to secure federally backed infrastructure financing through the US Environmental Protection Agency's Water Infrastructure Financing and Innovation Act (WIFIA) which will potentially accelerate the development of six additional aquifer storage and recovery (ASR) wells over the next three years, doubling the City's ASR wells and greatly increasing Roseville's water supply reliability. Roseville is also in the final stages of completing negotiations with the US Bureau of Reclamation to secure its current federal water supply in perpetuity.

The Pleasant Grove Wastewater Treatment Plant Expansion Project will increase treatment capacity by 2.5 million gallons per day to accommodate growth within the South Placer Wastewater Authority service area through 2040, and will produce compressed natural gas to fuel the City's solid waste fleet.

Project Overview

Roseville is seeking to implement indirect potable reuse (IPR) to increase Roseville's water supply sustainability and portfolio diversity.

Following a drought that caused the City's primary water supply, Folsom Reservoir, to drop to historical low levels, the City completed a Recycled Water Study in January 2020 (2020 RWS). The 2020 RWS had four primary objectives: (1) Improve reliability, resiliency and diversity for the City's water supply portfolio; (2) Increase the City's recycled water use; (3) Provide opportunities to reuse



water throughout the year; and, (4) Increase the City's ability to best leverage this alternative water supply or have other secondary benefits, such as alignment with Sustainable Groundwater Management Act requirements.

Additionally, the 2020 RWS identified three alternatives for feasibility analysis:

- Alternative 1 – Groundwater Augmentation with Full Advanced Treatment (FAT).
- Alternative 2 – Groundwater Augmentation with Carbon-Based Advanced Treatment (CBAT).
- Alternative 3 – Surface Water Augmentation with FAT.

The Feasibility Analysis selected Alternative 2, groundwater augmentation with CBAT, for further investigation. CBAT does not conform to the Title 22 reverse-osmosis-based FAT standard, so Roseville must get approval from the Division of Drinking Water (DDW) pursuant to the Title 22 alternatives provisions. The 2020 RWS Alternative 2 calls for Title 22 recycled water from Roseville's Pleasant Grove Wastewater Treatment Plant (PGWWTP) to be conveyed through existing recycled water pipelines to a Pure Water Facility (PWF) at the North Zone Pump Station. Purified water from the PWF will be conveyed to groundwater injection wells at Woodcreek Golf Course and Mahany Park.

Section 60320.230 is the Title 22 alternatives provision applicable to groundwater augmentation and allows a project sponsor to use an alternative to FAT if:

1. The project sponsor demonstrates to DDW that the proposed alternative assures at least the same level of protection to public health.
2. The demonstration includes a review of the proposed alternative by an ISAP that includes a toxicologist, an engineering geologist or hydrogeologist, a microbiologist, a chemist, and an engineer licensed in California with at least three years of experience in wastewater treatment and public drinking water supply.

Scope of Work

Each task in the scope of work is required to plan, facilitate and document a meeting of the ISAP. Deliverables are organized to:

1. Establish the ISAP's independence (a foundational aspect of the panel's credibility).
2. Carefully plan two (2) meetings of the ISAP to help ensure that client, regulator, and expert needs are successfully met at critical stages of the Project.



3. Accurately and efficiently report the ISAP's preliminary, draft, and final findings and recommendations.

Task 1: Project Management and Administration

This task includes assembling, administering, and managing the ISAP. This is a collaborative and iterative process designed to elicit information about the expertise and qualifications required of panelists for this project.

To prepare for each ISAP meeting, NWRI will:

- a. Work collaboratively with the Roseville Project Team to assemble, engage, administer, manage, reimburse and compensate subject matter experts (SMEs) in each required discipline and any other key areas of relevant technical expertise required. Pursuant to CCR Title 22 §60320.230, at least five SMEs are required for the Project: a toxicologist; a registered engineering-geologist or hydrogeologist; a qualified engineer registered in California; a microbiologist; and, a chemist. Because the Project relies on both existing and newly constructed wastewater and recycled water infrastructure, recycled water pipeline, and wells, certain additional SMEs may provide great value to the Project Team at a low incremental cost.
- b. Work collaboratively with the Roseville Project Team to develop a qualifications profile for prospective independent SMEs, including potential disqualifying conflicts.
- c. Contact SMEs who match the expertise, credibility, and qualifications profiles developed in Task Elements 1a. and 1.b. and who indicate both a willingness and the availability to participate in the Project.
- d. Prepare and transmit a Proposed ISAP roster to Roseville. This transmittal will include sufficient biographic and professional information to enable Roseville to evaluate the proposed ISAP Roster. This step may be repeated more than once in order to enable NWRI to compose the Final ISAP Roster.
- e. Contact prospective panelists to confirm their participation on the ISAP.
- f. Prepare and transmit a final ISAP roster to Roseville. If needed, Roseville will review the Final ISAP member qualifications with DDW.
- g. Engage ISAP members with NWRI's Panel Member Engagement Agreement, which defines terms, conditions, expectations, and compensation for ISAP members selected for this project.



- h. NWRI will notify Roseville in writing when all ISAP members have signed their Panel Member Engagement Agreement and are prepared to begin work.
- i. Occasionally, ISAP members must transition off the ISAP for personal and professional reasons, so this task provides for the continuous maintenance of a relevant Title 22 required ISAP.
- j. Conduct timely project administration and management duties related to Tasks 2, 3, and 4 and included in Task 1. These duties are flexible and are intended to ensure that NWRI meets client, ISAP, and stakeholder needs as defined by the Project's elements, status, and trajectory.

Task 2: Meeting Planning and Preparation

NWRI will schedule, plan, and prepare for each ISAP meeting in coordination with relevant Project requirements and/or milestones.

2.1 ISAP Meeting Planning. NWRI will work with Roseville's Project Team to plan and articulate the full scope of review for each ISAP meeting. This planning will include sequencing content to optimize the ISAP review. This collaborative process will include:

- a. Meeting in person or online to plan each ISAP meeting, agenda, meeting facilitation processes, key questions for the ISAP, and possible outcomes and implications needed to support the Project, Roseville's Project Team, and the ISAP.
- b. Curating scientific, technical, policy, and related questions that the Roseville Project Team would like the ISAP to advise on. These questions are often referred to as the "Panel Charge."
- c. Developing meeting objectives in support of Project goals with NWRI and the Panel Chair.
- d. Agreeing upon a strategy to develop and share relevant Project background information and data to optimize the ISAP member's review.
- e. Working with Roseville's Project Team and ISAP members to schedule meetings and workshops.
- f. Identifying the meeting attendees, including: Roseville Project Team members, staff, consultants, state and regional regulators, and other stakeholders needed for an effective Panel meeting. NWRI will also discuss and clarify roles and expectations for all Panel meeting participants.



2.2 Pre-Meeting Workshop with Project Team and Panel Chair. NWRI will schedule an in-person, audio, or video conference workshop to further develop a scope and objectives for each meeting.

This collaborative process will include:

- a. Refining the the Panel Charge.
- b. Discussing the agenda and facilitation processes to support the Panel.
- c. Ensuring that the pre-meeting literature review and in-meeting presentations contain all the information upon which the ISAP will base its findings and conclusions.

2.3 Panel Meeting Preparation. NWRI will work in collaboration with the Roseville Project Team to prepare for each meeting of the ISAP. This work includes developing the meeting agenda, compiling meeting relevant background materials from the RosevilleProject Team, transmitting these "pre-read" materials to the Panel for their review before to the meetings, and informing/engaging relevant Project stakeholders as identified by the client prior to the meetings.

- a. Working with the Roseville Project Team on the development of agenda for each meeting. As part of this process, NWRI and the client will explore alternative facilitative techniques to stimulate the exchange of information and ideas.
- b. Supporting Roseville's Project Team and consultants as they define, develop, and prepare presentations on the agenda topics. The Project Team will prepare and provide handouts and reference materials for the ISAP members to review before and during the meeting.
- c. Facilitating the meeting and distributing visual aids, handouts, and other materials to ISAP panel members to support the Project Team presentations and encourage substantive dialog.
- d. Discussing and engaging available resources to develop the scope, breadth, and presentation of background materials relevant to the Panel's scope.
- e. Collecting background material for the Panel meeting provided by Roseville, its partners, its consultants, or any other Project stakeholder.
- f. Organizing materials in PDFs.
- g. Ensuring that the ISAP has sufficient opportunity to review and consider the organized materials, NWRI will distribute an official ISAP meeting "pre-read" transmittal to the Panel by email approximately ten (10) business days before the meeting.



- h. Preparing and transmitting an ISAP meeting agenda to identified stakeholders.

2.4 Coordinate Panel Meeting Logistics. NWRI, in consultation with Roseville's Project Team, will coordinate logistics for each ISAP meeting. Specifically, this process will include:

- a. Scheduling required facilities and on-site support staff.
- b. Arranging air and ground transportation for out-of-town Panelists.
- c. Booking hotel accommodations for out-of-town ISAP members.
- d. Arranging for ISAP meeting meals and meeting-related transportation.
- e. Upon request, NWRI developing content for Roseville's existing Project webpage to provide information on the Project, the Demonstration Project, the ISAP, and ISAP meetings.
- f. Coordinating with Roseville's Project Team on ISAP meeting notification for interested parties about ISAP meetings and the availability of reports and other ISAP deliverables.

Task 3: Meeting Facilitation and Preliminary ISAP Report

This task includes facilitating each ISAP meeting and preparing/delivering the preliminary ISAP Meeting Report. The preliminary, draft, and final ISAP meeting reports reflect the panel's consensus on the questions presented at the meeting as well as related scientific, technical, and policy issues.

3.1 Facilitate ISAP Meeting. ISAP meetings are typically held over one or two days. The timing and length of meetings vary depending on the scope of the meeting as determined collaboratively by Roseville's Project Team and NWRI. NWRI will administer and moderate the meeting, including stakeholder(s) participation at the meeting. NWRI will:

- a. Administer the ISAP meeting. Duties include set up, welcome, explain the panel process, provide an attendance sheet, take notes and photos (if needed), and ISAP member support as described above. NWRI also takes care of catering, report development, and other meeting facilitation services.



- b. Facilitate the meeting; NWRI's Executive Director, Kevin M. Hardy, MPA, JD will moderate the meeting. Meetings typically include both an open session for all participants and a closed working session of the ISAP.
- c. Support the ISAP process by keeping the meeting on schedule, enabling a balance of ISAP member engagement and idea exchange, questions and answers, and preparing an outline for the ISAP report. If requested, we can provide a preliminary review of the ISAP findings and conclusions on the Panel Charge.

As described above, Roseville's Project Team is responsible for the content and preparation of all scientific, technical, and policy presentations at the meeting.

3.2 Private Panel Working Session

At the conclusion of each ISAP meeting, the ISAP will meet privately to plan and initiate drafting of the Panel Meeting Report (PMR). During this private session, NWRI staff and ISAP members will generally:

- a. Determine consensus on key findings and recommendations to anchor the PMR.
- b. Based on the questions presented and the information presented, prepare a general outline of the PMR.
- c. Assign drafting assignments for the PMR to SMEs based on their interests and expertise. In authoring their assigned sections, ISAP members will consider information and other materials presented at the meeting and relevant findings from other concurrent efforts (if any). ISAP members will apply their expert judgment to develop the most informed and useful recommendations possible.

Task 4: ISAP Panel Meeting Report

This task provides for the research, writing, editing, and review of the draft and final ISAP Panel Meeting Report (PMR). This work product is authored by the ISAP under the leadership of the ISAP Chair starting during the ISAP's private working session at the conclusion of each ISAP meeting. The PMR is a consensus report of the ISAP, meaning that each finding and recommendation will have the support of each ISAP member. NWRI's role in this task is to coordinate the ISAP's efforts in drafting the PMR, editing the PMR for clarity and presentation, transmitting the PMR to the Roseville Project



Team for review, and ensuring the final PMR is clear, accurate, and timely. NWRI and the ISAP members will:

- a. Write and submit assigned sections to the Panel Chair and the NWRI Project Manager, who then work collaboratively to compile the draft PMR.
- b. Review and edit the Draft PMR. This process is coordinated by the Panel Chair and NWRI. The first work product is the Draft ISAP Meeting Report.
- c. Transmit the Draft PMR to the Roseville Project Team for their review to identify mistakes of fact, unintended inconsistencies, and errors or omissions in the application of relevant science. To ensure that ISAP independence and credibility, neither the ISAP nor NWRI will negotiate findings and recommendations absent a mistake of fact or mistaken application of fact by the ISAP.
- d. Depending upon scheduling, the report may take several weeks to finalize. Reports are typically completed within four to six weeks of the meeting depending upon the complexity of the meeting subject matter and the quality of the meeting materials prepared by the client and its consultants.

Deliverables

1. Project Management and Administration. This deliverable provides for communication, coordination, and billing in support of the remaining deliverables.
2. Transmit ISAP Meeting Agenda to Project Team and Stakeholders. In collaboration with the Roseville Project Team, NWRI will: develop and produce each ISAP meeting agenda along with the pre-meeting review materials that: establish the Panel Charge for the meeting; identify objectives for the meeting; set forth the scientific, technical and policy questions presented; identify presenters and subject matter to be covered; and allocate time to cover all subject matter necessary to enable the ISAP to provide expert comments and recommendations in the PMR.
3. Facilitate ISAP Meeting. NWRI will administer and facilitate the meeting to achieve the identified objectives according to each ISAP Meeting Agenda.



4. Produce ISAP Meeting Report. NWRI will develop and transmit an ISAP Meeting Report to the Roseville Project Team not later than six weeks after each ISAP Meeting.

Proposed Budget

The proposed budget for the scope described for two (2) meetings is \$119,230 and \$59,615 per meeting. Each meeting budget includes ISAP services totaling \$47,915 and meeting expenses totaling \$11,700. ISAP services include honoraria for participating experts, NWRI personnel costs and administrative expenses. ISAP meeting expenses include travel, food and beverage expenses for a one-day meeting in Roseville.

Proposed Billing and Payment Terms

1. NWRI will execute the foregoing scope of work on a time and materials basis not to exceed \$119,230.
2. NWRI will bill Roseville monthly while actively engaged in the work, terms net 30.
3. Rates, unit prices and level of effort billed shall conform to the NWRI Meeting Budgets presented in Attachment A.
4. NWRI will conform with applicable City of Roseville policies, procedures and requirements in preparing and submitting invoices.

Sole Source Justification

This contract may qualify for an exemption from competitive bidding of the City of Roseville's Request for Proposals (RFP) Policy which allows qualifying goods or services to be procured without issuing an RFP. Pursuant to Section III of Roseville's RFP Policy, qualifying services are defined as having only a single source and include the unique, specialized, and technical services proposed by NWRI herein.

NWRI may qualify for such an exemption because of its specialized expertise and knowledge in the formation, administration, and facilitation of the independent advisory panels and independent scientific advisory panels as required by various California water regulations. NWRI will assist Roseville by assembling an ISAP to provide expert review of the technical, scientific, regulatory, and policy aspects of its proposed Project



Roseville is required to demonstrate that the proposed CBAT treatment train provides the same level of public health protection including the findings and recommendations from an ISAP under Title 22 groundwater replenishment project alternatives provisions (§60320.230)

NWRI is a California Joint Powers Agency and Internal Revenue Code §501(c)(3) nonprofit organization formed to conduct water resources management research. NWRI has deep experience in the formation and administration of ISAPs to provide objective, third-party review of recycled water projects by local agencies. Other organizations that provide ISAP administration services do not specialize in supporting local water resource management agencies and their water infrastructure investments.

NWRI has administered ISAPs for several comparable, high-profile, regionally critical groundwater augmentation projects, including:

- Orange County Water District: Groundwater Replenishment System Project
- City of Los Angeles (LADWP): Groundwater Replenishment Project
- Soquel Creek Water District: Pure Water Soquel Groundwater Replenishment Project
- One Water Monterey: Pure Water Monterey Groundwater Replenishment Project
- Mekorot Water Company: Industrial Shafdan Project (Israel)
- Hampton Roads Sanitation District: Sustainable Water Initiative for Tomorrow (VA)
- LOTT Clean Water Alliance: Reclaimed Water Infiltration Study (WA)

NWRI has administered independent panels for several comparable, high-profile, regionally critical surface water augmentation projects including:

- Orange County Water District Santa Ana River Monitoring Project
- City of San Diego Pure Water San Diego Project
- Padre Dam Municipal Water District East County Advanced Water Purification Project
- Las Virgenes–Triunfo JPA Las Virgenes Reservoir Augmentation Project

NWRI is the only qualified consultant with the specialized expertise Roseville needs to convene and facilitate an ISAP with the ultimate goal of obtaining DDW approval of its CBAT-based potable water supply enhancement initiatives.



About the National Water Research Institute

NWRI was established in 1991 to address water supply and quality issues facing our nation through cooperative research. NWRI is organized as both a Joint Powers Agency (JPA) pursuant to the California Government Code and a 501c3 nonprofit corporation pursuant to the Internal Revenue Code. NWRI is based in Fountain Valley, California. JPA members include:

- Inland Empire Utilities Agency
- Irvine Ranch Water District
- Los Angeles Department of Water and Power
- Orange County Sanitation District
- Orange County Water District
- West Basin Municipal Water District

In conjunction with our JPA members and our partners at the Joan Irvine Smith and Athalie R. Clarke Foundation, NWRI promotes the protection, maintenance, and restoration of drinking water supplies as well as freshwater and marine environments. NWRI staff titles, project duties, and qualifications are presented below. For specific information about other NWRI Independent Expert Advisory Panels, our research, or educational and outreach initiatives, please visit our [website](#).

NWRI Staff Titles, and Duties

Name	Title	Duties
Kevin M. Hardy	Executive Director	Provides overall project management for all Panel efforts. Responsible for working with Panel Chair to strategize, organize, plan and facilitating Panel activities.
Suzanne Sharkey	Project Manager	Coordinates with Panel Chair, NWRI Executive Director, Panelists, and client. Key project lead for work product and administration.
Mary Collins	Technical Editor	Coordinates with Panel Chair and Panelists to document meeting notes and prepare reports.



Qualifications

Kevin M. Hardy, Executive Director. Mr. Hardy works with academics, utility executives, peers and policymakers to continue developing regulations for potable reuse; building upon relationships with public and private agencies; and facilitating NWRI's well-established ISAP program to help guide innovation in water resources management practice and policy.

Kevin is an experienced water leader and public agency executive. After a decade serving the cities of San Diego and Chula Vista in various management capacities, he was appointed to an executive role at the Encina Wastewater Authority in 1995. Under Hardy's leadership, Encina was recognized for excellence in wastewater treatment and recycled water operations, green energy production, biosolids management, capital improvement planning and execution, innovative public-private partnering, workplace safety, and employee training and development. During his tenure at Encina, Mr. Hardy also served on several industry association Boards of Directors and served as elected president of the California Sanitation Risk Management Authority and California Association of Sanitation Agencies. After seven years as Encina's General Manager, he retired in March 2016 and joined NWRI in April 2017. In this role, Mr. Hardy also serves as the Administrative Director for the Southern California Salinity Coalition. Hardy holds bachelor's and master's degrees from San Diego State University and a Juris Doctorate from the University of San Diego School of Law. He also is an alumnus of the joint AWWA-WEF Leadership Center at the University of North Carolina at Chapel Hill.

Suzanne Sharkey, Research Scientist & Project Manager. Suzanne Sharkey has served as a water resources scientist at NWRI Since 2014. She completed her graduate studies in earth and hydrologic science at the University of Rhode Island, and previously worked as a data analyst and field scientist for environmental consulting firms focused on stormwater management, salt marsh restoration, and innovative groundwater remediation techniques. She has a bachelor's degree in Chemistry from The College of New Jersey and a master's degree in Technical and Science Communications from Drexel University.

Mary Collins, Technical Editor. Mary Collins joined NWRI in September 2018. Originally from Seattle, she worked as a technical writer and editor in the tech industry, most recently for Google and Microsoft. Her past experience includes five years as technical editor at a Seattle-based earth sciences engineering firm. She has a bachelor's degree in Communication from Boise State University and specialized training in technical writing and editing from University of Washington.



Independent Scientific Advisory Panel for Roseville CBAT IPR Project

Contact

If you have questions or would like to discuss this proposal further, please contact Suzanne Sharkey, Project Manager, at ssharkey@nwri-usa.org or (714) 378-3278.

See Next Page for Attachment 1: ISAP Meeting Budgets

NATIONAL WATER RESEARCH INSTITUTE MEETING BUDGET

MEETING NO. 1: INDEPENDENT SCIENTIFIC ADVISORY PANEL IN SUPPORT OF THE ROSEVILLE CBAT IPR PROJECT

Date: 07.24.2020

		Task 1	Task 2	Task 3	Task 4		
		Project Management & Administration	Meeting Planning & Preparation	ISAP Meeting	Panel Meeting Report	Total Days/Hours	Cost
Independent Advisory Services	Hourly Rates						
1.A. SME Honoraria	Panelists Cost/Day	Panelist Days	Panelist Days	Panelist Days	Panelist Days	Days	Cost
Task: Meeting Preparation	5 \$800	0.00	1.00	0.00	0.00	5.00	\$4,000
Task: ISAP Meeting	5 \$800	0.00	0.00	2.00	0.00	10.00	\$8,000
Task: Panel Meeting Report	5 \$800	0.00	0.00	0.00	1.00	5.00	\$4,000
Panel Chair - Additional Effort	1 \$800	0.50	1.00	0.50	1.00	3.00	\$2,400
Subtotal - Expert Honoraria		0.50	2.00	2.50	2.00	184.00	\$18,400
1.B. NW IPersonnel	NWRI Staff Rates	Staff Hours	Staff Hours	Staff Hours	Staff Hours	Hours	
Executive Director	\$246.16	4.0	4.0	24.0	4.0	36.0	\$8,862
Research Scientist - Project Manager	\$143.45	20.0	24.0	24.0	12.0	80.0	\$11,476
Technical Editor	\$136.63	0.0	12.0	24.0	24.0	60.0	\$8,198
Administration, Finance & Events Staff	\$122.44	8.0	0.0	0.0	0.0	8.0	\$980
Subtotal - NW IPersonnel		32.0	40.0	72.0	40.0	184.0	\$29,515
		Sub-Total: Independent Advisory Services					\$47,915
Meeting Expenses							
2.A. Administration		Units	Units	Units	Units	Units	Cost
Web-Enabled Conference Calls	\$50.00	1.0	1.0	1.0	1.0	4.0	\$200
General Office Supplies	\$50.00	1.0	0.0	0.0	0.0	1.0	\$50
Postage & Courier/Delivery	\$50.00	1.0	0.0	0.0	0.0	1.0	\$50
Project Specific & Miscellaneous	\$100.00	0.0	1.0	1.0	1.0	3.0	\$300
Subtotal - Project Administration							\$600
2.B. Travel, Food & Beverage	People/Units Cost Basis	Units	Units	Units	Units	Units	Cost
Panelists							
Panelist R/T Airfare	5 \$600.00	0.0	0.0	1.0	0.0	1.0	\$3,000
Panelist Ground Transportation	5 \$200.00	0.0	0.0	1.0	0.0	1.0	\$1,000
Panelist Lodging Per Night	5 \$400.00	0.0	0.0	1.0	0.0	1.0	\$2,000
Panelist Breakfast	5 \$10.00	0.0	0.0	2.0	0.0	2.0	\$100
Panelist Lunch	5 \$15.00	0.0	0.0	2.0	0.0	2.0	\$150
Panelist Dinner	5 \$25.00	0.0	0.0	2.0	0.0	2.0	\$250
NW IStaff		Units	Units	Units	Units		
NWRI R/T Airfare	3 \$600.00	0.0	0.0	1.0	0.0	1.0	\$1,800
NWRI Ground Transportation & Parking	3 \$200.00	0.0	0.0	1.0	0.0	1.0	\$600
NWRI Lodging Per Night	3 \$400.00	0.0	0.0	1.0	0.0	1.0	\$1,200
NWRI Breakfast	3 \$10.00	0.0	0.0	2.0	0.0	2.0	\$60
NWRI Lunch	3 \$15.00	0.0	0.0	2.0	0.0	2.0	\$90
NWRI Dinner	3 \$25.00	0.0	0.0	2.0	0.0	2.0	\$150
Staff Travel Miscellaneous	1 \$200.00	0.0	0.0	1.0	0.0	1.0	\$200
Other Meeting Attendees		Units	Units	Units	Units		
Other Meeting Attendees: Day 1 Breakfast & AM Break	20 \$10.00	0.0	0.0	1.0	0.0	1.0	\$200
Other Meeting Attendees: Day 1 Lunch & PM Break	20 \$15.00	0.0	0.0	1.0	0.0	1.0	\$300
Other Meeting Attendees: Day 2 Breakfast & AM Break	0 \$15.00	0.0	0.0	1.0	0.0	1.0	\$0
Other Meeting Attendees: Day 2 Lunch & PM Break	0 \$15.00	0.0	0.0	1.0	0.0	1.0	\$0
Task Related Miscellaneous	1 \$100.00	0.0	0.0	0.0	0.0	0.0	\$0
Subtotal - Travel							\$11,100
		Sub-Total: Meeting Expenses					\$11,700
Total		Total Expenses					\$59,615

MEETING NO. 2: INDEPENDENT SCIENTIFIC ADVISORY PANEL IN SUPPORT OF THE ROSEVILLE CBAT IPR PROJECT

		Task 1	Task 2	Task 3	Task 4		
		Project Management & Administration	Meeting Planning & Preparation	ISAP Meeting	Panel Meeting Report	Total Days/Hours	Cost
Independent Advisory Services		Hourly Rates					
		<u>Panelists</u>	<u>Cost/Day</u>	<u>Panelist Days</u>	<u>Panelist Days</u>	<u>Panelist Days</u>	<u>Panelist Days</u>
1.A. SME Honoraria							
Task: Meeting Preparation	5	\$800	0.00	1.00	0.00	0.00	5.00
Task: ISAP Meeting	5	\$800	0.00	0.00	2.00	0.00	10.00
Task: Panel Meeting Report	5	\$800	0.00	0.00	0.00	1.00	5.00
Panel Chair - Additional Effort	1	\$800	0.50	1.00	0.50	1.00	3.00
Subtotal - Expert Honoraria			0.50	2.00	2.50	2.00	184.00
1.B. NWRI Personnel		<u>NWRI Staff Rates</u>	<u>Staff Hours</u>	<u>Staff Hours</u>	<u>Staff Hours</u>	<u>Staff Hours</u>	<u>Hours</u>
Executive Director		\$246.16	4.0	4.0	24.0	4.0	36.0
Research Scientist - Project Manager		\$143.45	20.0	24.0	24.0	12.0	80.0
Technical Editor		\$136.63	0.0	12.0	24.0	24.0	60.0
Administration, Finance & Events Staff		\$122.44	8.0	0.0	0.0	0.0	8.0
Subtotal - NW Personnel			32.0	40.0	72.0	40.0	184.0
		Sub-Total: Independent Advisory Services					\$47,915
Meeting Expenses							
2.A. Administration			<u>Units</u>	<u>Units</u>	<u>Units</u>	<u>Units</u>	<u>Units</u>
Web-Enabled Conference Calls		\$50.00	1.0	1.0	1.0	1.0	4.0
General Office Supplies		\$50.00	1.0	0.0	0.0	0.0	1.0
Postage & Courier/Delivery		\$50.00	1.0	0.0	0.0	0.0	1.0
Project Specific & Miscellaneous		\$100.00	0.0	1.0	1.0	1.0	3.0
Subtotal - Project Administration							\$600
2.B. Travel, Food & Beverage		<u>People/Units</u>	<u>Cost Basis</u>	<u>Units</u>	<u>Units</u>	<u>Units</u>	<u>Units</u>
Panelists							
Panelist R/T Airfare	5	\$600.00	0.0	0.0	1.0	0.0	1.0
Panelist Ground Transportation	5	\$200.00	0.0	0.0	1.0	0.0	1.0
Panelist Lodging Per Night	5	\$400.00	0.0	0.0	1.0	0.0	1.0
Panelist Breakfast	5	\$10.00	0.0	0.0	2.0	0.0	2.0
Panelist Lunch	5	\$15.00	0.0	0.0	2.0	0.0	2.0
Panelist Dinner	5	\$25.00	0.0	0.0	2.0	0.0	2.0
NWRI Staff							
NWRI R/T Airfare	3	\$600.00	0.0	0.0	1.0	0.0	1.0
NWRI Ground Transportation & Parking	3	\$200.00	0.0	0.0	1.0	0.0	1.0
NWRI Lodging Per Night	3	\$400.00	0.0	0.0	1.0	0.0	1.0
NWRI Breakfast	3	\$10.00	0.0	0.0	2.0	0.0	2.0
NWRI Lunch	3	\$15.00	0.0	0.0	2.0	0.0	2.0
NWRI Dinner	3	\$25.00	0.0	0.0	2.0	0.0	2.0
Staff Travel Miscellaneous	1	\$200.00	0.0	0.0	1.0	0.0	1.0
Other Meeting Attendees							
Other Meeting Attendees: Day 1 Breakfast & AM Break	20	\$10.00	0.0	0.0	1.0	0.0	1.0
Other Meeting Attendees: Day 1 Lunch & PM Break	20	\$15.00	0.0	0.0	1.0	0.0	1.0
Other Meeting Attendees: Day 2 Breakfast & AM Break	0	\$15.00	0.0	0.0	1.0	0.0	1.0
Other Meeting Attendees: Day 2 Lunch & PM Break	0	\$15.00	0.0	0.0	1.0	0.0	1.0
Task Related Miscellaneous	1	\$100.00	0.0	0.0	0.0	0.0	0.0
Subtotal - Travel							\$11,100
		Sub-Total: Meeting Expenses					\$11,700
Total		Total Expenses					\$59,615

ORDINANCE NO. 6297

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached budget adjustment for the Pure Water Roseville Project to provide independent scientific advisory panel services.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Todd Jordan, Process Engineer FISCAL YEAR: 2021
 PREPARER NAME & TITLE: Nancy Rothlisberger, EU Rate Analyst COUNCIL DATE (if applicable): 11/4/2020
 DEPARTMENT/DIVISION: EU/Wastewater ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6230	5301	84001	500092	119,230	Professional services agreement with NWRI
TOTAL				119,230	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

NET ADJUSTMENT	119,230
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6230	3601	00000	000000	(119,230)	Decrease available resources (WW Rehabilitation)
TOTAL				(119,230)	

Justification for Budget Adjustment:

The Pure Water Roseville project (#500092) requires a budget adjustment of \$119,230 to fund a professional services agreement with the National Water Research Institute to provide independent scientific advisory panel services. This will be funded by the available resources in the Wastewater Rehabilitation Fund (6230).

REQUIRED APPROVALS:

<i>Dale L Olson</i> For <u>9/29/2020</u> REQUESTING DEPARTMENT HEAD / DESIGNEE DATE		_____ BUDGET MANAGER / DESIGNEE DATE	
_____ CHIEF FINANCIAL OFFICER / DESIGNEE DATE		_____ CITY MANAGER / DESIGNEE DATE	
BUDGET DEPARTMENT USE ONLY:			
_____ POSTED BY DATE			

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 1132

File #: 0800-02 & 0201-01

Title: Pleasant Grove Wastewater Treatment Plant Tertiary Filtration Replacement Project
– Professional Design Services Agreement and Budget Adjustment

Contact: Todd Jordan 916-746-1829 tjordan@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.25.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council:

1. Adopt a resolution to approve a professional design services agreement (\$686,000) with Carollo Engineers, Inc. for the Pleasant Grove Wastewater Treatment Plant Tertiary Filtration Replacement project, and authorize the City Manager to execute it on behalf of the City of Roseville.
2. Adopt an ordinance to approve a budget adjustment of \$1,140,000 for the Pleasant Grove Wastewater Treatment Plant Tertiary Filtration Replacement project using the available resources in the Wastewater Regional Rehabilitation Fund to fund the professional design services agreement with Carollo Engineers, Inc. (\$686,000), additional future design work (\$439,000), and staff labor costs (\$15,000).

BACKGROUND

The six continuous backwash filters installed at the Pleasant Grove Wastewater Treatment Plant in 2004 are reaching the end of their useful life. We need to replace the existing filters with new units and ancillary equipment to provide equal or greater filter function, reduced maintenance, and increased reliability.

The City has initiated the design of a water reuse pilot treatment facility as part of the Pure Water Roseville Project. The pilot facility design and construction was included in a Water Infrastructure Finance and Innovation Act (WIFIA) Program loan request the City recently submitted for consideration by the U.S. Environmental Protection Agency. The initial design services of the Pleasant Grove Wastewater Treatment Plant Filter Replacement project are also part of the WIFIA loan application.

On September 11, 2020, two consultants proposed on the project. Environmental Utilities Department staff evaluated the proposals and ranked them based on the criteria specified in request for proposals (RFP) 08-072. Staff determined that the Carollo Engineers, Inc. proposal provided the best value based on the evaluation criteria of the RFP.

The total for this agreement (\$686,000), estimated future design costs (\$439,000), and related staff labor costs (\$15,000) will come from the available resources in the Wastewater Regional Rehabilitation Fund.

FISCAL IMPACT

The recommended budget adjustment will fund the Pleasant Grove Wastewater Treatment Plant Tertiary Filtration Replacement project with \$1,140,000 from the available resources in the Wastewater Regional Rehabilitation Fund. Since the staff labor for this project will come from Wastewater Administration, the available resources in the Wastewater Operations Fund will increase by \$15,000.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

Respectfully Submitted,

Todd Jordan, Process Engineer

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-461

Professional Design Services Agreement - Signed

Signature Certification-Carollo

Ordinance No. 6298

Budget Adjustment

RESOLUTION NO. 20-461

APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT BY AND BETWEEN
THE CITY OF ROSEVILLE AND CAROLLO ENGINEERS, INC., AND AUTHORIZING
THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a professional design services agreement regarding the Pleasant Grove
Wastewater Treatment Plant Tertiary Filtration Replacement Project, by and between the City of
Roseville and Carollo Engineers, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that
said agreement is hereby approved and that the City Manager is authorized to execute it on
behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

PROFESSIONAL DESIGN SERVICES AGREEMENT

Pleasant Grove Wastewater Treatment Plant Tertiary Filtration Replacement Project

THIS AGREEMENT is made and entered into this ____ day of _____, 20__,
by and between the City of Roseville, a municipal corporation (“CITY”), and Carollo Engineers,
Inc., a Delaware corporation (“CONSULTANT”); and

W I T N E S S E T H:

WHEREAS, CITY desires professional design services for the Pleasant Grove
Wastewater Treatment Plant Tertiary Filtration Replacement Project; and

WHEREAS, CONSULTANT has prepared a proposal dated September 11, 2020, which
describes the scope of work to be performed by CONSULTANT, the budget for the work, and
the schedule for performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such professional
design services related to the Pleasant Grove Wastewater Treatment Plant’s tertiary filtration
system.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of
services as described in EXHIBIT “A,” attached hereto and incorporated herein by this
reference.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT "A". Total compensation shall not exceed six hundred eighty-six thousand dollars (\$686,000).

CONSULTANT shall submit monthly invoices for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one-tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

3. Indemnification. To the fullest extent allowed by law, CONSULTANT agrees to indemnify, including the cost to defend CITY, and its officers, agents, employees and volunteers from any and all claims, demands, costs or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by CITY or the agents, servants, or independent contractors who are directly responsible to CITY, or arising from the active negligence of CITY. Notwithstanding any terms of this section, indemnification and defense obligations shall conform to California Civil Code Section 2782.8.

CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

4. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

<u>COVERAGE</u>	<u>LIMITS OF LIABILITY</u>
Workers' Compensation	Statutory
Commercial General Liability	\$2,000,000 each occurrence \$4,000,000 aggregate Personal Injury: \$2,000,000 each occurrence \$4,000,000 aggregate
Automobile Liability	\$1,000,000 combined single limit
Professional Liability (errors and omissions)	\$2,000,000 per claim \$4,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be

primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor,

regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all work performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

5. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of

this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

6. Time is of the Essence. Time is of the essence of this Agreement.

7. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars (\$200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages

applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be considered by CONSULTANT in determining its proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

8. Contractor Registration. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Agreement, CONSULTANT and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. CONSULTANT is hereby notified that this Agreement is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

9. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

10. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

CONSULTANT is not responsible for damage or delay in performance caused by events beyond the reasonable control of CONSULTANT. In the event CONSULTANT's services are suspended, delayed or interrupted for the convenience of CITY or delays occur beyond the reasonable control of CONSULTANT, an equitable adjustment in CONSULTANT's time of performance and cost of CONSULTANT's personnel and subcontractors may be made.

11. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

12. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

13. Independent Contractor. CONSULTANT shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT

advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

14. Representation and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

15. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

16. Copyright, Ownership and Use of Materials. All tangible materials ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto,

and all written and other tangible expressions, including but not limited to, drawings, papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

17. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

18. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California,

regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

19. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

20. Severability. If any of the provisions contained in this Agreement is for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

21. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE

Todd Jordan
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

CONSULTANT

Andrew Salveson
Carollo Engineers, Inc.
2880 Gateway Oaks Drive, Suite 300
Sacramento, CA 95833

Either party may amend its address for notice by giving notice to the other party in writing.

22. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

CAROLLO ENGINEERS, INC., a
Delaware corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: Richard D. Plecker
RICHARD D. PLECKER
Environmental Utilities Director

BY: Beverly Hann
its: Beverly Hann, Associate Vice President

and

BY: Ken Wilkins
its: Ken Wilkins, Senior Vice President

EXHIBIT “A”

E. Project Plan

Carollo specializes in the planning, design, and construction of water and wastewater infrastructure. This focus provides our firm with the experience needed to resolve issues impacting water and wastewater through innovative ideas tailored to the needs of our clients.

PROJECT PLAN

The development of this Project Plan is based on work plans successfully implemented elsewhere. Key components for project success include:

- An organized schedule of events, deliverables, and review workshops.
- Ongoing collaboration with City staff.
- Identification of parties responsible for task completion and QA/QC review.
- Ongoing team member participation in review workshops.

This process is well-defined and repeatable—enabling ongoing team engagement, key stakeholder feedback, and informed design documents.

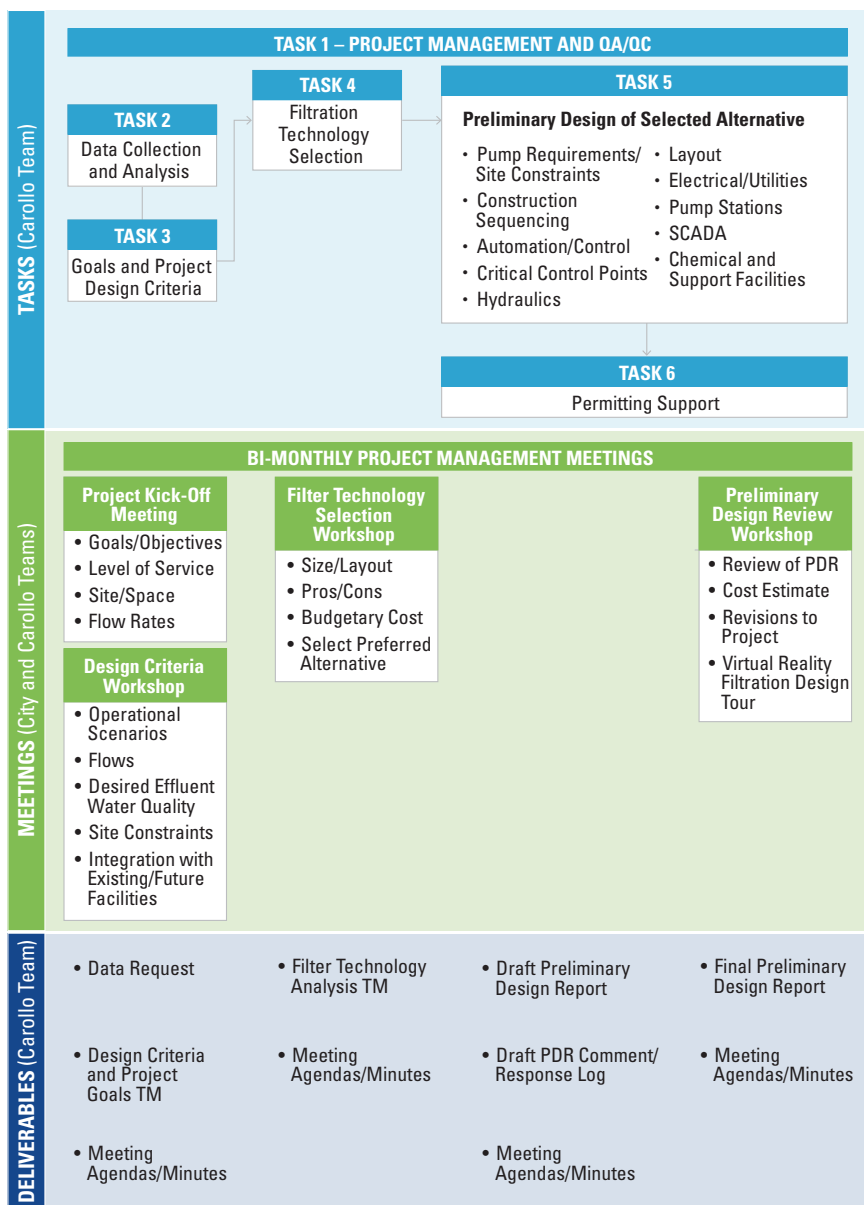
Staff Assigned to Each Task

Our core team members (Patrick Carlson, Danny Murphy, Andy Salveson, and Beverly Hann) will work on every project task. Our subconsultants who are assigned to specific tasks are as follows:

- Task 2 – Fugro USA Land, Inc.
- Task 5 – Ewing Construction Services
- Task 6 – Ascent Environmental, Inc.

A detailed breakdown of staff hours for each task and sub-task is provided in the cost proposal.

A schematic that depicts the simplified work plan for this project is presented below. The work plan is supported by a detailed Scope of Work, summarized herein, and a project schedule provided at the end of this section.



SCOPE OF WORK

Achieving Milestones Successfully

This Scope of Work is based on the information presented in the Request for Proposal and our understanding of the project as discussed with City staff. Carollo will work with the City, as needed, to tailor this scope to best meet the City's needs.

Task 1 – Project Management, Meetings, and QA/QC

Project management efforts throughout the course of the project will include communication with the City and internal team members, budget and schedule tracking, resource management, risk management, quality assurance and quality control (QA/QC), and bi-monthly status update meetings as described below.

Task 1.1 – General Project Management

- **Project Communications.** A Project Management Plan will be developed to summarize team contact information, project communication protocols, and reporting requirements. Carollo will provide formal status updates at bi-monthly meetings and as-needed updates to the City's project manager related to schedule, budget, project status, progress tracking, and any perceived project risks.
- **Budget and Schedule Tracking.** A progress report will be sent with monthly invoices which will include a description of services provided for the month by task, planned upcoming work, budget tracking by task, overall project-earned value tracking, and updates to the change management and issues logs (as-needed).
- **Resource and Risk Management.** The Carollo project manager will maintain responsible control of ensuring that appropriate resources are available when needed for the project. As part of the resource and risk management task, the project manager will also actively maintain a project risk log and communicate project risk statuses with team members and the City.

Task 1.2 – QA/QC

Quality management is important for every client deliverable, large or small. Senior staff have been assigned to this project to provide technical guidance/assistance and conduct QA/QC checks on every deliverable.

Task 1.3 – Meetings

This scope item includes budget for a project kickoff meeting and bi-monthly status update meetings. Other meetings and review workshops are addressed in subsequent task items. Carollo will prepare meeting agendas in advance of scheduled meeting dates (via email) and will prepare and submit minutes for all meetings within three days of the meeting occurrence.

DELIVERABLES

- Monthly invoices/progress reports (electronic).
- Meeting agendas and minutes (electronic).

MEETINGS

- Project Kickoff Meeting (in person).
- Bi-monthly status update meetings (video conference via Microsoft Teams).

ASSUMPTIONS

- A project duration of eight months.
- The kick-off meeting will be two hours in duration, with four attendees from the Carollo team. The meeting location will be at the plant or other City facility. A site visit to the WWTP will be conducted on the same day to allow Carollo team members to take field measurements, interview O&M staff, and confirm/corroborate available data/observations.
- Bi-monthly meetings will be held via remote format (phone or video conference via Microsoft Teams), will be one hour in duration (on average), and will include participation from an average of three attendees from the Carollo team.

Task 2 – Data Collection and Analysis

Task 2.1 – Data Collection and Analysis

Following receipt of Notice to Proceed (NTP), Carollo will prepare a data request summarizing data, information, and the file needs for the project. The team will carefully consider data already in our possession (and/or readily available without City intervention) prior to issuing the request, so as not to create unnecessary work for the City. The data request will include relevant as-built drawings, water quality operational data, previously completed reports, existing site topographic files, and other available data.

Task 2.2 – Geotechnical Desktop Study

Carollo will work with Fugro USA Land, Inc. to complete a geotechnical desktop study using existing site borings to confirm a general preliminary design approach for the new facility foundation design.

DELIVERABLES

- Data request (electronic).
- Geotechnical Desktop Study TM.

ASSUMPTIONS

- The schedule assumes that the City will provide requested data, information, and files within two weeks of the Data Request submittal.
- Collection and analysis of water samples is excluded from this scope of work but can be provided with contract amendment.

Task 3 – Establish Project Goals and Design Criteria

Task 3.1 – Design Criteria and Project Goals Workshop

Following receipt of all requested data, the Carollo team will organize a Design Criteria and Project Goals Workshop to discuss the various stakeholder goals for the filter replacement project (engineering, operations, management, etc.) and collect City feedback for the development of design criteria for the following key project components:

- **Operational Scenarios and Flow Rates.** Establish seasonal and near-term/long-term operational scenarios.
- **Filter Effluent Water Quality.** Review/update minimum water quality requirements for discharge to Pleasant Grove Creek, current/potential Title 22 reuse customers, and likely influent water quality requirements for the future advanced water purification facility (AWPF).
- **Pump Station Requirements.** Establish hydraulic design criteria, range of flow rates, and operational constraints.
- **Electrical Design Criteria.** Establish requirements for integration with existing PGWWTP electrical systems, and operational and safety constraints.
- **SCADA Integration.** Establish SCADA requirements for integration with existing PGWWTP systems.
- **Site Constraints.** Discuss site area that is available for new facilities, existing facilities that must remain in place during (and/or after) construction of new facilities, and existing facilities that could be demolished or relocated and replaced with new facilities.

- **Operational and Maintenance Constraints.**

Establish criteria for operation and maintenance constraints including daily operation, emergency operation, integration with existing standard operation procedures (SOPs), expected lifespan of facilities, and acceptable required/expected maintenance procedures.

This task includes follow-up efforts (as needed) from the site walk associated with the Project Kickoff Meeting discussed in Task 1 to most accurately understand the existing filter operations, and associated issues with current facilities.

Task 3.2 – Design Criteria Technical Memorandum

Key findings from the Design Criteria and Project Goals Workshop will be summarized in a Draft Design Criteria Technical Memorandum (TM) for City review. This TM will establish design criteria for the project and will document key project decisions, both for use in the feasibility analysis and preliminary design tasks. This TM will also address options for optimizing the filter design to most readily facilitate the addition of an AWPF in the future, including project considerations related to future pumping, electrical needs, and SCADA integration.

The Draft Design Criteria TM will be delivered for review and feedback. Comments received from the City on the document will be incorporated in future tasks, and the Design Criteria TM will be finalized as a chapter in the Preliminary Design Report.

DELIVERABLES

- Design Criteria and Project Goals Workshop agenda and minutes (electronic).
- Draft Design Criteria TM (electronic).

MEETINGS

- Design Criteria Workshop (in person).

ASSUMPTIONS

- Design Criteria and Project Goals Workshop (duration of four hours), with participation by up to five Carollo team members. Meeting location will be at the plant or other City facility.
- Design Criteria and Project Goals Workshop will be attended by City staff from each stakeholder group.
- City comments on the Draft TM will be provided within two weeks of submittal.

Task 4 – Develop and Analyze Feasible Filter Alternatives

Based on the data analyzed and design criteria established in Tasks 2 and 3, the Carollo team will evaluate feasible technologies and site layout alternatives for preliminary design of a tertiary filtration system to replace (and expand) the existing filter facilities, and to evaluate the existing downstream pumping and equipment. In development of feasible alternatives, the team will consider initial cost, life-cycle costs, operational considerations, and maintenance for a range of filter systems that will optimize consistent water quality.

To select the appropriate technology and general site layout for the new filters and associated infrastructure, the team will follow the vetting process discussed in the following sections.

Task 4.1 – Preliminary Filter Technology Vetting

The Carollo team will consider a range of available technologies that could potentially meet the needs of the City for the replacement filtration facilities. This preliminary list of technologies will cover a range of costs, maintenance needs, and treatment performance. The team will then recommend the three most suitable technologies for further consideration, and confirm the top three at one of the bi-monthly team meetings.

Task 4.2 – Filter Technology Selection Workshop

Once confirmed, the team will further develop the three selected technologies including the development of conceptual layouts, relative cost metrics (capital and life cycle costs), and relative advantages and disadvantages for the differing technologies related to:

- Constructability.
- Permitting, regulatory compliance, and other environmental factors.
- Site optimization.
- Effluent water quality.
- Other selected criteria.

The team will present the results of this preliminary analysis at a Technology Selection Workshop with key City staff.

Task 4.3 – Filter Technology Alternatives TM

Key findings from the Filter Technology Selection Workshop will be summarized in a Draft Filter Technology Alternatives TM. This TM will describe the preliminary technology vetting process and the alternatives analysis completed for the three selected technologies at

the Technology Selection Workshop, and provide a recommendation for the technology and general layout option that should be carried forward into the preliminary design effort. This TM will be submitted as “draft” for review and feedback from the City, and will be made “final” as a chapter in the Preliminary Design Report.

The Draft Design Criteria TM will be delivered for review and feedback. Comments received from the City on the document will be incorporated in future tasks, and the Design Criteria TM will be finalized as a chapter in the Preliminary Design Report.

DELIVERABLES

- Filter Selection Technology Workshop agenda and minutes (electronic).
- Draft Filter Technology Analysis TM (electronic).

MEETINGS

- Technology Selection Workshop (in person).

ASSUMPTIONS

- Three filter technology alternatives to evaluate in detail are agreed upon in the bi-monthly meeting prior to the Technology Selection Workshop.
- Technology Selection Workshop duration of four hours, with participation by up to five Carollo team members. Meeting location will be at the plant or other City facility.
- Technology Selection Workshop will be attended by City staff from each stakeholder group.
- City comments on the Draft TM will be provided within two weeks of submittal.

Task 5 – Preliminary Design of Selected Alternative

Task 5.1 – Preliminary Design of Selected Alternative

The Carollo team will complete preliminary design calculations for the selected filter technology and prepare general site layout for the filters and associated appurtenances. Items to be evaluated, and summarized for inclusion in the Preliminary Design Report (PDR), will include the following:

- **Site Constraints and Construction Sequencing Filter Design.** Includes calculations, sizing, and ancillary design details.
- **Electrical Systems.** Proposed design for new facilities and integration with existing facilities.

▪ **Instrumentation and Controls (I&C).**

Recommendations for controls and monitoring of the new facilities.

▪ **SCADA.** Recommendations for integration with the existing site SCADA and future communications with offsite facilities (as appropriate).

▪ **Chemicals.** Calculations and sizing (new or modification to existing) ancillary chemical storage and feed facilities.

▪ **Pump Requirements.** Calculations for pump and pipe sizing.

▪ **Site Piping.** Calculations, general sizing, and type.

▪ **Stormwater Management.** General description of site improvements needed for compliance with existing permits.

▪ **Control Narratives.** Developed for the filters and all proposed ancillary facilities.

Anticipated drawings for the preliminary design phase are included as an attachment to this scope.

Task 5.2 – Project Cost, Schedule, and Constructability Review for Selected Alternative

This task includes necessary efforts for Carollo team preparation of project cost estimates, schedules, and overall constructability.

Task 5.2.1 – Project Cost Estimates

The Carollo team will prepare a planning-level construction cost estimate for the selected alternative meeting published AACE International criteria and anticipated accuracy ranges for a Class 3 estimate.

The life cycle cost prepared in Task 4.2 will be refined as part of this task, as appropriate.

Task 5.2.2 – Project Schedule

The Carollo team will project necessary schedule needs for the final design phase, the project bidding phase (with City feedback), and the estimated construction for the recommended filter replacement alternative.

Task 5.2.3 – Constructability Review

The Carollo team will organize third-party constructability review by Dave Ewing Construction Services to identify construction challenges, validate construction sequencing plans, and identify options to ease the overall construction process through proactive engineered solutions.

Task 5.3 – Preliminary Design Report

Deliverables and findings from Tasks 5.1 and 5.2 will be summarized in a Draft PDR, which will include the following discussions/chapters:

- Executive Summary.
- Background.
- Summary of pertinent data (from Task 2).
- Design Criteria (from Task 3).
- Technology Analysis and Selection (from Task 4).
- Preliminary Design of Selected Technology (Task 5).
- Summary of Anticipated Project Costs (Task 5).
- Projected Project Schedule (Task 5).
- Constructability Findings (Task 5).
- Permitting and Regulatory Compliance Discussion (Task 6).

The PDR will also include a table of contents (TOC) summarizing anticipated technical specifications required in the final design phase.

The Draft PDR will be submitted for City review. Approximately one week into the review period a Draft PDR Review Workshop will be held. This workshop will give the reviewers an opportunity to see and discuss the PDR with the project team and provide verbal feedback. At this workshop, the Carollo team will facilitate a virtual reality design tour for City staff, allowing each member to “walk through” the filter design and provide feedback regarding layout, perceived operational space constraints, and preferences for ancillary facility placement. Staff can choose to use the VR headset themselves and enter the model, or view what others are seeing on screen.

Verbal feedback will be tabulated and distributed for City use in reviewing, consolidating, and finalizing written comments on the Draft PDR within two weeks of the workshop.

Once written comments have been provided by the City, a Comment Review Meeting will be held to provide comment responses and address any comments that require discussion. A comment/response log (including resolutions) will be provided with the final PDR submittal.

DELIVERABLES

- Draft Preliminary Design Report (electronic).
- Draft PDR Comment/Response Log (electronic).
- Final Preliminary Design Report (electronic).
- Preliminary design drawings and 3D renderings (electronic).

MEETINGS

- Draft PDR Review Workshop with virtual reality design tour (in person).
- Comment Review Meeting (phone or video conference via Microsoft Teams).

ASSUMPTIONS

- Approximately 34 design drawings will be prepared for preliminary design phase.
- Facility plan and section drawings will be prepared in Sketch-up 3D modeling software.
- Ancillary design drawings (design criteria, P&IDs, etc.) will be prepared in MicroStation and AutoCAD to conform to existing City standards.
- Preliminary design will be based on existing topographic files received from the City and existing geotechnical report findings for nearby facilities. Detailed site survey and geotechnical analysis will be completed for the chosen improvement site during final design (via separate contract).

Task 6 – Regulatory Compliance and Permitting

Task 6.1 – Regulatory Compliance

Throughout the course of the project the Carollo team will provide permitting and regulatory compliance support for the new tertiary filter design as it pertains to discharge to Pleasant Grove Creek, existing and possible future reuse customers, and the possible future AWWP. This support will include Engineer Report updates/addenda for the selected filtration technology, as well as coordination with downstream AWWP regulatory considerations.

The Carollo team, in coordination with our teaming partner, Ascent Environmental, will also review compliance needs and strategies related to California Environmental Quality Act (CEQA) requirements anticipated for each of the feasible filter replacement alternatives explored in detail. It is anticipated that an Initial Study/Mitigated Negative Declaration (IS/MND) will be required for most filter replacement options, in reference to the City's Environmental Impact Report on the Roseville Regional Wastewater Treatment Service

Area Master Plan (Master Plan EIR, May 1996). This is similar to the CEQA compliance requirements for the Expansion and Energy Recovery Project at the facility.

For the preliminary design phase, the Carollo team will review and document the anticipated regulatory impacts associated with each filter replacement alternative evaluated in Task 4.2 and prepare a summary of related efforts that will be required during final design of the selected filter replacement project.

Task 6.2 – Permitting

The Carollo team will prepare a list of anticipated permit requirements for the selected filter replacement alternative, based on the findings of Task 6.1 efforts, the Carollo team's related project construction experience, and related City feedback collected over the course of the preliminary design phase.

DELIVERABLES

- Related effort summaries included in PDR (Task 5).

OPTIONAL TASKS

Task A.1 – Site Visits

As an option to the City, the Carollo team will organize site visits at up to three facilities that have filter technologies likely most feasible for the replacement project. These include:

- Monterey One Water – Regional Treatment Plant.
- City of Turlock – Regional Water Quality Pollution Control Facility.
- City of Santa Rosa – Laguna WWTP.

As desired, the Carollo design team will facilitate additional and/or alternate site visits to facilities of the City's choosing.

Two Carollo team members will participate in the site visits, help facilitate question/answer sessions related to filter operation/performance (as needed), and will prepare notes documenting the key findings from each.

PRELIMINARY DRAWING LIST

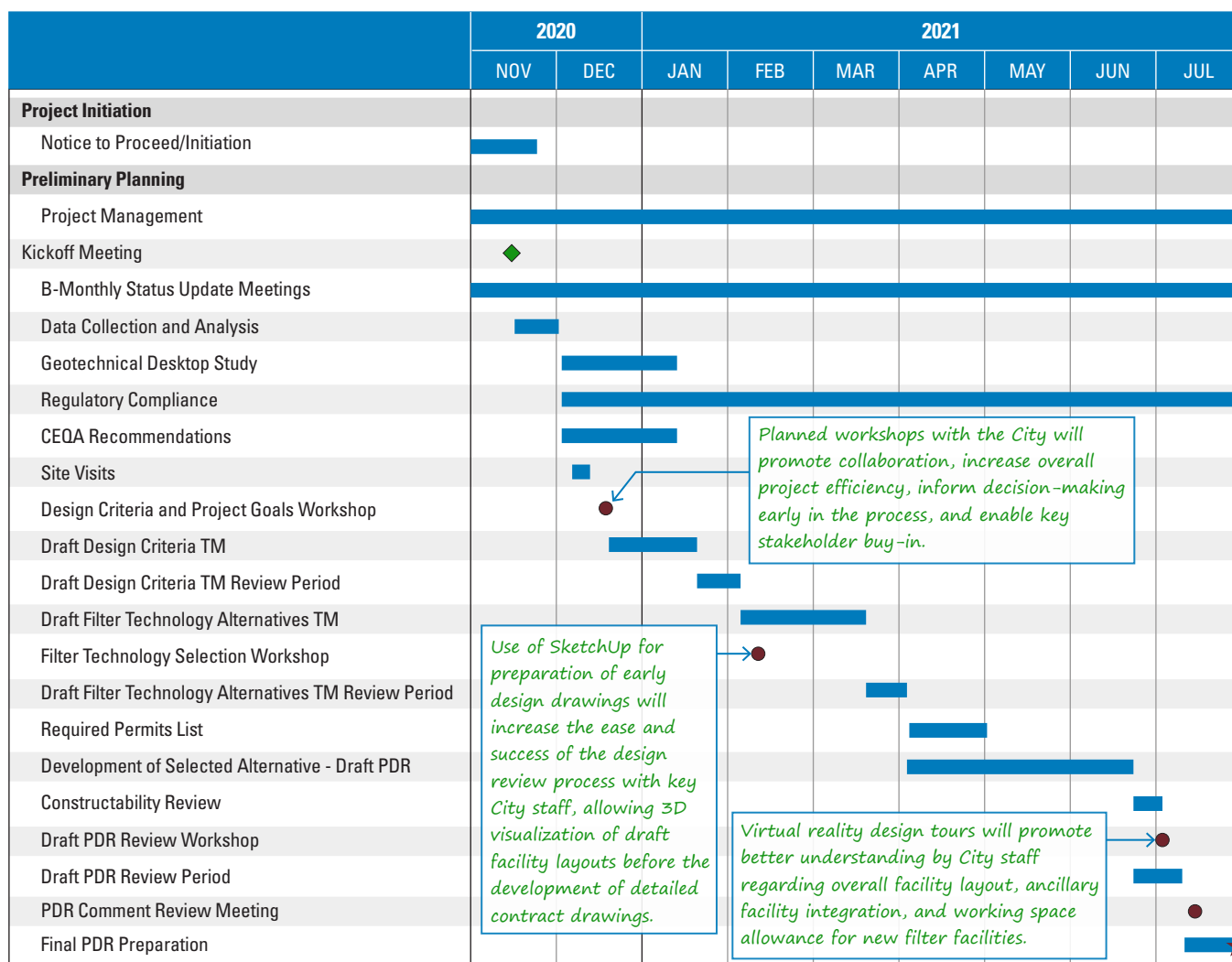
A preliminary drawing list is presented below summarizing the anticipated drawings that will be included in the Preliminary Design Report. The drawing list has been developed based on a conventional granular media filter design. Alternate filter technologies could require additional or fewer sheets, depending on particulars.

DRAWING LIST

DISCIPLINE	NO.	SHEET	TITLE
G	1	G001	Title Sheet
G	2	G002	Legend and Abbreviations
G	3	G003	Design Criteria - 1
G	4	G004	Design Criteria - 2
G	5	G005	Process Flow Diagram
D	6	D001	Filter Demolition Drawings
D	7	D002	Filter Demolition Drawings
M	8	M001	Pump Station 3D Model
M	9	M002	Pump Station Plan
M	10	M003	Pump Station Sections
M	11	M004	Pump Station Sections
M	12	M005	Filters 3D Model
M	13	M006	Filters Plan
M	14	M007	Filters Sections
M	15	M008	Filters Sections
M	16	M009	Backwash Supply Tank
M	17	M010	Backwash Supply Pumps
M	18	M011	Chemical Feed Facilities - Schematic
GN	19	GN001	Instrumentation Symbols and Abbreviations
GN	20	GN002	Instrumentation Process Symbols
GN	21	GN003	Instrumentation Process Symbols
GN	22	GN004	Instrumentation Process Symbols
N	23	N001	Filter P&ID
N	24	N002	Feed Pump Station P&ID
N	25	N003	Blower P&ID
N	26	N004	Backwash Pump P&ID
N	27	N005	Flashmix P&ID
GE	28	GE001	Electrical Symbols
GE	29	GE002	Electrical Abbreviations and Notes
E	30	E001	Overall Single Line Diagram
E	31	E002	Feed Pump Station Single Line Diagram
E	32	E003	Filters Single Line Diagram
E	33	E004	Backwash Pumps Single Line Diagram
E	34	E005	Blower Single Line Diagram

PROPOSED PROJECT SCHEDULE

A preliminary schedule that illustrates the estimated timeline for completion of all project activities in this phase of work is presented below. This schedule is based on the project duration identified in the RFP, but can be accelerated, if that is the City's preference.



September 11, 2020

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

Subject: Cost Proposal for Pleasant Grove Wastewater Treatment Plant
Filter Replacement Project

Selection Committee:

Carollo has carefully reviewed the requirements of the City's Request for Proposals for the Pleasant Grove Wastewater Treatment Plant Filter Replacement Project. We have prepared the enclosed fee estimate based on these requirements, our understanding of your project goals, and our related experience at separate facilities.

We have also included an optional task for conducting site visits to nearby filtration facilities. We believe this added task will build upon the City's solid understanding of tertiary filtration from your experience at DCWWTP and PGWWTP. We also believe that site visits complement the various workshops and review meetings included in the proposed Scope of Services—increasing stakeholder engagement, better informing decision-makers, and reducing the overall effort required for the City to select a filtration technology.

Per the RFP requirements, this fee estimate includes proposed rates for each project team member and the number of hours and costs for each task and subtask based on Carollo's 2020 Fee Schedule, which is attached.

We would like to emphasize that this estimate is based on our current understanding of the scope of work and the City's desire for enhanced collaboration throughout the completion of the various preliminary design tasks. If selected, it is anticipated that the scope of services and fee estimate will be further refined during negotiations to meet the specific budget requirements and project needs of the City.

Thank you for considering our team as a partner during the critical preliminary design phase of your project.

Sincerely,

CAROLLO ENGINEERS, INC.



Patrick A. Carlson, PE
Project Manager



Andrew Salvesson, PE
Regulatory Lead

Enclosures: Cost Proposal Spreadsheet
2020 Fee Schedule

TAB F: COST PROPOSAL

Revised: 9/10/2020
PGWWTP TERTIARY FILTER REPLACEMENT PROJECT - CAROLLO FEE ESTIMATE
CITY OF ROSEVILLE

TASK DESCRIPTION	CAROLLO TEAM LABOR HOURS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</
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Optional Tasks																												
Task A.1 - Site Visits																												
A.1 - Site Visits					36	36										10	82	\$21,626					\$0	\$984		\$3,300	\$4,284	\$25,910
Task A.1 - Subtotal	0	0	0	0	36	36	0	0	0	0	0	0	0	0	0	10	82	\$21,626	\$0	\$0	\$0	\$0	\$984	\$0	\$3,300	\$4,284	\$25,910	\$26,000

**CAROLLO ENGINEERS, INC.
FEE SCHEDULE**

**As of January 1, 2020
California**

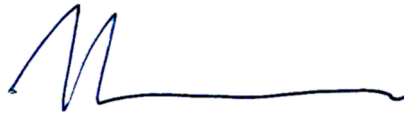
	<u>Hourly Rate</u>
Engineers/Scientists	
Assistant Professional	\$188.00
Professional	230.00
Project Professional	273.00
Lead Project Professional	293.00
Senior Professional	315.00
Technicians	
Technicians	142.00
Senior Technicians	198.00
Support Staff	
Document Processing / Clerical	125.00
Project Equipment Communication Expense (PECE) Per DL Hour	13.00
Other Direct Expenses	
Travel and Subsistence	at cost
Mileage at IRS Reimbursement Rate Effective January 1, 2020	\$.575 per mile
Subconsultant	cost + 10%
Other Direct Cost	cost + 10%
Expert Witness	Rate x 2.0

This fee schedule is subject to annual revisions due to labor adjustments.

CERTIFICATION

This is to certify that the undersigned, Michael W. Barnes, as Corporate Secretary and General Counsel for **Carollo Engineers, Inc.**, is authorized to state and certify: That by corporate policy approved by the Board of Directors on 02/07/2011, Kenneth A. Wilkins, Senior Vice President, and Beverly J. Hann, Associate Vice President, are authorized to execute engineering service agreements for the usual and customary engineering business of the company.

Dated: October 16, 2020



Michael W. Barnes
Corporate Secretary & General Counsel

ORDINANCE NO. 6298

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached budget adjustment for the Pleasant Grove Wastewater Treatment Plant Tertiary Filtration Replacement Project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____
day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Todd Jordan, Process Engineer FISCAL YEAR: 2021
 PREPARER NAME & TITLE: Nancy Rothlisberger, EU Rate Analyst COUNCIL DATE (if applicable): 11/18/2020
 DEPARTMENT/DIVISION: EU/Wastewater ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6231	5301	84001	500172	1,125,000	Fund the new PGWWTP - Filter Replacement project
6231	5080	84001	500172	15,000	Secondary labor - charged to project from WW Admin 74305
6201	5980	74305	000000	(15,000)	Secondary labor - reimburse WW Admin for P500170
TOTAL				1,125,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

NET ADJUSTMENT	1,125,000
----------------	-----------

FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6231	3601	00000	000000	(1,140,000)	Decrease available resources in WW Regional Rehab Fund
6201	3601	00000	000000	15,000	Increase available resources in Wastewater Ops Fund
TOTAL				(1,125,000)	

Justification for Budget Adjustment:

This request will fund the design work on the new Pleasant Grove Wastewater Treatment Plant (PGWWTP) Filter Replacement project (#500172). This initial request of \$1,140,000 for the contract cost with Carollo Engineers for preliminary design (\$686,000), upcoming estimated contract costs for final design (\$439,000), and FY2021 staff labor costs (\$15,000) will be funded by the available resources in the new Wastewater Regional Rehabilitation Fund. Since the staff work will come from Wastewater Administration, the available resources in the Wastewater Operations Fund will increase by \$15,000.

		REQUIRED APPROVALS:	
10/20/20			
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE
BUDGET DEPARTMENT USE ONLY:			
POSTED BY	DATE		

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 1113

File #: 0800-02 & 0201-01

Title: Data Analytics and Dashboard Pilot Study – Professional Services Agreement Amendment and Budget Adjustment

Contact: Todd Jordan 916-746-1829 tjordan@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.26.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council:

1. Adopt a resolution to approve a first amendment to the professional services agreement with Brown and Caldwell for the Data Analytics and Dashboard Pilot Study, and authorize the City Manager to execute it; and
2. Adopt an ordinance to approve a budget adjustment of \$230,844 for the Pure Water Roseville project using the available resources in the Wastewater Rehabilitation Fund to fund the first amendment to the professional services agreement (\$128,144), staff labor costs (\$15,000), and the remaining amount of the initial design services agreement (\$87,700) that was inadvertently omitted from the FY2020-21 annual budget request.

BACKGROUND

Brown and Caldwell is providing services for a water reuse pilot treatment facility as part of the Pure Water Roseville Project and engineering support services for a Water Infrastructure Finance and Innovation Act (WIFIA) Program loan request the City recently submitted for consideration by the U.S. Environmental Protection Agency. Under this work, Brown and Caldwell has conducted research studies and initial pilot design services for the proposed treatment facility. Brown and Caldwell will provide initial design services for replacement tertiary filters at the Pleasant Grove Wastewater Treatment Plant that are also part of the WIFIA loan application. Related to the water reuse pilot treatment process design, Brown and Caldwell is also providing data analytics services in order to identify key water quality parameters that may be used to predict successful water treatment for reuse purposes. The proposed first amendment to Brown and Caldwell's professional services agreement includes additional professional engineering and consulting services described further below. Proposed costs for this amendment are:

Task Description	Task Cost	Percent of Amendment	Total
Task 100 – Data Collection/Analytics	\$52,285	41	

Task 500 – Regulatory	\$33,264	26
Task 600 – Project Management	\$10,763	8
Task 800 – WIFIA Support	\$31,832	25
Total	\$128,144	100

The proposed additional scope is to be allocated to existing Tasks 100, 500, 600, and a new Task 800 as part of this amendment as described below:

Task 100 Data Collection/Analytics

Cost for external lab analysis recommended as part of the source water quality monitoring plan. The analysis will continue until August 2021, extending the existing contract to February 2021, and will support the water reuse pilot facility design.

Task 500 Regulatory

Cost for an additional sub-consultant reviewer from Carollo Engineers, Inc. at City's request.

Task 600 Project Management

Additional project management, invoicing, and account administration to cover the schedule extension from the previous contract end date of February 2021 to the end of Amendment 1 activities in August 2021.

Task 800 WIFIA Support

Cost to attend necessary coordination meetings and developing WIFIA application related support documents for the Pleasant Grove Wastewater Treatment Plant tertiary filter replacement included in the request for WIFIA funding.

Under their current contract with the City, Brown and Caldwell has satisfactorily completed preliminary design work supporting the WIFIA application and is providing good consultant services for the Data Analytics and Pilot Study Professional Design Services Agreement. Through their work on the City's Recycled Water Feasibility Study, and the current Data Analytics and Pilot Study, Brown and Caldwell is uniquely suited to competently and efficiently perform the Amendment 1 tasks.

With Council approval of the requested budget adjustment, the total for this amendment (\$128,144) and related staff labor costs (\$15,000) will be paid from the available resources in the Wastewater Rehabilitation Fund.

Also, this project requires an additional \$87,700 in funding from the Wastewater Rehabilitation Fund since this amount was inadvertently omitted from the project's budget request for FY2020-21. The total additional budget required for this project is thus \$230,844.

FISCAL IMPACT

This budget adjustment will increase the budget for the Pure Water Roseville project by \$238,844 using the available resources in the Wastewater Rehabilitation Fund. This, along with a concurrent request for professional services agreement/budget adjustment approval (National Water Research Institute for \$119,230), will bring the project total to \$1,380,074.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a first amendment to professional services agreement and budget adjustment for the Data Analytics and Dashboard Pilot Study meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Todd Jordan, Process Engineer

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-446

PSA (Signed)

Ordinance No. 6292

Budget Adjustment

RESOLUTION NO. 20-446

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY
AND BETWEEN THE CITY OF ROSEVILLE AND BROWN AND CALDWELL, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement for the Data Analytics and Dashboard Pilot Study project, by and between the City of Roseville and Brown and Caldwell, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said first amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT**

Project: Data Analytics and Dashboard Pilot Study

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation (“CITY”), and Brown and Caldwell, a California corporation (“CONSULTANT”); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated March 4, 2020 (“Agreement”) regarding data analytics and dashboard pilot study to test alternative wastewater treatment processes for generating advanced treated water (“Project”); and

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT’s letter/proposal dated July 27, 2020, which is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, CONSULTANT is willing and able to provide such additional services.

NOW, THEREFORE, the parties agree as follows:

1. CONSULTANT shall provide additional services as described in Exhibit “A” of this First Amendment to Agreement.

2. Section 2 of the Agreement is amended by adding an additional paragraph to read as follows:

“CITY shall pay one hundred twenty-eight thousand, one hundred forty-four dollars (\$128,144), in consideration of the additional services as set forth in Exhibit “A” to the First Amendment to Agreement. This brings the total not to exceed contract amount to one million, two hundred thirty thousand, eight hundred forty-four dollars (\$1,230,844).”

3. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and CONSULTANT has caused this First Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

BROWN AND CALDWELL, a
California corporation

BY:  _____
David Zuber
its: Vice President

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

and

BY:



its: Robert D. Goodson, Corporate Secretary

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
RICHARD D. PLECKER
Environmental Utilities Director

EXHIBIT “A”

July 27, 2020



Mr. Todd Jordan
City of Roseville
1800 Booth Road
Roseville, California 95747

154862

Subject: Amendment 1 – City of Roseville Data Analytics and Pilot Study

Dear Mr. Jordan:

Brown and Caldwell (BC) is pleased to submit this proposed amendment to provide additional professional engineering and consulting services for the City of Roseville's Data Analytics and Pilot Study contract dated March 5, 2020. The primary purpose of this proposed amendment is to provide additional cost and technical support to the City's WIFIA loan application efforts, include additional subcontract staff per City's request, and external lab analysis of analytes recommended as part of source water quality monitoring plan.

Additional Scope of Work

Based on the original work breakdown structure, additional scope to be allocated to the existing Tasks 100, 500, and 600 and a new Task 800 as part of this amendment are described below.

Task 100 Data Collection/Analytics

To add to the existing data collection/analytics task, this amendment includes cost for external lab analysis of analytes recommended as part of the source water quality monitoring plan. Recommended analytes, frequency, and labs are summarized in the May 2020 Draft Source Water Monitoring Quality Plan. The analysis will continue until August 2021, which extends the existing contract beyond February 2021.

Deliverables and activities include the following:

- Cover cost for external lab analysis under BC's contract with the City

Task 500 Regulatory

To add to the existing regulatory task, this amendment includes cost for an additional subconsultant reviewer, Jeff Mosher of Carollo Engineers, Inc., at the City's request.

Deliverables and activities include the following:

- Review of regulatory deliverables
- Subconsultant attendance at meetings
- Support in the development of the independent advisory panel (IAP)

Task 600 Project Management

This task covers additional project management, invoicing, and account administration to cover the schedule extension from the previous contract end date of February 2021 to the end of Amendment 1 activities in August 2021.

Deliverables and activities include the following:

- Monthly invoicing through August 2021
- Email and phone communications for project management

Task 800 WIFIA Support

This task includes attending wastewater focus meetings, financial focus meetings, and pulling together supporting documents for the tertiary filter WIFIA loan application.

Deliverables and activities include the following:

- One BC staff member attending a 1-hour wastewater focus meeting per week in July and one meeting every two weeks from August to September (total of 8 meetings)
- One BC staff member attending a 1-hour financial focus meeting per week in July and one meeting every two weeks from August to September (total of 8 meetings)
- Gather deliverables discussed in the WIFIA wastewater group call on July 2, 2020 to fill out the tertiary filter project row of the WIFIA loan application
- Email, phone, and in person communications for coordination of project elements

Fee Estimate

The original Agreement dated March 5, 2020, was for \$1,102,700. Contract Amendment No. 1 for \$128,144 would bring the total contract amount to \$1,230,844. Table 1 summarizes the fee breakdown for each task.

Table 1. Fee Estimate	
Task	Fee
Task 100 - Data Collection/Analytics	\$52,285
Task 500 - Regulatory	\$33,264
Task 600 - Project Management	\$10,763
Task 800 - WIFIA Support	\$31,832

Schedule

Level of effort for these activities is estimated to be completed by August 2021.

- Task 100: One sample event will take place each month, starting in September 2020 and ending in August 2021 (schedule extension from original contract).
- Task 500: Activities will occur as planned through February 2021.
- Task 600: Extended to cover activities ending in August 2021
- Task 800: Activities will transpire during July, August, and September 2020.

Terms and Conditions

All work will be performed in accordance with the Terms and Conditions set forth in the original Agreement dated March 5, 2020.

We look forward to the opportunity to perform this work for you. Please call Melanie Holmer at 916.853.5344 if you have questions.

Very truly yours,

Brown and Caldwell,



J. David Zuber
Vice President



Melanie Holmer, PE
Project Manager

ORDINANCE NO. 6292

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached budget adjustment for the Data Analytics and Dashboard Pilot Study project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 1146

File #: 0721 & 0201-01

Title: Fiscal Year 2020-21 Transportation Development Act Claim and Budget Adjustment

Contact: Michael Dour 916-746-1304 mdour@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.27.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council:

1. Adopt a resolution approving the Fiscal Year (FY) 2020-21 Transportation Development Act (TDA) claim in the amount of \$7,107,612; authorizing the City Manager or his designee to execute the claim on behalf of the City; and approving payment to the Placer County Transportation Planning Agency of \$225,000 in FY2020-21 Local Transportation Funds as Roseville's fair share for the 2022 Transportation Funding Strategy Outreach; and
2. Adopt an ordinance approving a Budget Adjustment of \$225,000 for the 2022 Transportation Funding Strategy Outreach program.

BACKGROUND

The Placer County Transportation Planning Agency (PCTPA) has adopted the FY2020-21 Final Findings of Apportionment for the Local Transportation Fund (LTF), State Transit Assistance (STA), and Senate Bill 1 (SB1) State of Good Repair (SGR). Together, these programs comprise the Transportation Development Act (TDA) resources.

LTF revenue comes from a 1/4 cent sales tax in Placer County and is used for local transportation programs. The COVID-19 pandemic has resulted in an overall reduction in retail sales. The adopted LTF apportionment assumes a 17% reduction in sales tax revenues, resulting in \$6,332,110 in LTF available to Roseville for FY2020-21. In FY2020-21, staff is recommending that \$2,684,320 of LTF be claimed for use in the Transportation Fund to support the City's bikeway and Transportation Systems Management (TSM) programs, and capital projects. Of this amount, \$225,000 is claimed to support the 2022 Transportation Funding Strategy Outreach. This program will evaluate whether or not to pursue a transportation sales tax district vote in the south Placer County area in 2022. The sales tax district would provide much-needed revenue for transportation maintenance and capital projects. The FY2020-21 claim also includes \$3,647,790 for use in the Transit Fund to support transit operations and capital expenses.

STA revenue is derived from state diesel fuel excise taxes with augmentation from SB1 funds. STA funds are applied to administration, operations, maintenance, and capital projects for the

City's transit system. The State Controller's Office forecasts a 39% decrease in STA revenues this year (when compared to pre-COVID estimates released in February of 2020). The total STA funds available to Roseville in FY2020-21 is \$590,073.

SB1's State of Good Repair (SGR) program provides needed funding towards maintenance of the Roseville Transit bus fleet. The SGR program is funded by a portion of the State Transportation Improvement Fee on vehicle registrations. The amount of SGR funds available in FY2020-21 has increased slightly to \$185,429. These funds have been budgeted for use in this year's local and commuter bus replacement project.

FISCAL IMPACT

The TDA claim provides a total of \$7,107,612 in much-needed revenues to the Transportation and Transit Fund programs and projects. As noted, the FY2020-21 available funds are substantially less than prior years due to the COVID-19 crisis. For the Transit Fund, the lower amounts of LTF and STA revenue will be offset by federal Coronavirus Aid Relief and Economic Security (CARES) Act funding. The CARES Act provided \$2,679,013 to Roseville Transit, of which \$1,847,759 will be used in FY2020-21. The balance of CARES Act funds (\$831,254) available to Roseville Transit will be used in FY2021-22.

The CARES Act funding is for transit purposes only and may not be used to support Transportation Fund activities. As shown on the TDA Financial Plan (Attachment 1), FY2020-21 Transportation Fund expenses exceed the amount of available FY2020-21 LTF by \$335,645. However, previously unreleased LTF resources from FY2019-20 are available and will be released to address this shortfall. If the COVID-related reduction in sales tax receipts continues into FY2021-22, the programs and projects that can be delivered through the Transportation Fund may be impacted. Staff will continue to monitor the situation as the City develops the FY2021-22 budget.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The FY2020/21 Transportation Development Act Claim action meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Michael Dour, Alternative Transportation Manager

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

TDA Annual Project and Financial Plan

LTF Claim Form FY21

STA Claim Form FY21

SGR Claim Form FY21

Resolution No. 20-465

Ordinance No. 6303

Budget Adjustment

TDA ANNUAL PROJECT AND FINANCIAL PLAN

This form will show the planned expenditures of all TDA funds claimed for the fiscal year in addition to any TDA funds carried over from previous years. Briefly describe all operational, capital and/or streets and roads projects which will be funded by TDA moneys. **Please show BOTH prior year TDA funds (if any) and current year TDA funds to be used**, provide the total cost of each project, and indicate all other sources of funding associated with each project. For capital projects, the projects listed and their associated costs and funding sources should be consistent with the budget developed in the TDA Claim Worksheet completed for the submittal of this claim. The total project cost and total funding source(s) listed below should balance for each project. See attached sample plan for additional guidance.

Claimant: City of Roseville

Fiscal Year: FY 2020/21

<u>Brief Project Description</u>	<u>Project Cost</u>	<u>Source of Funding & Amount</u>
TRANSIT OPERATIONS	Administration & Services \$ 6,363,353 Operating Reserve \$ 1,500,000 OPERATIONAL COSTS \$ 7,863,353	Interest Earnings from FY20 \$ 68,567 Carryover \$ 2,281,243 Passenger Fares \$ 500,000 Advertising/Other \$ 369,845 CARES Act - FTA \$ 1,847,759 LTF Article 4 FY21 \$ 2,205,866 STA FY21 \$ 590,073 OPERATIONAL REVENUE \$ 7,863,353
TRANSIT CAPITAL PROJECTS	Transit Capital Projects \$ 5,208,320 Capital Reserve \$ 1,000,000 CAPITAL COSTS \$ 6,208,320	Carryover \$ 1,000,000 FTA Capital Assistance \$ 3,580,967 LTF Article 4 FY21 \$ 1,441,924 SB1 SGR FY21 \$ 185,429 CAPITAL REVENUE \$ 6,208,320
STREETS AND ROADS	TSM & Bikeway Program \$ 1,253,667 Maintenance-Roadway \$ 289,584 Construction \$ 2,650,481 Other \$ 116,165 Transp Planning Process \$ 225,000 Subtotal \$ 4,534,897 Capital Reserve \$ 1,000,000 STREETS & ROADS COSTS \$ 5,534,897	Carryover \$ 2,492,652 Interest Earnings FY20 \$ 19,297 LTF Article 8a FY21 \$ 2,459,320 Transportation Planning Process Article 8a FY21 \$ 225,000 FY20 Claim Unreleased \$ 3,417,914 STREETS & ROAD REVENUE \$ 8,949,810 EST. CARRYOVER FY 21 (\$ 335,645)

CLAIM FOR LOCAL TRANSPORTATION FUNDS

TO: PLACER COUNTY TRANSPORTATION PLANNING AGENCY
299 NEVADA STREET, AUBURN, CA 95603

FROM:

CLAIMANT: City of Roseville
ADDRESS: 316 Vernon Street, Suite 150
Roseville, CA 95678

CONTACT PERSON: Michael Dour
Phone: (916) 746-1304 Email: mdour@roseville.ca.us

The City of Roseville hereby requests, in accordance with the State of California Public Utilities Code, commencing with Section 99200 and the California Code of Regulations commencing with Section 6600, that this claim for Local Transportation Funds be approved for Fiscal Year 2020/21, in the following amounts for the following purposes to be drawn from the Local Transportation Fund deposited with the Placer County Treasurer:

P.U.C. 99260a, Article 4, Transit Operations:	<u>\$ 2,205,866</u>
P.U.C. 99260a, Article 4, Transit Capital:	<u>\$ 1,441,924</u>
P.U.C. 99275, Article 4.5, Community Transit Services	<u>\$ 0.00</u>
P.U.C. 99400a, Article 8a, Local Streets and Roads	<u>\$ 2,459,320</u>
P.U.C. 99402, Article 8a, Transportation Planning Process	<u>\$ 225,000</u>
P.U.C. 99400c, Article 8c, Contracted Transit Services:	<u>\$ 0.00</u>
P.U.C. 99400e, Article 8e, Capital for Contracted Services:	<u>\$ 0.00</u>
C.C.R. 6648, Capital Reserve:	<u>\$ 0.00</u>

When approved, this claim will be transmitted to the Placer County Auditor for payment. Approval of the claim and payment by the County Auditor to the applicant is subject to such monies being available for distribution, and to the provisions that such monies will be used only in accordance with the terms of the approved annual financial plan and budget. Claimant must submit a complete Fiscal and Compliance Audit for the prior fiscal year prior to issuance of instructions to the County Auditor to pay the claimant in full.

APPROVED:
PLACER COUNTY
TRANSPORTATION PLANNING AGENCY
BOARD OF DIRECTORS

APPLICANT:
CITY OF ROSEVILLE

BY: _____ (signature)	BY: _____ (signature)
TITLE: _____	TITLE: <u>CITY MANAGER</u>
DATE: _____	DATE: _____

CLAIM FOR STATE TRANSIT ASSISTANCE FUNDS

TO: PLACER COUNTY TRANSPORTATION PLANNING AGENCY
299 NEVADA STREET, AUBURN, CA 95603

FROM:

CLAIMANT: City of Roseville
ADDRESS: 316 Vernon Street, Suite 150
Roseville, CA 95678

CONTACT PERSON: Michael Dour
Phone: (916) 746-1304 Email: mdour@roseville.ca.us

The City of Roseville hereby requests, in accordance with the State of California Public Utilities Code commencing with Section 99200 and the California Code of Regulations commencing with Section 6600, that this claim for State Transit Assistance be approved in the amount of \$590,073 for Fiscal Year 2020/21 , in the following amounts for the following purposes to be drawn from the State Transit Assistance fund deposited with the Placer County Treasurer:

Transit Operations (6730a):	<u>\$ 590,073</u>
Transit Capital (6730a):	<u>\$ 0.00</u>
Contracted Transit Services (6731b):	<u>\$ 0.00</u>
Community Transit Services Provided by WPCTSA (6731.1):	<u>\$ 0.00</u>

When approved, this claim will be transmitted to the Placer County Auditor for payment. Approval of the claim and payment by the County Auditor to the applicant is subject to such monies being available for distribution, and to the provisions that such monies will be used only in accordance with the terms of the approved annual financial plan and budget.

APPROVED:
PLACER COUNTY
TRANSPORTATION PLANNING AGENCY
BOARD OF DIRECTORS

APPLICANT:
CITY OF ROSEVILLE

BY: _____ (signature)	BY: _____ (signature)
TITLE: _____	TITLE: <u>CITY MANAGER</u>
DATE: _____	DATE: _____

CLAIM FOR STATE OF GOOD REPAIR PROGRAM FUNDS

TO: PLACER COUNTY TRANSPORTATION PLANNING AGENCY
299 NEVADA STREET, AUBURN, CA 95603

FROM:

CLAIMANT: City of Roseville
ADDRESS: 316 Vernon Street, Suite 150
Roseville, CA 95678

CONTACT PERSON: Michael Dour
Phone: (916) 746-1304 Email: mdour@roseville.ca.us

The City of Roseville hereby requests, in accordance with the State of California Public Utilities Code commencing with Section 99200 and the California Code of Regulations commencing with Section 6600, that this claim for State of Good Repair Funds be approved in the amount of \$ 185,429 for Fiscal Year 2020/21, in the following amounts for the following purposes to be drawn from the State Transit Assistance fund deposited with the Placer County Treasurer.

Transit Capital (6730a): \$ 185,429

When approved, this claim will be transmitted to the Placer County Auditor for payment. Approval of the claim and payment by the County Auditor to the applicant is subject to such monies being available for distribution, and to the provisions that such monies will be used only in accordance with the terms of the approved annual financial plan and budget.

APPROVED:
PLACER COUNTY
TRANSPORTATION PLANNING AGENCY
BOARD OF DIRECTORS

APPLICANT:

BY: _____ (signature)	BY: _____ (signature)
TITLE: _____	TITLE: <u>CITY MANAGER</u>
DATE: _____	DATE: _____

RESOLUTION NO. 20-465

APPROVING AND AUTHORIZING EXECUTION OF THE 2021-21 TRANSPORTATION
DEVELOPMENT ACT CLAIMS TO THE PLACER COUNTY TRANSPORTATION
PLANNING AGENCY AND APPROVING PAYMENT TO THE PLACER COUNTY
TRANSPORTATION PLANNING AGENCY

WHEREAS, the California Public Utilities Code, commencing with Section 99200, and Title 21 of the California Code of Regulations, commencing with Section 6600, authorize local transportation funding available through the Local Transportation Fund and State Transit Assistance Fund established by the Transportation Development Act; and

WHEREAS, the Placer County Transportation Planning Agency is responsible for reviewing and approving annual transportation claims, and for making allocations from the Local Transportation Fund and State Transit Assistance Funds;

WHEREAS, the Fiscal Year 2020-21 Overall Work Program and Budget adopted by the Board of the Placer County Transportation Agency, of which the City of Roseville is a member agency, includes a request for financial support from the City of Roseville and other agencies for the 2022 Transportation Funding Strategy Outreach program, and the City Council supports this request.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Roseville hereby authorizes and directs the City Manager to execute the 2021-21 Transportation Development Act Claims in the amount of \$7,107,612 to the Placer County Transportation Planning Agency as follows:

1. Local Transportation Funds for transit purposes as authorized by Article 4, commencing with Section 99260 of the California Public Utilities Code and Article 8 commencing with Section 99400(c) in the amount of \$3,647,790; and
2. Local Transportation Funds for and for streets and roads purposes authorized by Article 8, commencing with Section 99400 and for the transportation planning process authorized by Article 8, commencing with section 99402 in the amount of \$2,684,320. Of this amount, \$225,000 is claimed to support the 2022 Transportation Funding Strategy Outreach; and
3. State Transit Assistance funds for transit operations, as authorized by Section 99313 and Section 99314 of the California Public Utilities Code, Chapter 4, Article 6.5 in the amount of \$590,073; and
4. State of Good Repair funds for transit capital, as authorized by the Caltrans SGR guidelines and complying with Public Resources Code § 21100 and § 21150.) in the amount of \$185,429.

BE IT FURTHER RESOLVED that payment of \$225,000 to the Placer County Transportation Agency support the 2022 Transportation Funding Strategy Outreach is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

ORDINANCE NO. 6303

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached budget adjustment for the 2022 Transportation Funding Strategy Outreach program.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Michael Dour, Alternative Transportation Manager FISCAL YEAR: 2021
 PREPARER NAME & TITLE: Elizabeth Haydu, Financial Analyst II COUNCIL DATE (if applicable): 11/18/20
 DEPARTMENT/DIVISION: PW/Alternative Transportation ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6520	5569	62440	000000	225,000	Use of FY21 LTF for Transportation Planning Strategic Outreach
TOTAL				225,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6520	4425	62440	000000	225,000	FY21 LTF allocation for Transportation Planning Strategic Outreach
TOTAL				225,000	

NET ADJUSTMENT	-
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

Justification for Budget Adjustment:

The FY21 Transportation Development Act (TDA) claim includes \$225,000 in revenue to support the Placer County 2022 Transportation Funding Strategy Outreach effort. Per the TDA authorizing resolution to be adopted by City Council, this budget adjustment recognizes the revenue and expense associated with this activity in the Transportation Fund and Transportation cost center.

REQUIRED APPROVALS:			
REQUESTING DEPARTMENT HEAD / DESIGNEE		DATE	
BUDGET MANAGER / DESIGNEE		DATE	
CHIEF FINANCIAL OFFICER / DESIGNEE		DATE	
CITY MANAGER / DESIGNEE		DATE	
BUDGET DEPARTMENT USE ONLY:			
POSTED BY		DATE	

Revised: June 24, 2019

10/30/2020 12:37 PM



COUNCIL COMMUNICATION

CC #: 1133

File #: 0900-04-02 & 0201-01

Title: Hillcrest Drainage Improvement Project - Budget Adjustment and Notice of Completion

Contact: Jesse Khatkar 916-774-5434 jskhatkar@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.28.

RECOMMENDATION TO COUNCIL

With regards to the Hillcrest Drainage Improvement Project (Storm Drain Project), staff recommends the City Council:

1. Adopt a resolution authorizing an increase in change order authority with the contractor, McGuire & Hester by 1.5% (to a total change order authority of 11.5%) of the contract price and;
2. Adopt a resolution accepting the Hillcrest Drainage Improvement Project (Storm Drain Project) as complete and authorize the Public Works Director to execute the Notice of Completion and;
3. Adopt an ordinance approving a budget adjustment in the amount of \$450,000 of State Gas Tax funds.

BACKGROUND

The Hillcrest Drainage Improvement Project (Project) upsized approximately 1 mile of storm drain pipeline within the Hillcrest neighborhood as well as constructed storm drain inlets, installed curb ramps, and replaced damaged sections of curb and gutter.

The project was awarded at the July 10, 2019 City Council meeting to the low bidder, McGuire and Hester (Contractor).

During the course of construction, the contractor experienced unanticipated construction difficulties such as leaking City utilities, trench sloughing, and trench failures. Due to these difficulties, the contractor adapted their shoring means and methods to adjust to the conditions, and notified staff that costs for some items of work could be higher than originally bid due to the difficulties encountered. Staff and the contractor separately tracked the issues with the understanding the merit for increased costs would need to be revisited and negotiated, potentially with a 3rd party consultation.

Staff worked to control increased costs by reducing the scope of the total project, removing a less

critical segment of the project within the Crestmont neighborhood (to be constructed in the future). Staff also increased construction inspection and city staff time beyond what was originally anticipated in order to monitor and respond to the merit of any anticipated requests for additional funds.

At the conclusion of construction, staff reviewed McGuire and Hester's request for additional funds and consulted with construction inspection staff and outside counsel. Staff agrees that the contractor is due some of their requested additional costs for the work done, and contingent on City Council approval of this item, agreed to 53% of the contractors request for additional funds. The additional costs bring the total of their contract to 1.5% more than the previously authorized 10% change order authority, for a total contract amount of \$3,964,119.33.

In addition to the increased contractor contract costs, the project requires additional funds for increased construction inspection and for city staff time when construction difficulties were encountered. The increased costs also include consultation with a 3rd party construction mediator and outside counsel.

The Public Works Department's Engineering Division has made the final inspection of the Hillcrest Drainage Improvement Project (The Drainage Project) and has found the work to be completed in accordance with the improvement plans and City Specifications and is now ready for acceptance. As required by the Specifications and Faithful Performance Bond, the Contractor shall guarantee the installation of all improvements for a period of 12 months from the date of the Notice of Completion.

FISCAL IMPACT

The previously authorized budgets for construction of this project totaled approximately \$3.6M in State Gas Tax, Highway User Tax, and Roadway Funds. The recommended budget adjustment will increase the total construction budget by \$450,000 of State Gas Tax Funds to cover the additional construction, construction inspection, and staff time costs through the duration of the warranty period. No General Fund resources have been allocated for this project.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The requested action (Change Order Authority, Notice of Completion and Budget Adjustment) meets the above criteria and is not subject to CEQA. No additional environmental review is required

Respectfully Submitted,

Jesse Khatkar, Assistant Engineer

Jason Shykowski, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-462

Resolution No. 20-463

Notice of Completion

Exhibit A - Location Map

Ordinance No. 6299

Budget Adjustment

RESOLUTION NO. 20-462

APPROVING AN INCREASE IN CHANGE ORDER AUTHORITY

WHEREAS, a construction agreement with Maguire & Hester for the Hillcrest Drainage Improvement project was approved by City Council on July 10, 2019; and

WHEREAS, during the course of construction, the contractor experienced unanticipated construction difficulties such as leaking City utilities, trench sloughing, and trench failures and notified staff that costs for some items of work could be higher than originally bid due to the difficulties encountered; and

WHEREAS, staff is therefore recommending an increase in the change order authority amount from ten percent (10%) to eleven and a half percent (11.5%); and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Public Works Director or his designee is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed eleven and a half percent (11.5%) of the original contract price.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RESOLUTION NO. 20-463

ACCEPTING THE PUBLIC WORK KNOWN AS THE HILLCREST DRAINAGE IMPROVEMENT PROJECT (STORM DRAIN), APPROVING THE “NOTICE OF COMPLETION”, AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE

BE IT RESOLVED by the City Council of the City of Roseville as follows:

1. The “Notice of Completion” on file in the City Clerk’s Department relative to that public work known as the Hillcrest Drainage Improvement Project (Storm Drain), has been approved and the public work accepted.
2. The Public Works Director is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

CITY CLERK
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678

Exempt from recording fees
Pursuant to Gov't Code §27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work of improvement known as the _____ Project was completed and accepted by the City of Roseville on _____. The location is situated in the City of Roseville, County of Placer, State of California and is indicated on the attached map, marked as Exhibit "A" and incorporated herein by this reference. The real property herein described is owned by the City of Roseville, 311 Vernon Street, Roseville CA 95678.

The direct/general contractor on said project was _____.

The surety on said project was _____.

City of Roseville
Owner

ATTEST:

Sonia Orozco, City Clerk

State of California)
County of Placer)

I, _____, being first duly sworn, depose and say: I am the _____ of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

City of Roseville

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.
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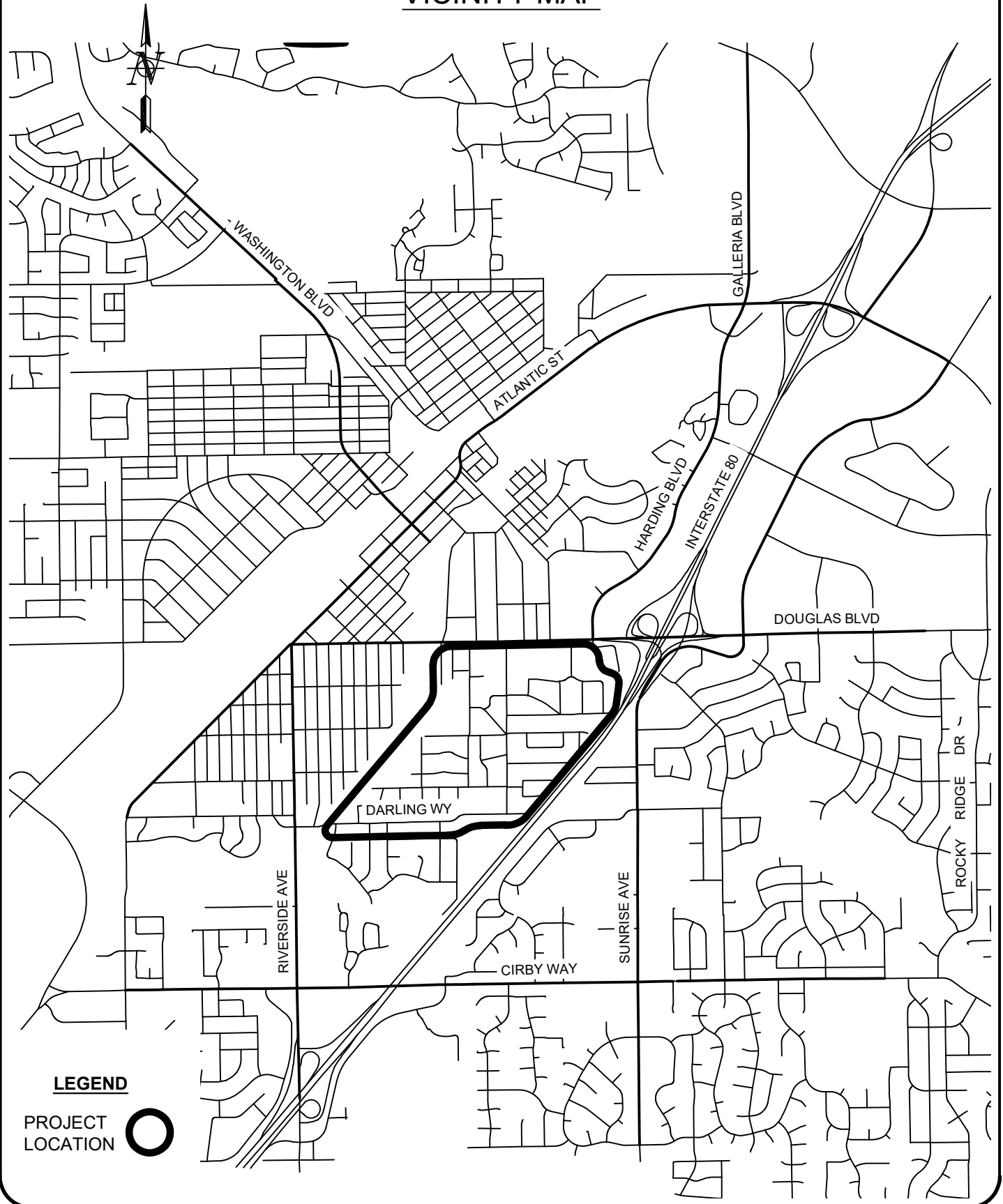
State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before
me on this _____ day of _____,
20____, _____
proved to me on the basis of satisfactory
evidence to be the person(s) who appeared
before me.

Place Notary Seal and/or Stamp Above

Signature of Notary Public

"EXHIBIT A"
HILLCREST IMPROVEMENT PROJECT
VICINITY MAP



ORDINANCE NO. 6299

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached budget adjustment for the Hillcrest Drainage Improvement Project Budget Adjustment and Notice of Completion.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____
day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Jesse Khatkar, Assistant Engineer FISCAL YEAR: 2021

PREPARER NAME & TITLE: Jesse Khatkar, Assistant Engineer COUNCIL DATE (if applicable): 11/18/2020

DEPARTMENT/DIVISION: Public Works Engineering ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2301	5411	84001	400018	410,000	Project Budget for Construction
2301	5080	84001	400018	40,000	Project Budget for Staff Time
TOTAL				450,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

NET ADJUSTMENT	450,000
----------------	---------

FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2301				(450,000)	Reduce State Gas Tax Fund available resources
TOTAL				(450,000)	

Justification for Budget Adjustment:

This budget adjustment is requested to provide funding for the construction contract and staff time for Storm Drain project #400018.

REQUIRED APPROVALS:			
REQUESTING DEPARTMENT HEAD / DESIGNEE _____ DATE _____	BUDGET MANAGER / DESIGNEE _____ DATE _____		
CHIEF FINANCIAL OFFICER / DESIGNEE _____ DATE _____	CITY MANAGER / DESIGNEE _____ DATE _____		
BUDGET DEPARTMENT USE ONLY:			
POSTED BY _____ DATE _____			

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 1145

File #: 0900-04-02 & 0201-01

Title: Washington Boulevard/Andora Bridge Widening Project Phase 1 – Agreements for Sale of Mitigation Credits and Budget Adjustment
Contact: Beth Taylor 916-746-1300 bftaylor@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.29.

RECOMMENDATION TO COUNCIL

Staff recommends City Council approve the following actions for the Washington Andora Widening Project (Phase 1: Washington Blvd Bikeway and Pedestrian Pathways Project):

1. Adopt a resolution to approve the attached Agreement for Sale of Mitigation Credits from the Bullock Bend Mitigation Bank, Westervelt, Inc. in the amount of \$120,000 as mitigation for impacts to riparian habitat associated with the project, and authorize the City Manager to execute it; and
2. Adopt a resolution to approve the attached Agreement for Sale of Mitigation Credits from the River Ranch Wetlands Mitigation Bank, Wildland, Inc. in the amount of \$15,400 as mitigation for impacts to wetland habitat associated with the project, and authorize the City Manager to execute it; and
3. Adopt an ordinance approving a budget adjustment in the amount of \$135,400 to fund the agreements.

BACKGROUND

In 2017, the City was programmed for an Active Transportation Program (ATP) Cycle 3A grant for \$2 million to fund the bicycle and pedestrian improvements associated with the Washington/Andora Widening Project CIP. As adequate funding is not yet available for the full project, the project was divided into two phases. By dividing the project into two phases the City was able to retain the programmed ATP funding for Phase 1.

Phase 1 of the project widens Washington Boulevard from Sawtell Road to just north of Kaseberg drive and from just north of the Andora Underpass to Pleasant Grove Boulevard. The project also constructs a multi-use path on the east side of Washington Boulevard from All America City Boulevard to the existing path at the Andora Union Pacific Railroad (UPRR) Undercrossing. Installation of a new traffic signal at Kaseberg and improvements to pedestrian and bicycle

facilities, including modifications to existing traffic signals along Washington Blvd between the Andora UPRR Undercrossing and Pleasant Grove Blvd, are also included.

Sale of Mitigation Credits

In October of 2019, City Council approved the Final Environmental Impact Report (FEIR) for the Washington Boulevard/Andora Bridge Improvement Project (both Phases). The project has been designed to minimize effects on biological resources. However, construction of the road widening, multi-use path, and extension of culverts will cause effects to riparian and wetland habitat. Accordingly the City obtained permits for Phase 1 from the California Department of Fish and Wildlife (CDFW), the U.S. Army Corps of Engineers (USACE), and the Regional Water Quality Board (RWQB).

To compensate for Phase 1 project impacts to riparian habitat, the City is required to purchase credits at a CDFW approved mitigation bank. The City is to purchase credits at a 3:1 ratio (3 acres of riparian habitat credit for every 1 acre of impact), which requires purchasing a total of 0.75 acres of riparian habitat credits. Bullock Bend Mitigation Bank will provide 0.75 Salmonid/Floodplain Riparian/SWHA Nesting Buffer (Enhanced) credits for the riparian habitat with a purchase price of \$120,000.

To compensate for the Phase 1 permanent loss of 0.108 acre of waters of the United States and waters of the State, the City will purchase wetland credits at an agency approved mitigation bank. The wetland compensation ratio is 1:1 ratio (1 acre of wetland habitat credit for every 1 acre of impact). Mitigation banks sell credits in increments of 0.01, therefore, the credit purchase has been rounded up to 0.11 to fulfill the purchase requirements. Wildlands, Inc. will provide 0.11 credits for the wetland habitat with a purchase price of \$15,400.

The project is anticipated to begin construction in the spring of 2021. Mitigation credits are to be purchased prior to construction to meet the obligations of the permits. The attached resolutions authorize the City Manager to execute the agreements.

FISCAL IMPACT

The recommended budget adjustment allocates funding for the purchase of mitigation credits at a total cost of \$135,400. The mitigation credit purchase is funded by \$51,452 from Traffic Mitigation Fees and \$83,948 from Local Transportation Funds. The allocation was determined based on environmental impact areas associated with widening of the roadway to its ultimate configuration, and bikeway and pedestrian pathway specific improvements. No General Fund resources will be used for this project.

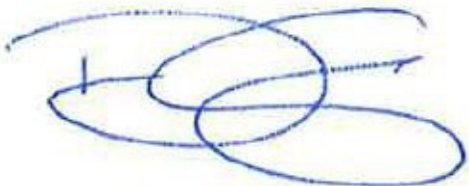
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The proposed purchase of riparian and wetland mitigation credits does not include the potential for a significant environmental effect, and therefore is not subject to CEQA. CEQA compliance for the Washington Andora Widening Project Phase 1 and Phase 2 was completed in October 2019.

Respectfully Submitted,

Beth Taylor, Assistant Engineer

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Location Map Washington/Andora

Resolution No. 20-468

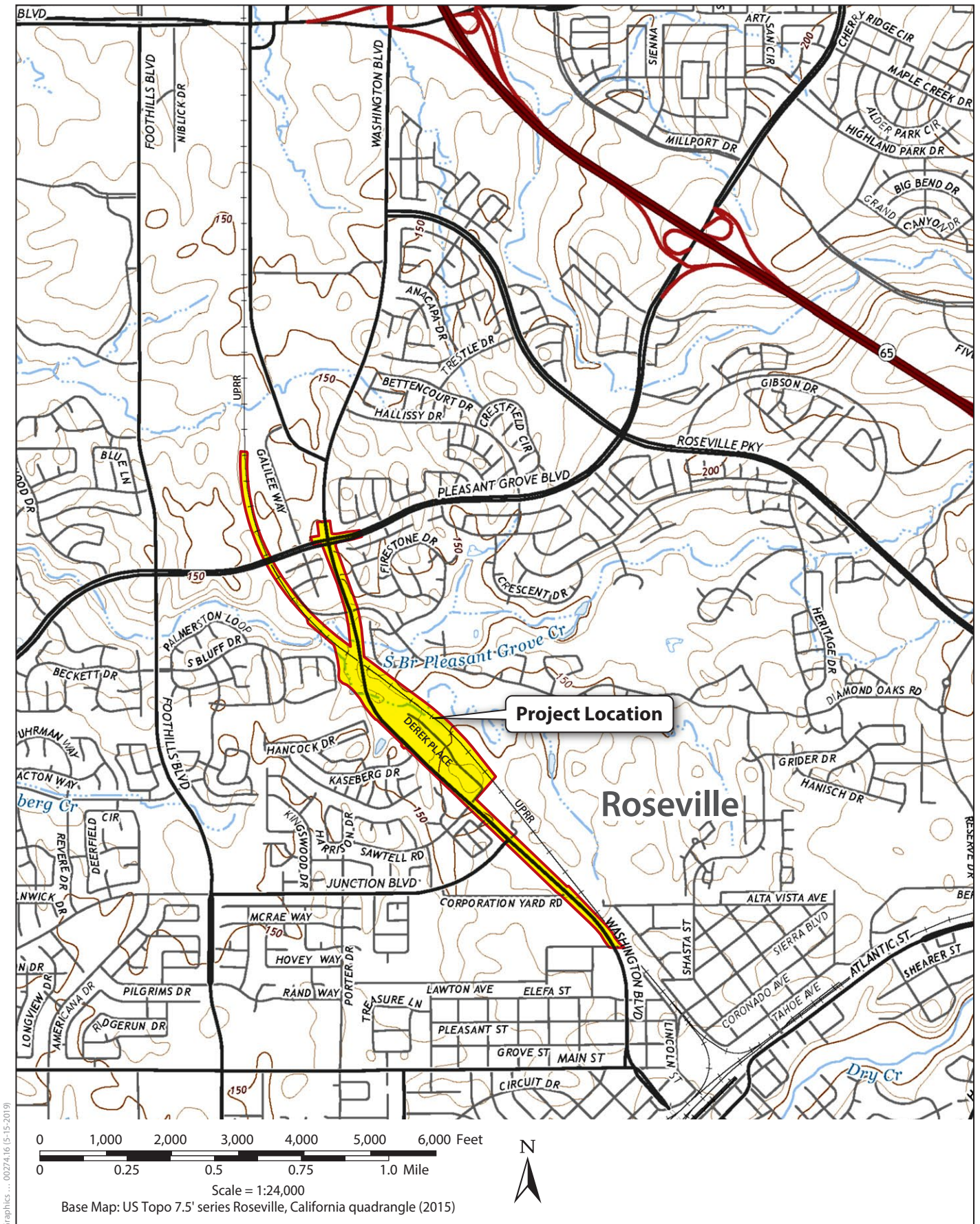
River Ranch Wetlands Mitigation Bank, Wildland, Inc Agreement

Resolution No. 20-469

Bullock Bend Mitigation Bank, Westervelt, Inc. Agreement

Ordinance No. 6302

Budget Adjustment



Washington Boulevard/Andora Bridge Widening Project **Phase 1: Washington Blvd Bikeway and Pedestrian Pathway Project** **Location Map**

RESOLUTION NO. 20-468

APPROVING AN AGREEMENT FOR SALE OF MITIGATION CREDITS, BY AND BETWEEN WILDLANDS, INC. AND CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for Sale of Mitigation Credits, River Ranch Wetlands Mitigation Bank, to implement the Washington Boulevard/Andora Bridge Widening Project, Phase 1, by and between Wildlands, Inc. Bank and the City of Roseville, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**AGREEMENT FOR SALE OF MITIGATION CREDITS
RIVER RANCH WETLANDS MITIGATION BANK**

**USACE File No. SPK-2018-00108
CDFW File No. 1600-2020-0013-R2
RWQCB WDID# 5A31CR00524**

This Agreement is entered into this _____ day of _____, 2020, by and between **WILDLANDS, INC.**, a Delaware corporation ("Bank Owner") and **CITY OF ROSEVILLE**, a municipal corporation ("Project Applicant"), jointly referred to as the "Parties," as follows:

RECITALS

A. The Bank Owner has developed the River Ranch Wetlands Mitigation Bank ("Bank") located in Yolo County, California; and

B. The Bank was approved by the U.S. Army Corps of Engineers ("USACE"), the California Department of Fish and Wildlife ("CDFW"), and the U.S. Environmental Protection Agency ("USEPA") (collectively, the "IRT") and is currently in good standing with these agencies; and

C. The Bank has received approval from the IRT to offer freshwater marsh complex and jurisdictional riparian creation credits for sale as compensation for the loss of waters of the United States and certain protected species through the River Ranch Wetlands Mitigation Bank Enabling Instrument ("Bank Agreement"); and

D. Project Applicant is seeking to implement the project described on Exhibit "A" attached hereto ("Project"), which would unavoidably and adversely impact waters of the United States, and seeks to compensate for the loss of waters of the United States by purchasing compensatory credits from Bank; and

E. Project Applicant has been authorized by CDFW File No. 1600-2020-0013-R2 and by the Regional Water Quality Control Board ("RWQCB") under WDID No. 5A31CR00524 to purchase 0.11 freshwater marsh complex credits from Bank to compensate for the loss of waters of the United States; and

F. Project Applicant desires to purchase from Bank Owner and Bank Owner desires to sell to Project Applicant 0.11 freshwater marsh complex credits at Bank.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Bank Owner hereby agrees to sell to Project Applicant and Project Applicant hereby agrees to purchase from Bank Owner 0.11 freshwater marsh complex credits (the "Credits") for the purchase price of \$15,400.00 ("Purchase Price"). The Purchase Price for the Credits shall be paid by wire transfer of funds or by check payable to "**Wildlands, Inc.**" Upon receipt of the Purchase Price, Bank Owner will deliver to Project Applicant an executed Bill of Sale in the form attached hereto as Exhibit "B."

2. The sale and transfer herein is not intended as a sale or transfer to Project Applicant of a security, license, lease, easement, or possessory or non-possessory interest in real property, nor the granting of any interest of the foregoing.

3. Project Applicant shall have no obligation whatsoever by reason of the purchase of the Credits, to support, pay for, monitor, report on, sustain, continue in perpetuity, or otherwise be obligated or liable for the success or continued expense or maintenance in perpetuity of the credits sold, or the Bank. Pursuant to the Bank Agreement and any amendments thereto, Bank Owner shall monitor and make reports to the appropriate agency or agencies on the status of any Credits sold to Project Applicant. Bank Owner shall be fully and completely responsible for satisfying any and all conditions placed on the Bank or the Credits by all state or federal jurisdictional agencies.

4. The Credits sold and transferred to Project Applicant shall be non-transferable and non-assignable, and shall not be used as compensatory mitigation for any other Project or purpose, except as set forth herein.

5. Project Applicant must deliver the Purchase Price to Bank Owner within 30 days of the date of this Agreement. After the 30 day period this Agreement will be considered null and void and Bank Owner shall have no further obligations hereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

BANK OWNER:

WILDLANDS, INC., a Delaware corporation

By: _____ Date: 10/5/2020

Name: Joe Sanderson

Its: Managing Director

By: _____ Date: 10/5/2020

Name: Carolyn Seabott

Its: Managing Director

PROJECT APPLICANT:

CITY OF ROSEVILLE, a municipal corporation

By: _____ Date: _____

Name: _____

Its: _____

Exhibit "A"

**DESCRIPTION OF PROJECT
TO BE
MITIGATED**

The Project is limited to the replacement of three existing culverts and installation of one new double culvert to support road widening and bike/pedestrian path construction along a 1.45-mile section of Washington Boulevard. A 0.85-mile, two-lane section of Washington Boulevard between Sawtell Road and Pleasant Grove Boulevard will be widened to four lanes, and an existing on-street bike path on the east side of Washington Boulevard will be extended from a point approximately 150 feet south of Diamond Oaks Road to All-America City Boulevard.

The improvement project is located between Sawtell Road and Pleasant Grove Boulevard, along Washington Boulevard and Union Pacific Railroad's (UPRR) Andora bridge, Latitude 38.767632°, Longitude -121.301758°, in the City of Roseville, Placer County, California.

Exhibit "B"

BILL OF SALE

Contract # RRWMB-20-____

USACE File No. SPK-2018-00108

CDFW File No. 1600-2020-0013-R2

RWQCB WDID# 5A31CR00524

In consideration of \$15,400.00, receipt of which is hereby acknowledged, **WILDLANDS, INC.**, a Delaware corporation ("Bank Owner") does hereby bargain, sell and transfer to **CITY OF ROSEVILLE**, a municipal corporation ("Project Applicant"), 0.11 freshwater marsh complex credits for the Washington Boulevard/Andora Bridge Improvement (Phase 1) Project in the River Ranch Wetlands Mitigation Bank in Yolo County, California, developed, and approved by the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the U.S. Environmental Protection Agency.

Bank Owner represents and warrants that it has good title to the credits, has good right to sell the same, and that they are free and clear of all claims, liens, or encumbrances.

DATED: _____

WILDLANDS, INC., a Delaware corporation

By: _____

Name:

Its:

**AGREEMENT FOR SALE OF MITIGATION CREDITS
RIVER RANCH WETLANDS MITIGATION BANK**

**USACE File No. SPK-2018-00108
CDFW File No. 1600-2020-0013-R2
RWQCB WDID# 5A31CR00524**

This Agreement is entered into this _____ day of _____, 2020, by and between **WILDLANDS, INC.**, a Delaware corporation ("Bank Owner") and **CITY OF ROSEVILLE**, a municipal corporation ("Project Applicant"), jointly referred to as the "Parties," as follows:

RECITALS

A. The Bank Owner has developed the River Ranch Wetlands Mitigation Bank ("Bank") located in Yolo County, California; and

B. The Bank was approved by the U.S. Army Corps of Engineers ("USACE"), the California Department of Fish and Wildlife ("CDFW"), and the U.S. Environmental Protection Agency ("USEPA") (collectively, the "IRT") and is currently in good standing with these agencies; and

C. The Bank has received approval from the IRT to offer freshwater marsh complex and jurisdictional riparian creation credits for sale as compensation for the loss of waters of the United States and certain protected species through the River Ranch Wetlands Mitigation Bank Enabling Instrument ("Bank Agreement"); and

D. Project Applicant is seeking to implement the project described on Exhibit "A" attached hereto ("Project"), which would unavoidably and adversely impact waters of the United States, and seeks to compensate for the loss of waters of the United States by purchasing compensatory credits from Bank; and

E. Project Applicant has been authorized by CDFW File No. 1600-2020-0013-R2 and by the Regional Water Quality Control Board ("RWQCB") under WDID No. 5A31CR00524 to purchase 0.11 freshwater marsh complex credits from Bank to compensate for the loss of waters of the United States; and

F. Project Applicant desires to purchase from Bank Owner and Bank Owner desires to sell to Project Applicant 0.11 freshwater marsh complex credits at Bank.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Bank Owner hereby agrees to sell to Project Applicant and Project Applicant hereby agrees to purchase from Bank Owner 0.11 freshwater marsh complex credits (the "Credits") for the purchase price of \$15,400.00 ("Purchase Price"). The Purchase Price for the Credits shall be paid by wire transfer of funds or by check payable to **"Wildlands, Inc."** Upon receipt of the Purchase Price, Bank Owner will deliver to Project Applicant an executed Bill of Sale in the form attached hereto as Exhibit "B."

2. The sale and transfer herein is not intended as a sale or transfer to Project Applicant of a security, license, lease, easement, or possessory or non-possessory interest in real property, nor the granting of any interest of the foregoing.

3. Project Applicant shall have no obligation whatsoever by reason of the purchase of the Credits, to support, pay for, monitor, report on, sustain, continue in perpetuity, or otherwise be obligated or liable for the success or continued expense or maintenance in perpetuity of the credits sold, or the Bank. Pursuant to the Bank Agreement and any amendments thereto, Bank Owner shall monitor and make reports to the appropriate agency or agencies on the status of any Credits sold to Project Applicant. Bank Owner shall be fully and completely responsible for satisfying any and all conditions placed on the Bank or the Credits by all state or federal jurisdictional agencies.

4. The Credits sold and transferred to Project Applicant shall be non-transferable and non-assignable, and shall not be used as compensatory mitigation for any other Project or purpose, except as set forth herein.

5. Project Applicant must deliver the Purchase Price to Bank Owner within 30 days of the date of this Agreement. After the 30 day period this Agreement will be considered null and void and Bank Owner shall have no further obligations hereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

BANK OWNER:

WILDLANDS, INC., a Delaware corporation

By: _____

Date: 10/5/2020

Name: Joe Sanderson
Its: Managing Director

By: _____

Date: 10/5/2020

Name: Candyn Seabolt
Its: Managing Director

PROJECT APPLICANT:

CITY OF ROSEVILLE, a municipal corporation

By: _____

Date: _____

Name: _____

Its: _____

Exhibit “A”

**DESCRIPTION OF PROJECT
TO BE
MITIGATED**

The Project is limited to the replacement of three existing culverts and installation of one new double culvert to support road widening and bike/pedestrian path construction along a 1.45-mile section of Washington Boulevard. A 0.85-mile, two-lane section of Washington Boulevard between Sawtell Road and Pleasant Grove Boulevard will be widened to four lanes, and an existing on-street bike path on the east side of Washington Boulevard will be extended from a point approximately 150 feet south of Diamond Oaks Road to All-America City Boulevard.

The improvement project is located between Sawtell Road and Pleasant Grove Boulevard, along Washington Boulevard and Union Pacific Railroad’s (UPRR) Andora bridge, Latitude 38.767632°, Longitude -121.301758°, in the City of Roseville, Placer County, California.

Exhibit "B"

BILL OF SALE
Contract # RRWMB-20-__

USACE File No. SPK-2018-00108
CDFW File No. 1600-2020-0013-R2
RWQCB WDID# 5A31CR00524

In consideration of \$15,400.00, receipt of which is hereby acknowledged, **WILDLANDS, INC.**, a Delaware corporation ("Bank Owner") does hereby bargain, sell and transfer to **CITY OF ROSEVILLE**, a municipal corporation ("Project Applicant"), 0.11 freshwater marsh complex credits for the Washington Boulevard/Andora Bridge Improvement (Phase 1) Project in the River Ranch Wetlands Mitigation Bank in Yolo County, California, developed, and approved by the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the U.S. Environmental Protection Agency.

Bank Owner represents and warrants that it has good title to the credits, has good right to sell the same, and that they are free and clear of all claims, liens, or encumbrances.

DATED: _____

WILDLANDS, INC., a Delaware corporation

By: _____

Name:

Its:

RESOLUTION NO. 20-469

APPROVING AN AGREEMENT FOR SALE OF MITIGATION CREDITS, BY AND BETWEEN WESTERVELT ECOLOGICAL SERVICES, LLC AND CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for Sale of Mitigation Credits, Bullock Bend Mitigation Bank, to implement the Washington Boulevard/Andora Bridge Widening Project, Phase 1, by, by and between Westervelt Ecological Services, LLC Bank and the City of Roseville, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

AGREEMENT FOR SALE OF MITIGATION CREDITS

This Agreement is entered into this _____ day of _____, 20____, by and between Westervelt Ecological Services, LLC (“Bank Owner”), owner of the Bullock Bend Mitigation Bank (“Bank”), and City of Roseville, a municipal corporation (“Project Applicant”), jointly referred to as the “Parties,” as follows:

RECITALS

A. The Bank Owner has developed the Bullock Bend Mitigation Bank located in Yolo County, California; and

B. The Bank was approved by National Oceanic & Atmospheric Administration Fisheries (“NOAA”), U.S. Army Corps of Engineers (“Corps”), U.S. Environmental Protection Agency (“EPA”), U.S. Fish and Wildlife Service (“USFWS”), and California Department of Fish and Wildlife (“CDFW”) (jointly referred to as “Resource Agencies”) on June 30th, 2016, and is currently in good standing with these agencies; and

C. The Bank has received approval from the Resource Agencies to offer ‘salmonid’ Credits for sale as compensation for the loss of either Chinook salmon (*Oncorhynchus tshawytscha*) and steelhead (*Oncorhynchus mykiss*) plus their habitat, Credits for Swainson’s hawk (*Buteo swainsoni*) plus its habitat, Credits for riparian habitat, and Credits for “Other Waters of the U.S.” as compensation for impacts to wetlands regulated by the federal and State Endangered Species Acts, the federal Fish and Wildlife Coordination Act, and the federal Clean Water Act, through the *Bullock Bend Mitigation Bank Enabling Instrument* (“Bank Agreement”); and

D. Project Applicant is seeking to implement the project described on Exhibit “A” attached hereto (“Project”), which would unavoidably and adversely impact riparian habitat, and seeks to compensate for the loss of riparian habitat by purchasing Credits from the Bank; and

E. Project Applicant has been authorized by the CDFW, File No. 1600-2020-0013-R2 to purchase from the Bank **0.75 Salmonid/Floodplain Riparian/SWHA Nesting Buffer (Enhanced) credits** upon confirmation by the Bank Owner of credit availability/adequate balance of credits remaining for sale; and

F. Project Applicant desires to purchase from Bank and Bank desires to sell to Project Applicant **0.75 Salmonid/Floodplain Riparian/SWHA Nesting Buffer (Enhanced) credits**.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Bank Owner hereby sells to Project Applicant and Project Applicant hereby purchases from Bank Owner **0.75 Salmonid/Floodplain Riparian/SWHA Nesting Buffer (Enhanced) credits** for the purchase price of **\$120,000.00**. Bank Owner will then deliver to Project Applicant an executed Bill of Sale in the manner and form as attached hereto and marked Exhibit “B”. The purchase price for said credits shall be paid by cashier’s check payable to Westervelt Ecological Services, LLC, or, at the option of Bank Owner, wire transfer of funds according to written instructions by Bank Owner to Project Applicant.

2. The sale and transfer herein is not intended as a sale or transfer to Project Applicant of a security, license, lease, easement, or possessory or non-possessory interest in real property, nor the granting of any interest of the foregoing.

3. Project Applicant shall have no obligation whatsoever by reason of the purchase of the Credits, to support, pay for, monitor, report on, sustain, continue in perpetuity, or otherwise be obligated or liable for the success or continued expense or maintenance in perpetuity of the credits sold, or the Bank. Pursuant to the Bank Agreement and any amendments thereto, Bank shall monitor and make reports to the appropriate agency or agencies on the status of any Credits sold to Project Applicant. Bank shall be fully and completely responsible for satisfying any and all conditions placed on the Bank or the Credits by all state or federal jurisdictional agencies.

4. The Credits sold and transferred to Project Applicant shall be non-transferable and non-assignable, and shall not be used as compensatory mitigation for any other Project or purpose, except as set forth herein.

5. Project Applicant must exercise his/her/its right to purchase the Credits within 30 days of the date of this Agreement. After the 30 day period this Agreement will be considered null and void.

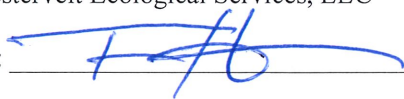
6. Upon purchase of the credits specified in paragraph D above, the Bank Owner shall submit to the parties listed in the Notices section of the Bank Agreement / Bank Enabling Instrument, copies of the: a) Agreement for Sale of Credits; b) Bill of Sale; c) Payment Receipt; and d) an updated ledger. The updated inventory / ledger must detail: i) Project Applicant; ii) Project Name; iii) Status (sale complete/sale not complete); iv) Credit Sale Date; v) NOAA File Number (if applicable); vi) Corps File Number (if applicable); vii) USFWS File Number (if applicable); viii) CDFW File Number (if applicable); ix) Total Number of Credits Authorized to Sell; x) Total Number of Credits Sold to Date (inclusive); and xi) Balance of all Credits Available. The inventory / ledger should include all sales data from bank opening/establishment to the present.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

BANK OWNER:

Westervelt Ecological Services, LLC

By: _____



Date: _____

10-2-2020

PROJECT APPLICANT:

City of Roseville, a municipal corporation

By: _____

Date: _____

Exhibit "A"

**DESCRIPTION OF PROJECT
TO BE
MITIGATED**

CDFW Permit #: 1600-2020-0013-R2

**Washington Boulevard/Andora Bridge Improvement Project – Phase 1,
Placer County, California**

The improvement project is located between Sawtell Road and Pleasant Grove Boulevard, along Washington Boulevard and Union Pacific Railroad's (UPRR) Andora bridge, Latitude 38.767632°, Longitude -121.301758°, in the City of Roseville, Placer County, California.

The project is limited to the replacement of three existing culverts and installation of one new double culvert to support road widening and bike/pedestrian path construction along a 1.45-mile section of Washington Boulevard. A 0.85-mile, two-lane section of Washington Boulevard between Sawtell Road and Pleasant Grove Boulevard will be widened to four lanes, and an existing on-street bike path on the east side of Washington Boulevard will be extended from a point approximately 150 feet south of Diamond Oaks Road to All-America City Boulevard.

Exhibit "B"

BILL OF SALE

CDFW Permit #: 1600-2020-0013-R2

In consideration of **\$120,000.00**, receipt of which is hereby acknowledged, *Westervelt Ecological Services, LLC* ("Bank Owner"), does hereby bargain, sell and transfer to City of Roseville, a municipal corporation ("Project Applicant"), **0.75 Salmonid/Floodplain Riparian/SWHA Nesting Buffer (Enhanced) credits** in the *Bullock Bend Mitigation Bank* in Yolo County, California, developed, and approved by the U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, NOAA Fisheries, and California Department of Fish and Wildlife.

Bank Owner represents and warrants that it has good title to the credits, has good right to sell the same, and that they are free and clear of all claims, liens, or encumbrances.

Bank Owner covenants and agrees with the buyer to warrant and defend the sale of the credits hereinbefore described against all and every person and persons whomsoever lawfully claiming or to claim the same.

DATED: _____

Westervelt Ecological Services, LLC

By: _____

Bullock Bend Mitigation Bank

MITIGATION CREDITS: PAYMENT RECEIPT

PARTICIPANT INFORMATION

Name: City of Roseville

Address: 311 Vernon Street
Roseville, CA 95678

Telephone: (916) 774-5536

Contact: Terri Shirhall

PROJECT INFORMATION

Project Description: Washington Boulevard/Andora Bridge Improvement Project – Phase 1

Agency File Number's: Notification No. 1600-2020-0013-R2

Species/Habitat Affected: Riparian Habitat

Credits to be Purchased: **0.75 Salmonid/Floodplain Riparian/SWHA Nesting Buffer (Enhanced) credits**

Payment Amount: \$120,000.00

Project Location: The project is located at four crossings of Sierra View Tributary and unnamed tributaries to South Branch Pleasant Grove Creek, in the County of Placer, State of California; within portions of Sections 27, 28, and 34, Township 47E, Range 11N, U.S. Geological Survey (USGS) map 'Roseville', Mt. Diablo base and meridian.

County/Address: City of Roseville, Placer County

PAYMENT INFORMATION

Payee: Westervelt Ecological Services, LLC

Payer: City of Roseville

Amount: One hundred twenty thousand and 00/100 dollars

Method of payment: Cash _____ Check No. _____ Money Order No. _____

Received by: _____ Date: _____
(Signature)

Name: _____ Title: _____

ORDINANCE NO. 6302

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached budget adjustment for the Washington Boulevard/Andora Bridge Widening Project Phase 1 – Sale of Mitigation Credits.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____
day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Beth Taylor, Assistant Engineer FISCAL YEAR: 2021
 PREPARER NAME & TITLE: Beth Taylor, Assistant Engineer COUNCIL DATE (if applicable): 11/4/2020
 DEPARTMENT/DIVISION: Public Works - Engineering ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3151	6587	84001	400015	51,452	Purchase of Mitigation Credits paid for by Traffic Mitigation Funds (TMF)
6520	6587	84001	400015	83,948	Purchase of Mitigation Credits paid for by Local Transportation Fund (LTF)
TOTAL				135,400	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6520	4425	84001	400015	83,948	Record LTF Local Transportation Fund (LTF) revenues
TOTAL				83,948	

NET ADJUSTMENT	51,452	
----------------	--------	--

FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	ACCOUNT	Center	Project	Adjustment	
3151				(51,452)	Reduce Traffic Mitigation Fund Balance
TOTAL				(51,452)	

Justification for Budget Adjustment:

This budget adjustment will provide funding to purchase riparian and wetland habitat mitigation credits for impacts of the Washington and Andora Widening- Phase 1: Washington Blvd. Bikeway and Pedestrian Pathways Project (400015). Per Fish and Wildlife Streambed Alteration, US Army Corps of Engineers, and Regional Water Quality Board Permits, these credits are required to be purchased prior to construction.

REQUIRED APPROVALS:			
REQUESTING DEPARTMENT HEAD / DESIGNEE		DATE	
BUDGET MANAGER / DESIGNEE		DATE	
CHIEF FINANCIAL OFFICER / DESIGNEE		DATE	
CITY MANAGER / DESIGNEE		DATE	
BUDGET DEPARTMENT USE ONLY:			
POSTED BY		DATE	

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 1125

File #: 0708 & 0201-01

Title: High Definition Broadcast Upgrade - Budget Adjustment

Contact: Brian Jacobson 916-774-5396 bjacobson@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.30.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt an ordinance approving a budget adjustment of \$200,000 from the Public, Education, and Government (PEG) Fund to pay for an upgrade of the Council Chambers and broadcasting control room to a high definition video signal.

BACKGROUND

The City's government access channel broadcast signal is currently standard definition, (4 x 3 ratio image) and no longer the industry standard. The industry standard is high definition (16 x 9 ratio image), which comes with higher quality images. This recommended upgrade will provide much clearer and higher quality images in the Council Chambers and for those viewing at home.

Most of the signal improvement changes will happen in the City's broadcast control room. The most noticeable changes in the Council Chambers itself will be new cameras, sharper and clearer images on the dais monitors, and a larger rectangular screen on the wall behind the dais.

The home viewer will see the most significant improvement in the quality of streaming signals. Staff currently stream City Council and Commission meetings on the City website and YouTube. In addition, staff is close to offering a third streaming signal, which would stream the government access channel at all times. The link to this stream would be static rather than changing each meeting. Improved streaming services is a high priority because viewership of Council and Commission meetings is increasing on this platform.

At this time, the cable companies providing services in Roseville do not accept nor broadcast a high definition signal of government access channels. Public Affairs and Communications will provide them a down converted signal for their broadcasts. While they will still be broadcasting in standard definition, the quality will be improved because of the improved quality of the new system's images.

The new equipment that would be purchased and installed with the upgrade, including the new larger screen, could be used with minimal effort and expense if the Council Chambers are moved, expanded or reconfigured.

FISCAL IMPACT

The upgrade's estimated total cost is \$200,000 and will be fully funded by the PEG Fund. More than \$1 million in collected fees are currently available in this fund and restricted for use to purchase and install equipment for the government access channel such as this recommended project. Approval of this project will not negatively impact the General Fund.

ENVIRONMENTAL REVIEW

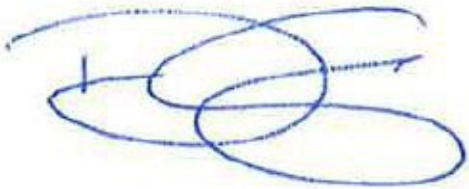
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The High Definition Broadcast Upgrade Budget Adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Brian Jacobson, Citywide Public Information Officer

Megan MacPherson, Deputy City Manager



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6296

Budget Adjustment

ORDINANCE NO. 6296

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached Budget Adjustment for the High Definition Broadcast Upgrade.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Brian Jacobson, Public Information Officer FISCAL YEAR: 2021
PREPARER NAME & TITLE: Brian Jacobson, Public Information Officer COUNCIL DATE (if applicable): 11/18/2020
DEPARTMENT/DIVISION: Public Affairs ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2701	6550	18001	000000	200,000	Upgrade video equipment in City Council Chambers to high definition; equipment designed, purchased and installed through single vendor.
TOTAL				200,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

NET ADJUSTMENT	200,000	
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2701				(200,000)	Reduce available resources in the Cable TV public, educational and governmental (PEG) Fund
TOTAL				(200,000)	

Justification for Budget Adjustment:

Staff recommends that the City Council approve the appropriation of \$200,000 from the Cable TV PEG Fund (2701) to upgrade the video equipment and signal in the City Council Chambers to high definition. This includes new equipment in the control room, and new cameras and large video screen in the Chambers themselves. The Cable TV PEG Funds are intended for equipment purchases related to the government-access TV channel.

REQUIRED APPROVALS:			
		10/16/20	
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE
BUDGET DEPARTMENT USE ONLY:			
POSTED BY	DATE		

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 1122

File #: 0324 & 0214 & 0201-01

Title: COVID Grant Award and Budget Adjustment
Contact: Brian Diemer 916-746-1392 bdiemer@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.31.

RECOMMENDATION TO COUNCIL

Staff request that Council adopt a resolution accepting a \$46,797.27 grant from the Federal Emergency Management Agency (FEMA) Fiscal Year 2020 Assistance to Firefighters Grant Program - COVID-19 Supplemental (AFGS) for personal protective equipment. Staff also requests Council adopt an ordinance approving an associated budget adjustment for \$46,797 for the reimbursement and expenses.

BACKGROUND

Roseville Fire Department has always taken its role in Emergency Medical Services (EMS) as seriously as its commitment to firefighting. Every uniformed member of our department is a certified Emergency Medical Technician (EMT) and nearly 60% are certified paramedics. Due to COVID-19 the Centers for Disease Control (CDC) has added recommendations for use of personal protective equipment for healthcare personnel. The Department of Homeland Security/FEMA will reimburse the Roseville Fire Department \$46,797.27 to assist in the increased costs due to COVID-19 related to purchasing additional personal protective equipment. Purchases will be made from multiple vendors in accordance with city policies and grant requirements.

FISCAL IMPACT

The Department of Homeland Security/FEMA will reimburse the department \$46,797.27. The department will be utilizing existing General Fund budget for the required City match contribution of \$4,679.73. There will be no additional impact to the General Fund.

ENVIRONMENTAL REVIEW

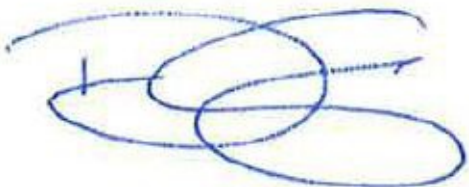
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The COVID Grant Award and budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Brian Diemer, Assistant Fire Chief

Rick Bartee, Fire Chief



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-451

Ordinance No. 6294

Budget Adjustment

RESOLUTION NO. 20-451

ACCEPTING A GRANT AWARD FROM THE U.S. DEPARTMENT OF HOMELAND
SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY

WHEREAS, the City has been awarded \$46,797.27 in grant funding with the U.S.
Department of Homeland Security, Federal Emergency Management Agency (FEMA); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville
that as the grant recipient, the City of Roseville agrees to comply with all conditions and
requirements related to conduct for the award; and

BE IT FURTHER RESOLVED that the City of Roseville accepts the U.S. Department of
Homeland Security, FEMA, EMW-2020-FG-00522 Grant Award.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

ORDINANCE NO. 6294

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached budget adjustment for the reimbursement and expenses associated with the awarded COVID-19 Grant Fund for personal protective equipment.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____
day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: <u>Katrina Rostam, Administrative Analyst</u>	FISCAL YEAR: <u>FY2020-21</u>
PREPARER NAME & TITLE: <u>Katrina Rostam, Administrative Analyst</u>	COUNCIL DATE (if applicable): <u>11/18/2020</u>
DEPARTMENT/DIVISION: <u>Fire Department - Grants</u>	ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	5375	48010		51,477	Increase expenditure budget for purchase of PPE funded by FY2020 Assistance to Firefighters Grant Program - COVID-19 Supplemental (AFG-S) (Function 30510)
1001	5375	48070		(4,680)	10% required grant match
TOTAL				46,797	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	4401	48010		46,797	Increase revenue budget for FY2020 AFG-S (F30510)
TOTAL				46,797	

NET ADJUSTMENT	-
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
TOTAL				-	

Justification for Budget Adjustment:

The City of Roseville was awarded a Fiscal Year 2020 Assistance to Firefighters Grant Program - COVID -19 Supplemental from the Department of Homeland Security in the amount of \$46,797 to purchase Personal Protective Equipment (PPE). As a condition of the grant, the City is required to contribute matching funds equal to 10 percent of the federal award, or \$4,680. The Fire Department has adequate resources available within its General Fund budget to fund the match requirement. This budget adjustment is recommended to implement the \$46,797 grant award and fulfill the \$4,680 match requirement.

REQUIRED APPROVALS:			
 REQUESTING DEPARTMENT HEAD / DESIGNEE	10-22-2020 DATE	_____ BUDGET MANAGER / DESIGNEE	_____ DATE
_____ CHIEF FINANCIAL OFFICER / DESIGNEE	_____ DATE	_____ CITY MANAGER / DESIGNEE	_____ DATE
BUDGET DEPARTMENT USE ONLY:			
_____ POSTED BY	_____ DATE		

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 1110

File #: 0201 & 0201-01

Title: Fiscal Year 2020-21 Budget - Administrative Adjustments
Contact: Scott Pettingell 916-746-1306 spettingell@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 7.32.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council approve an administrative adjustment to the Fiscal Year (FY) 2020-21 budget to re-align select labor and equipment accounts in the Environmental Utilities (EU) Department operating budget to the correct funds and centers.

BACKGROUND

The FY2020-21 Environmental Utilities (EU) Department budget included eleven line items budgeted in an incorrect fund or center. Staff recommends that the City Council approve an administrative adjustment to the budget to re-align these select labor and equipment accounts into the correct funds and centers. This adjustment will not increase the total EU expense budget, but will result in an \$80,539 increase in the Water Operations Fund and a \$178,539 increase in the Waste Services Rehabilitation Funds, offset by corresponding reductions in the Wastewater Operations and Waste Services Operations Funds, respectively.

FISCAL IMPACT

The recommended administrative budget adjustment will not increase the EU expense budget overall and will re-align the budget into the correct funds and centers. The following chart summarizes the changes in each fund and corresponding changes to fund balance.

Fund	EU Expense Budget (\$)	Fund Balance (\$)
Water Operations	80,539	(80,539)
Wastewater Operations	(80,539)	80,539
Waste Services Rehabilitation	178,539	(178,539)
Waste Services Operations	(178,539)	178,539
Total	-	-

There are adequate resources available in the Water Operations and Waste Services Rehabilitation Funds to implement the recommended adjustments.

This adjustment will not impact the General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The Administrative Adjustments to the Fiscal Year (FY) 2020-21 Budget meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Scott Pettingell, Budget Manager

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6291

Budget Adjustment

ORDINANCE NO. 6291

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2020-21
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2020-21, is hereby amended as listed on the attached budget adjustment for Administrative Adjustments to re-align select labor and equipment accounts in the Environmental Utilities budget.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

REQUEST FOR BUDGET ADJUSTMENT



COUNCIL COMMUNICATION

CC #: 1147
File #: 0400-02

Title: Second Reading - Southeast Roseville Specific Plan PCL 81 - Johnson Ranch Storage
Contact: Shelby Vockel 917-746-1347 svockel@roseville.ca.us

Meeting Date: 11/18/2020
Item #: 7.33.

RECOMMENDATION TO COUNCIL

Introduce ORDINANCE NO. 6304 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 6198 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE, for second reading and adoption.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

Respectfully Submitted,

Shelby Vockel, Associate Planner

Mike Isom , Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6304

ORDINANCE NO. 6304

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AMENDING ZONING ORDINANCE NO. 6198 OF THE CITY OF ROSEVILLE
CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED
WITHIN THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 19.06.020 of the Zoning Ordinance of the City of Roseville, Ordinance No. 6198, is amended to change the zoning of that portion of certain real property within the City of Roseville known as Southeast Roseville Specific Plan (SERSP) Parcel F-81, as shown and so designated in Exhibit “B”, which is attached hereto and incorporated herein by reference, from 13.54 acres of Planned Development 240 (PD 240) allowing a wholesale/retail nursery use, to 13.49 acres of Planned Development 240 (PD 240) allowing a personal storage facility with recreational vehicle and boat storage use, and 0.05 acres of R1 (Single-Family Residential).

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 4th day of November, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 1115

File #: 0400-08 & 0400-07 & 0400-06-01

Title: Downtown Roseville Specific Plan PCL DT-4 - Belvedere Townhomes - Appeal

Contact: Charity Gold 916-774-5247 cgold@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 8.1.

RECOMMENDATION TO COUNCIL

Based on the August 27, 2020 Planning Commission action, staff recommends the City Council deny the appeal of the Planning Commission's approval of certain entitlements related to the Belvedere Townhomes project and take the following actions:

A. Adopt a resolution (Resolution No. 20-xxx) denying the appeal of the August 27, 2020 approvals by the Planning Commission; considering the Addendum to the Downtown Roseville Specific Plan Environmental Impact Report (EIR), adopting the two (2) findings of fact and approving the Minor Design Review Permit subject to seventy-two conditions of approval; adopting the three findings of fact and approving the Tentative Subdivision Map subject to fifty-six conditions of approval; and adopting the two (2) findings of fact and approving the Tree Permit subject to twenty (20) conditions of approval.

BACKGROUND

The proposed project is located within the Downtown Specific Plan (DTSP) Old Town Commercial District (DT-4). The DTSP established the allowed uses and development pattern within the plan area, while the Downtown Code was adopted by Ordinance and incorporated into the Zoning Ordinance. The Downtown Code established the development regulations for future residential and commercial projects within the plan area. An Environmental Impact Report (EIR) was prepared for the DTSP and was certified by the City Council with approval of the DTSP on April 6, 2009. The DTSP assumed that approximately 1,020 new residential units and 4.4 million square feet of development would be added to the plan area over an initial 20-year absorption period.

Current Project

The current project includes the development of a market-rate, high-density multi-family residential project consisting of 18 dwelling units, within six townhome buildings, located on eighteen residential lots and one common lot. The requested entitlements include a Minor Design Review Permit for review of the project design related to the site plan, architecture, landscape, and lighting, a Tentative Subdivision Map to create 18 residential lots and one open space lot, and a

Tree Permit to allow the removal of two native oak trees. A full evaluation of the project is included in the Planning Commission staff report (see Attachment 1). The approved exhibits are included in Attachment 2.

Issues Raised at Planning Commission

On August 27, 2020, the Planning Commission voted (6 Yes – 0 No) to approve the Minor Design Review Permit, Tentative Subdivision Map, and Tree Permit. As detailed in following sections, 19 individuals spoke at the Planning Commission hearing and multiple emails were submitted. The majority of the emails were from individuals who provided comment via telephone. The majority of the speakers were in opposition to the project. On September 8, 2020, the City Clerk received an appeal of the Planning Commission's approval of the entitlements (Attachment 3).

Traffic

The project's opponents expressed concern related to additional traffic that would result from the 18 townhomes and stated that the existing intersection at Lincoln Street and Sierra Boulevard was currently hazardous. Development Services Engineering staff responded that, based on the Institute of Traffic Engineers Trip Generation Handbook, the 18 townhomes are expected to add eight additional trips in the a.m. peak hour and nine additional trips in the p.m. peak hour. These additional trips are consistent with the traffic analysis that was prepared for DTSP, which analyzed impacts associated with the build out of the DTSP. As of November 2020, only a small portion of projected development in the DTSP has been realized. The additional trips associated with the Belvedere Townhomes project will not result in any impacts to the existing or planned roadway capacity. The City's infrastructure has been planned to accommodate these additional trips.

With regard to the safety at the intersection of Lincoln Street and Sierra Boulevard, Development Services Engineering staff responded that this intersection currently operates as a three way stop and the minimal number of additional trips produced from the project are not expected to affect the operation of this intersection. Additionally, no change to the roadway design is proposed as the project will utilize an existing driveway to access Lincoln Street.

Belvedere Hotel Demolition

The majority of the opposition presented at the hearing was related to the demolition of the Belvedere Hotel. The opponents assert that the hotel and its architecture are indicative of an important time in Roseville's history that should be preserved. The opponents have requested that the hotel be restored and incorporated into the project. In response to these concerns, staff stated that the Belvedere Hotel is not listed as a historic resource and reiterated the analysis that was presented in the Planning Commission staff report (Attachment 1). A summary of staff's analysis from the Planning Commission staff report follows.

Downtown Specific Plan

In order to facilitate redevelopment, the DTSP goals and policies specifically address growth and historic resources.

- The DTSP includes goals and policies that are intended to encourage housing development within the DTSP (LU Goal 4.3, Policy 4.3.1, and LU Goal 4.5).
- The Belvedere Hotel is not included in the DTSP inventory of historical resources (Policy

4.5.2).

The proposed Belvedere Townhome project has followed the path laid out by the goals, policies and strategies of the DTSP. The project is increasing the amount of housing and increasing the intensity of the Downtown. Chapter 4.7 (Cultural Resources) of the DTSP EIR and DTSP FEIR indicate that after an evaluation of historic resources, the Belvedere Hotel does not appear eligible for California Register of Historic Resources (CRHR) listing due to a lack of significant association and a lack of historic integrity. The Belvedere Hotel is not listed as a historical resource in the inventory prepared for the DTSP. Furthermore, the Belvedere Hotel does not meet the State's requirements for inclusion in the CRHR.

SB-330 HOUSING CRISIS ACT OF 2019

In order to address California's increasing need for additional housing and the associated economic crisis, the state enacted SB-330 Housing Crisis Act of 2019. This act places restrictions on certain types of development standards, amends the Housing Accountability Act, and makes changes to the local approval processes and the Permit Streamlining Act.

One of the provisions of the law is to require negative findings for denial of a housing development project. According to California Government Code Section 65589.5.(j), if a local agency proposes to disapprove or impose a condition that reduces density of a housing development project that is consistent with all applicable standards, "the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density."

The section further states that if the local agency considers the housing development to be inconsistent with the applicable regulations, the local agency must provide the applicant with written documentation "identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units."

Failure to comply with this requirement would result in the project being deemed consistent.

As stated in the Planning Commission Staff Report, the Belvedere Townhomes project is consistent with all applicable planning documents and is consistent with the development assumptions of the DTSP. Denial of the project would require that the above findings be made in writing and that the findings be supported by a preponderance of the evidence.

Issues Raised in the Appeal

On September 8, 2020, the City Clerk's office received a notice of appeal from Alexa Roberts (Attachment 3). The appeal included multiple justifications for challenging the August 27, 2020 Planning Commission approval of the Belvedere Townhomes project. The justifications are itemized and paraphrased below (**in bold font**) followed by staff's response. Note: the following itemization does not follow the numbering used in the appeal form.

1. The CEQA document approval process was done incorrectly because the Planning Commission did not approve the Addendum, and the project does not qualify for an Addendum. A supplemental EIR should have been prepared.

The proposed project is consistent with the DTSP for which an EIR was certified by City Council on April 6, 2009. An Addendum to the Downtown Roseville Specific Plan EIR was prepared to evaluate project specific impacts related to construction of the project. As stated on page 69 of the Addendum, the analysis in the Addendum supported the determination that a subsequent EIR was not required and that the Addendum was the appropriate document. Pursuant to the requirements of CEQA Guidelines Section 15164(d), the Planning Commission took an action to consider the Addendum prior to approving the project.

2. The Finding for the Minor Design Review Permit was not supported. The project is not minor, not consistent with the Design Guidelines, not consistent with the surrounding uses, does not comply with standards (Policy 4.5.2), and should be redesigned to avoid native oak trees.

The appellant did not provide any specific policies, design guidelines or development standards that the project does not comply with to support this claim. The project is subject to the requirements of the DTSP. To expedite development within the DTSP, projects that are consistent with the Downtown Code (DTC) may be approved administratively through the Minor Design Review Process. The entitlement type nomenclature (MDRP) denotes a specific streamlined approval process, and does not construe the nature or scope of the project. A detailed evaluation of the project's consistency with the DTSP and the DTC is included on pages 2-6 of the Planning Commission Staff report. The evaluation concluded that the project is consistent with the DTSP and the DTC. Given the size of the site it is not feasible to retain the onsite oak trees while maintaining the required density.

3. The analysis of the Belvedere Hotel is insufficient. Staff did not prove that the hotel is not eligible for the CA register or that restoration is infeasible; and no alternatives were considered. The ECORP report was not prepared by a qualified person and contained inaccurate information related to when the hotel was last occupied.

A Cultural Resources Assessment (HELIX 2020b) and Architectural History Evaluation (ECORP 2019) were conducted for the proposed project by duly qualified architectural historians and registered professional archaeologists meeting the Secretary of the Interior's professional qualification standards. These documents provided substantial evidence to support the evaluation contained in the Addendum, which determined that the Belvedere Hotel was ineligible for individual inclusion in the California Register of Historic Resources (CRHR) or the National Register of Historic Places (NRHP). Neither an alternatives analysis nor restoration analysis are required as part of the entitlement review process for this project.

4. The project is in conflict with the City's General Plan. The building has not been

documented to the standards of the Historic American Building Survey, which is required prior to demolition. In addition, the City did not distribute to, or coordinate with the applicable federal, state, or local agencies, which would have included the Roseville Historic Society, when the list of historical buildings in the DTSP was created in 2007.

The reference documentation requirement refers to demolition of historic buildings. As documented in the DTSP EIR and the Cultural Resources Assessment (HELIX 2020b) and Architectural History Evaluation (ECORP 2019) that were prepared for the Belvedere Townhomes project, the Belvedere Hotel is not considered a historic building eligible for listing in the CRHR. Additionally, the Belvedere Hotel is not included in the City's list of significant buildings. Therefore, the referenced documentation is not required. Furthermore, issuance of a demolition permit for the Belvedere Hotel is a ministerial action and is not part of the discretionary approvals of the Belvedere Townhomes project.

The development of the Downtown Specific Plan document was highly focused on participation by project area stakeholders and the public in developing the goals, strategies, and improvements within the plan area. In August 2006, a diverse 26-member steering committee was assembled to guide the plan's development. The steering committee was comprised of residents, property owners, business owners, appointed officials, elected officials, and other community stakeholders. The Steering Committee held a series of nine public meetings to vet and finalize the plan's vision, level of development intensity, and needed improvements. The Steering Committee also worked in conjunction with the Roseville Revitalization Committee to develop a conceptual phasing and implementation program for the key plan improvements. The results of that intensive public outreach and collaboration effort yielded a preferred development plan for the Downtown Specific Plan area.

To reduce entitlement risk and incentivize and streamline development within the plan area, a project-level EIR was prepared to analyze the potential environmental effects resulting from full implementation of the specific plan with the intent that future projects consistent with the plan would require less intensive CEQA review. As required by CEQA, the EIR process included extensive public outreach over a period of many months during 2008 and 2009. As also required by CEQA, the EIR was distributed to the State Clearinghouse during the 45-day review period, which in turn distributed the document to applicable state agencies for comment. Comments on the Draft EIR were requested from all applicable federal, state, and local agencies. Four comments were received; none of them were related to historic buildings within the plan area. The EIR was certified and the plan was adopted by the Roseville City Council on April 6, 2009. In its action to approve the project, the Planning Commission determined that the proposed project is consistent with the DTSP and assumptions stated in the certified EIR. No new or more significant impacts were identified that had not been previously evaluated, and an Addendum was appropriately prepared and considered by the Planning Commission prior to approving the project. (CEQA Guidelines Section 15164(d)).

Additionally, City Planning staff have coordinated extensively with Alexa Roberts of the Roseville Historical Society throughout the entitlement review process for the proposed project.

5. No review of project specific impacts was included in the addendum.

An Addendum to the Downtown Roseville Specific Plan EIR was prepared to evaluate project specific impacts related to construction and operation of the Belvedere Townhomes project * (Helix Environmental Planning, Inc. August 2020). The Addendum evaluated the proposed project to determine if the project would result in any new or more substantial impacts from those identified in the Downtown Roseville Specific Plan EIR. The Addendum concluded that the proposed project does not have the potential to result in any new impacts that were not previously disclosed in the Downtown Roseville Specific Plan EIR.

6. The City misrepresented the August 18, 2020 RCONA meeting. Notices of the meeting were not sent to all property owners within a 300-foot radius, the notice did not

mention demolition, and it did not contain the address of the Belvedere Hotel.

The Planning Commission staff report states that the project was presented at a joint meeting of Roseville Heights, Los Cerritos, and Sierra Vista Neighborhood Associations. This meeting was not initiated by the City nor considered a "public meeting" under state law; therefore, the noticing for the meeting was not subject to the City's requirements. It is not City practice nor within the City's purview to mail notices regarding RCONA meetings.

Conclusion

The proposed Belvedere Townhomes project is consistent with the policies and intent of the General Plan and the DTSP, and the required findings for the requested entitlements can be made. On August 27, 2020, the Planning Commission approved the Minor Design Review Permit, Tentative Subdivision Map, and Tree Permit. Staff recommends that the City Council deny the appeal, upholding the Planning Commission's action, and approve the requested entitlements.

FISCAL IMPACT

The development of the site with residential uses will not result in negative impacts to the City's General Fund as the City has planned for municipal services within the DTSP area. The project will create jobs during the initial construction of the site.

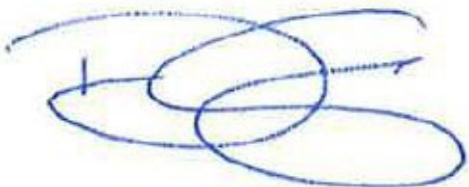
ENVIRONMENTAL REVIEW

An Initial Study/Addendum to the Downtown Roseville Specific Plan EIR (SCH# 2007102090) was prepared for the project consistent with California Environmental Quality Act Section 15164. A copy of the Initial Study/Addendum is provided herein as Exhibit A and Exhibit B. Based on the environmental analysis of the Initial Study/Addendum, the proposed project does not have the potential to result in any new impacts that were not previously disclosed in the Downtown Roseville Specific Plan EIR.

Respectfully Submitted,

Charity Gold, Associate Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 - Planning Commission Staff Report with Attachments

Attachment 2 - Planning Commission Staff Report Exhibits

Attachment 3 - Appeal

Resolution No. 20-447

Exhibit A - Addendum

Exhibit B - Addendum Attachments

ITEM 6.1: **Minor Design Review, Tentative Parcel Map, and Tree Permit – 510 Lincoln Street – DTSP PCL DT-4 – Belvedere Townhomes – PL20-0050**

REQUEST

The applicant requests approval of a Minor Design Review Permit, Tentative Subdivision Map, and a Tree Permit to allow construction of a high-density multi-family residential project consisting of 18 dwelling units located on eighteen residential lots and one common lot. Two native oak trees are proposed for removal.

Applicant/Owner – Derrek Lee, Old Roseville, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Consider the Addendum to the Downtown Roseville Specific Plan EIR,
- B. Adopt the two (2) findings of fact and approve the Minor Design Review Permit subject to seventy-two (72) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-six (56) conditions of approval.
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

As discussed further in the Public Outreach section below, Roseville residents have expressed concerns related to the demolition of the Belvedere Hotel. These residents regard the Belvedere Hotel as an important component of Roseville's Historic Downtown that should be preserved and rehabilitated. The Belvedere Hotel's eligibility as a historic resource was evaluated in the Environmental Impact Report that was prepared for the Downtown Specific Plan (DTSP EIR) and was determined to be ineligible. An updated architectural evaluation specific to the proposed project was prepared for the Addendum to the DTSP EIR. The report substantiated the previous analysis and did not find any new circumstances that would affect the eligibility of the Belvedere Hotel.

Due to the social distancing requirements of the COVID-19 outbreak, which prevented an in person neighborhood meeting, the applicant sent notices to adjacent neighbors directing them to the applicant's website to provide comments. Although few comments were submitted through the website, numerous comments expressing opposition and a few in support were emailed to staff and City Council.

BACKGROUND

The proposed project is located within the Downtown Specific Plan (DTSP) Central Business District on PCL DT-4. The DTSP established the allowed uses and development pattern within the plan area, while the Downtown Code was adopted by Ordinance and incorporated into the Zoning Ordinance. The Downtown Code established the development regulations for future residential and commercial projects within the plan area. An Environmental Impact Report (EIR) was prepared for the DTSP and was certified by the City Council with approval of the DTSP on April 06, 2009.

The DTSP assumed that approximately 1,020 new residential units and 4.4 million square feet of development would be added in the plan area over a 20-year period. The current project includes the development of a high-density multi-family residential project consisting of 18 dwelling units located on eighteen residential lots and one common lot.



Figure 1: Project Location

SITE INFORMATION

Location: 510, 502, and 430 Lincoln Street

Total Size: 0.98 acres

Topography and Setting: The project is located on the east side of Lincoln Street, south of Sierra Boulevard, and north of Main Street. The project's eastern boundary is adjacent to Union Pacific Railroad Company owned property. There are two existing structures on the site including the vacant Belvedere Hotel and a vacant single-family home. The majority of the site is undeveloped and vegetated with trees and shrubs.

EVALUATION - MINOR DESIGN REVIEW PERMIT

To expedite development within the DTSP, the Downtown Code established provisions for projects to be reviewed through the streamlined Minor Design Review Permit (MDRP) process. Accordingly, the MDRP process allows for projects found consistent with the Downtown Code to be approved administratively by the Planning Manager. Pursuant to Section 19.74.030, a permit normally processed administratively, which is processed concurrently with another permit, shall be reviewed by the public hearing Approving Authority for the permit or variance. In this case, the MDRP is being processed concurrently with a Tentative Subdivision Map and Tree Permit. Therefore, the hearing authority of the MDRP is the Planning Commission. Section 19.78.060 C of the City of Roseville Zoning Ordinance requires that two findings

be made in order to approve or conditionally approve a MDRP. The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

- 1. The proposed improvement is minor in nature and is substantially compatible with the existing structure and complementary to the adjacent land uses.***

The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code.

- 2. The proposed improvement complies with all applicable standards and requirements of this title and with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.***

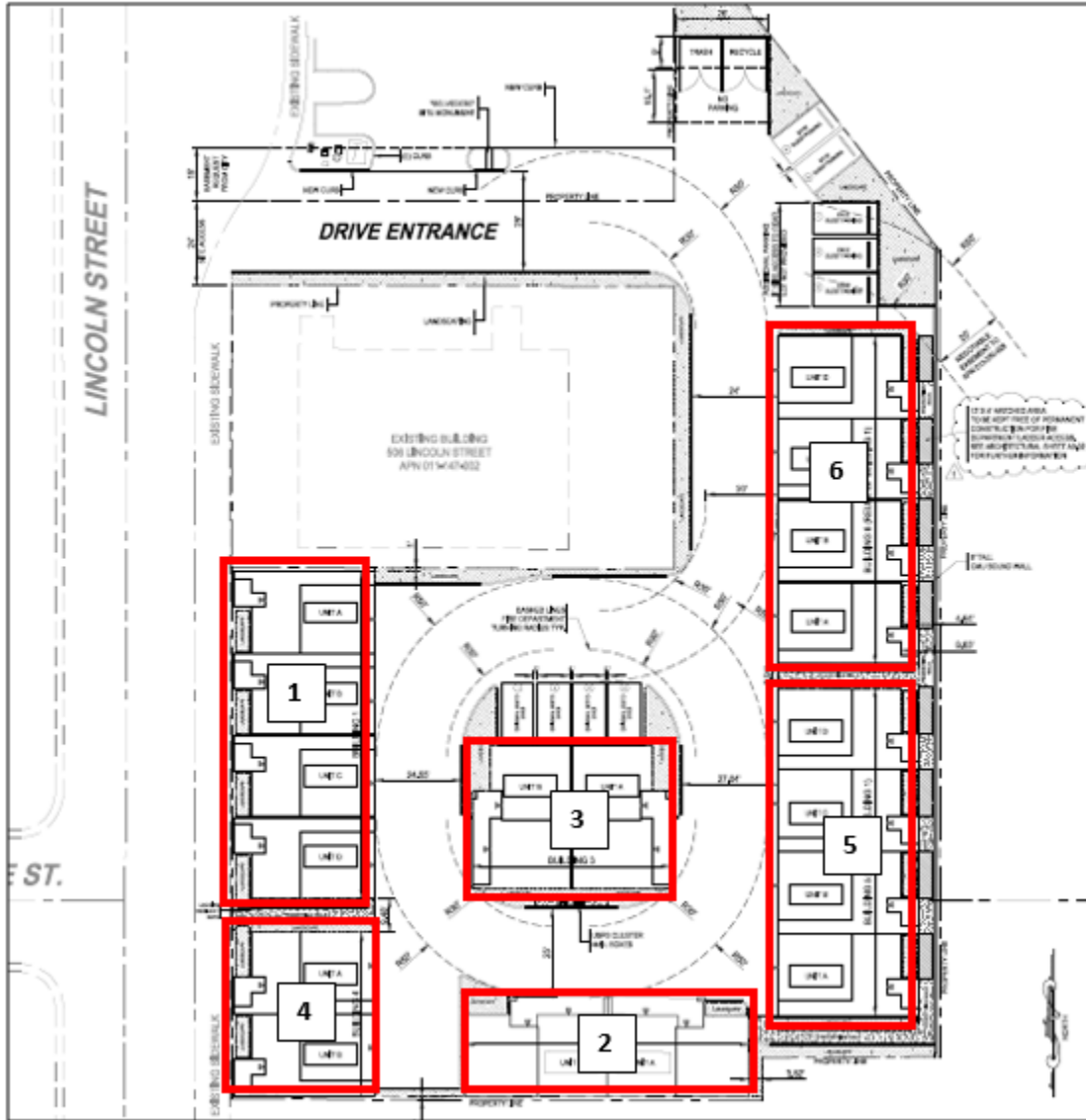
The Belvedere Townhome project includes six townhome buildings with two or four units within each building. The buildings are detailed in Table 1, below. Each townhome will consist of three stories with garages at ground level and rooftop outdoor space.

Table 1: Building Detail

Building Number	Number of Units	Conditioned Square Footage	Location	Height
1	4	1,987 sf/unit	Western Property Boundary	+/- 47 feet
2	2	2,540 sf/unit	Southern Property Boundary	+/- 47 feet
3	2	2,540 sf/unit	Property Interior	+/- 47 feet
4	2	1,987 sf/unit	Western Property Boundary	+/- 47 feet
5	4	1,987 sf/unit	Eastern Property Boundary	+/- 47 feet
6	4	1,987 sf/unit	Eastern Property Boundary	+/- 47 feet

Buildings 1 and 4 will have frontage on Lincoln Street, Buildings 2, 5, and 6 will be located along the southern and eastern perimeter, and Building 3 will be located within the interior of the site. Each unit will include ground-level garages that will be accessed from the interior of the site. All of the buildings will be accessed from a central driveway off Lincoln Street. Off-street visitor parking will be provided within the interior of the site. The site layout and building locations are illustrated on Figure 2. The architectural character and style of the project incorporates the design of historic downtown, while introducing some modern elements and amenities. The building forms are simple, yet articulated with finish materials that tie them to the architectural style of the Old Town Roseville District and the adjacent railroad structures.

Figure 2: Building Locations



The architecture includes a mix of materials including scored stucco, brick veneer, wood effect stone, and metal finishes and accents. The form of the buildings are articulated with covered patios, balconies, and rooftop outdoor space (Figure 3). Fencing on the site includes a combination of existing and proposed masonry walls, with an existing wall along the southern boundary and a new 8-foot masonry wall along the eastern property boundary.

Chapter 5 of the Downtown Code includes the development design guidelines and standards for residential projects within the DTSP. The Design Guidelines provide a list of recommendations and requirements for project design. The project is consistent with the overall design principles of promoting sound architectural practices, traditional façade components that visually link the buildings are to establish a sense of scale, and provides a uniform front façade. The project has been evaluated against the applicable residential policies as bulleted below.

Figure 3: Building Elevations



5.3 Site Planning (DTC-1, DTC-3, DTC-8, DTC-9, DTC-11): The entrances to the buildings that front on Lincoln Street include five-foot wide enclosed patios. The walls and gates enclosing these patios are located at the back of the sidewalk creating the effect of a zero setback while providing a separation between public and private space. The trash enclosures are located in the interior of the property and are screened from view. The buildings provide a continuous street frontage with multiple entries that activates the pedestrian environment. Guest parking areas are located within the interior of the property to minimize spillover to the adjacent streets. All setbacks comply with the requirements of the DT-4 district. The design clearly delineates between the public and private space.

5.4 General Architecture (DTC-25, DTC-26, DTC- 27, DTC-29, DTC-31, DTC-34, DTC-35): The residential units facing the sidewalk include articulated facades and provide a separation from the pedestrian realm. The buildings are oriented toward, and are accessible from the street. The facades are designed to create a visual interest at the street level with recessed doors, landscaping, and wall plane variation. The design includes building indentation, breaks in the building, and color changes. Windows and balconies are included on each level of the building façade. The building is designed with a defined base, middle, and top. The design of the lower floor is scaled to the pedestrian environment with dark doors and textured materials including brick veneer. The rooftop patio provides a defined top with a mix of textures and colors. The overall façade is varied with windows and balconies, which prevents repetition and provides variation and rhythm. The design includes a mix of subtle colors and natural materials.

5.8 Landscape Guidelines (DTC-49, DTC-56): The patio landscaping includes a balance of hardscape and softscape. Trees and shrubs are provided throughout the interior of the property consistent with shade requirements and the Water Efficient Landscape Requirements.

5.9 Lighting (DTC-60 – DTC-65): A lighting plan, consistent with this section, is included with the plan set. The lighting includes fixtures that are designed to complement the architecture of the buildings and parking lot lighting with higher foot-candle level to illuminate the pedestrian areas.

As required by the DTSP, the buildings that front on Lincoln Street are built up to the back of the existing sidewalk with the front entries at grade. Staff and the applicant explored the option of raising the entries above grade, but determined that this option would require stairs in the ground-floor garages making the garages too shallow to accommodate vehicles. In order to provide a separation between the public space and the private space along the street, the applicant has incorporated private enclosed patios with gated entries as a transition from the sidewalk to the front entry. These buildings are designed to activate the street with a mixture of building form and building materials at a pedestrian scale while incorporating features that provide a separation between the public and private space.

The site landscaping includes a mixture of trees, shrubs, groundcover, and hardscape to enhance and soften the architecture. This landscaping is provided within the private courtyards as well as around the perimeter of the site and around the internal buildings. Trees are also provided within the parking areas, consistent with the parking lot shade requirements.

The Belvedere Townhomes project has been evaluated for consistency with the requirements of the Downtown Code, which includes the development standards and design guidelines for projects within the DTSP. Based on the foregoing evaluation, the project is consistent with the Downtown Code and Design Guidelines.

EVALUATION - TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The proposed map consists of 18 residential lots and one common lot. Sixteen of the residential lots will be 918 square feet, one will be 1,058 square feet, and one will be 1,059 square feet. The common Lot A will be 25,582 square feet. The proposed townhomes will encompass the entire residential lot with zero foot setbacks. The units are divided into six separate +/- 47-foot tall buildings consisting of either

Figure 4: Tentative Subdivision Map

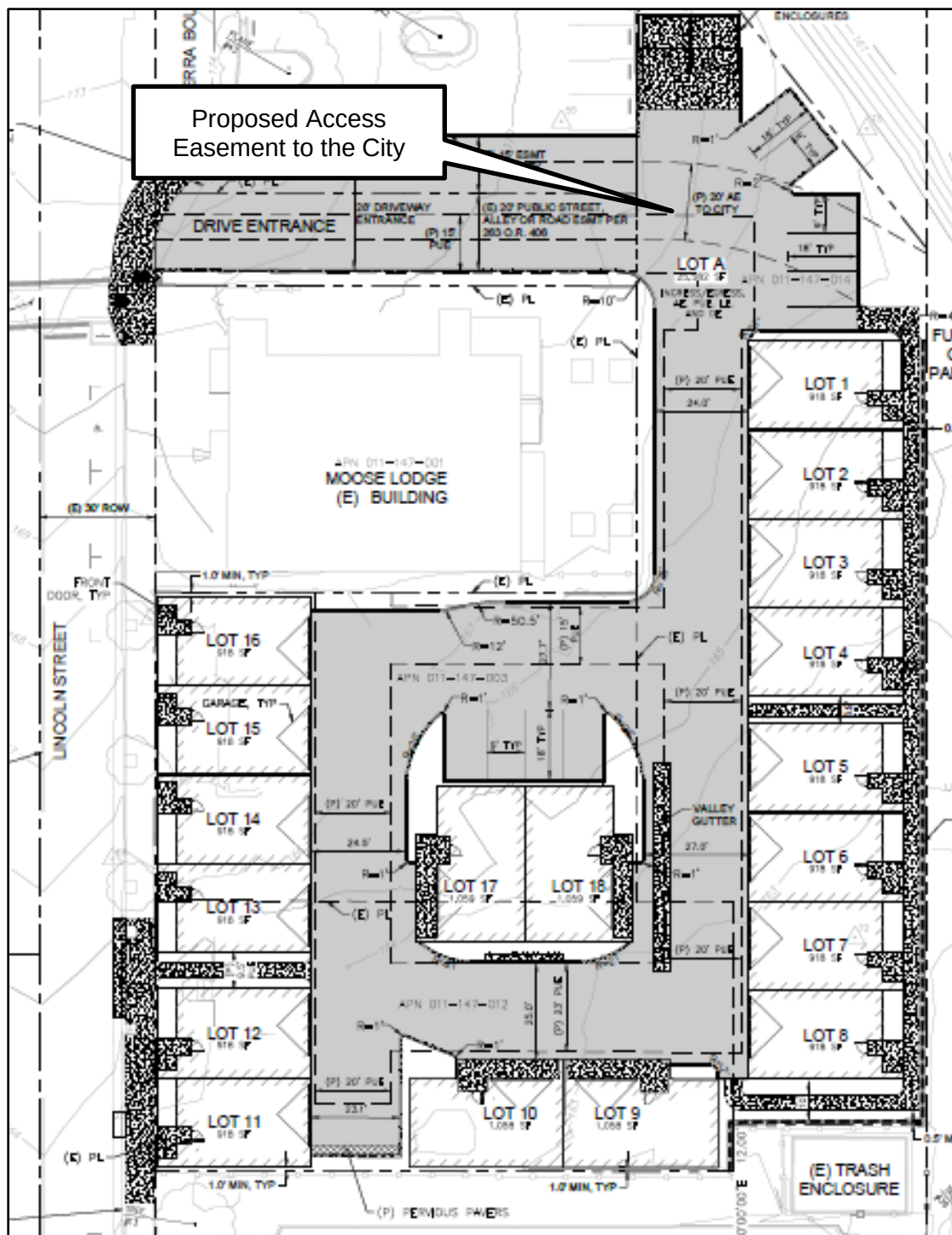


Table 2: DT-4 Development Standards

Standard	Required	Proposed
Build to line (1)	0-10 ft	0-6 inches
Side Setback	0	0
Rear Setback	0	0
Maximum Height (2)	4 story/60 ft	3 story with covered roof deck (+/- 47 feet)
Minimum FAR (2)	1.5	1.53
Maximum FAR (2)	3	1.53
Minimum Density	16 units/acre	18.4 units/acre.
Maximum Density	32 or as determined by FAR	18.4 units/acre
Lot Area	Defined by design	918, 1,058, and 1059 sf
Parking	29 Space (1 space per 1 bedroom; 1.5 spaces per 2+ bedroom; 1 guest per every 10 units)	45 (2-car garage per unit, 9 guest spaces)

Vehicular access to the subdivision will be from an ingress/egress driveway off Lincoln Street. The driveway will be located in the northern portion of the site adjacent to the northern boundary of the Moose Lodge property and the southern boundary of a City owned parking lot. The tentative subdivision map includes a 15-foot easement from the City to allow the driveway to be expanded to a width of 28 feet. The existing curb will be removed and a new curb will be constructed to accommodate the widening.

The design of the driveway from Lincoln Street was a concerted effort between the applicant and City Staff to provide a potential future connection to vacant land to the east of the project site. This vacant parcel is situated directly adjacent to the Union Pacific rail lines. The project applicant has agreed to provide a public access easement through the site that could allow for a connection from Lincoln Street to this vacant property. This easement would provide vehicle access to the vacant Union Pacific property in the future, should the City be able to acquire the property for a parking lot.

Five guest parking spaces and the trash enclosure are located in the northeastern portion of the site where the easement is proposed. Until such time that the City is able to acquire the property to the east and construct parking, three guest parking spaces will be provided in the easement location.

Residential projects are principally permitted in both the CBD land use area and the HD/SA-DT-4 district. In fact, the DTSP encourages residential development that is consistent with the plan by allowing a streamlined permitting process. In 2009, at the time of adoption of the DTSP, it was anticipated that the plan would achieve a 50% build out of the total allocated units and square footage allowed within the Downtown Code. This buildout equated to a total of 1,020 additional residential dwelling units constructed within the Specific Plan area by 2029. Since 2009, approximately 120 new units have been constructed and an additional 80 units have been approved for development, leaving an unbuilt allocation of approximately 800 units. The District Guidelines for the DT-4 district require a minimum density of 16 units/acre. The proposed project consists of 18 units at a density of 18.4 units/acre, which is consistent with the anticipated residential units and density minimums for the DT-4 district. The project is consistent with the General Plan and the DTSP, will result in lots that can be built upon, and the design and density of the subdivision will not violate the Regional Water Quality Control Board discharge requirements.

EVALUATION - TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will

result in the removal of two protected oak trees. The required findings to approve a Tree Permit are listed below.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.**
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.**

An arborist report dated December 6, 2019 was prepared for the site by Helix Environmental Planning, Inc. (Attachment 1). The report identified multiple non-protected trees and two protected oak trees on the site. The trees are detailed in Table 3 and the locations of the trees are shown on Figure 5. Both of these trees will be removed to facilitate development.

Table 3: Protected Tree Detail

Tree #	Species	DBH	Condition	Impact
256	Valley Oak	17 inches	Fair-good	Remove
257	Valley Oak	15 inches	Good-poor	Remove

Construction of the project will result in the removal of the two protected oak trees, which are located within the interior of the site and cannot be avoided given the small size of the site. According to the arborist report, Tree 256 is in fair-good health with fair structure, while Tree 257 is in fair health with poor-fair structure. The arborist report states that Tree 256 could pose a hazard in the future as the structure of the tree degrades over time and suggested that the tree be removed. Given that due to the size of the site these trees cannot be avoided, staff supports the applicant's request to remove these trees.

The Arborist recommended removal of Tree 256 without compensatory mitigation due to the potential to create a hazard in the future. Given that the tree does not pose a hazard at this time and that the tree is in good health, staff recommends that compensation for removal of this tree be required. Pursuant to the tree permit condition requirements, mitigation is required for removal of both of these trees. City staff have reviewed and have concluded that the request complies with Zoning Ordinance Chapter 19.66, and that the removal of Trees 256 and 257 are necessary.

Figure 5: Protected Tree Locations



PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of

Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on August 14, 2020, and was distributed to all property owners within 300 feet of the project site.

During the initial review of the project staff was contacted by a representative of the Roseville Historic Society who expressed concern regarding the removal of the Belvedere Hotel, which will be demolished to facilitate construction of the Belvedere Townhomes project. Throughout the review process staff coordinated with both the Historic Society and the applicant providing details about the project and the planning process.

Given the concerns related to removing the Belvedere Hotel, staff recommended that the applicant host a neighborhood meeting. Due to the social distancing requirements of the COVID-19 outbreak, which prevented an in person neighborhood meeting, the applicant sent notices to adjacent neighbors directing them to the applicant's website to provide comments. Although few comments were submitted through the website, numerous comments expressing opposition and a few in support were emailed to staff and City Council. The letters are included as Attachment 2 and Attachment 3.

On July 20 2020, staff received a letter from Alexa Roberts, which included an evaluation of the project's consistency with the City's regulations related to the Downtown Historic District. The letter, along with a response from the applicant are included in Attachment 4. Additionally, a "change.org" petition was created to solicit signatories in opposition to the demolition of the Belvedere Hotel. At the time of this report there were more than 5,000 signatures, though these signatures have not been verified as residents of the City of Roseville.

On August 18, 2020, the project was presented at a joint meeting of Roseville Heights, Los Cerritos, and Sierra Vista Neighborhood Associations held via Zoom. The applicant's representative, City staff, and community members attended the meeting. Several community members raised concerns about the demolition of the Belvedere Hotel. City staff and the applicant's representative responded.

The overwhelming reason for opposition to the project is related to the demolition of the Belvedere Hotel. The opponents have suggested that the hotel and its architecture are indicative of an important time in Roseville's history that should be preserved. The opponents have requested that the hotel be restored and incorporated into the project.

The DTSP includes several goals, policies and strategies that define the land use framework for Downtown Roseville. These goals and policies are intended to promote flexibility, to introduce new land uses while maintaining existing viable uses, and to promote an intensity of development that is appropriate in a downtown setting. It is important to note that the proposed project has been determined to be consistent with the overall goals and policies of the DTSP as well as the standards and guidelines of the DTC. In responding to the concerns of the project's opponents, it is important to note several DTSP goals and policies that specifically address the objections.

The DTSP intends for a major increase in housing production within the Downtown as described in Goal LU 4.3. To implement this goal, housing production is to be provided in a variety of unit types, as described in Policy 4.3.1. The following text, shown in *italicized font*, was taken directly from the specific plan.

LU Goal 4.3: Develop a significant amount of new housing in Downtown.

New housing in Downtown is key in achieving several objectives for the City and the region as a whole. New residents will provide activity on a 24-hour basis. The City, as well as the Sacramento region, has been focused on reducing the footprint of future development on the outer edges of existing communities

within the region. This effort was solidified in the approval of the “Blueprint” principles that were adopted by the six counties that form the Sacramento Area Council of Government (SACOG).

In recognition of the importance of these principles, the City of Roseville incorporated these principles into the General Plan. The addition of new high density residential development within an urbanized area is also consistent with the “Blueprint” principles. New residents will enhance the customer base for Downtown retail businesses and will be in walking distance to the multi-modal facility and bus transfer facilities.

Policy 4.3.1: Provide for a variety of housing types throughout Downtown.

A variety of residential units should be provided to create a downtown that is accessible to different economic and life-style sectors of the community. Housing types that are appropriate in Downtown include multi-family flats and apartments, efficiency units, existing single room occupancy units, condominiums, townhomes, flexible live-work options and mixed income housing (market rate and affordable units).

While the DTSP intended to provide a major increase in housing, the Plan also intended to increase the overall intensity of development within the Downtown in order to create an urban core (LU Goal 4.5). In recognition of this intensification, the Plan included Policy 4.5.2, which calls for existing significant buildings to be considered for reuse where possible and that historic resources be identified. In order to implement Policy 4.5.2, the Plan includes Strategy 4.5.2.a, which requires the Specific Plan EIR to include an architectural inventory to identify buildings that are eligible to be considered for the California Register of Historical Resources (CRHR). The intent of Land Use Goal 4.5, Policy 4.5.2 and Strategy 4.5.2 is to remove some of the burden from the property owners or future developers and facilitate the redevelopment process.

LU Goal 4.5 - Intensify the development footprint and create an urban core in the Downtown.

There are multiple parcels in Downtown Roseville that are appropriate for new development or redevelopment, particularly the seven City and other governmental owned properties. These sites, as well as the “Pre-design sites”, provide a tremendous opportunity to jump-start the first phase of new Downtown development. Development of these parcels will trigger additional investment and will become examples for future revitalization, setting the standard for new development in Downtown.

Higher housing densities will ensure that residential projects are economically viable, and in-turn the population will provide a critical mass to support local commerce and transit. Vernon Street is the logical location for the more intensive use to be focused, with a transition of intensity as housing expands into the adjacent districts. The Historic Old Town (HOT) also has the potential to intensify, due to under-developed properties.

Policy 4.5.2: Where possible, preserve and restore historic buildings.

While higher intensity developments should be encouraged, it is equally important to ensure that existing, significant historic buildings and resources are considered for re-use when appropriate. When reviewing potential new development in the Downtown, historic resources need to be identified.

Strategy 4.5.2a: As part of the Specific Plan Environmental Impact Report, complete an in depth study to identify the significant historic resources. Provide an architectural inventory and evaluation of historic-era buildings in compliance with the California Environmental Quality Act Guidelines.

In order to assist the property owners and future developers, the City will complete a full architectural inventory of the existing historical resources in the Plan area. This inventory will identify buildings that are 45 years of age and are, therefore, eligible to be considered for the California Register of Historical Resources (CRHR).

The inventory will be documented on the appropriate California Department of Parks and Recreation (DPR) forms. It will conclude which buildings are eligible for listing on the CRHR. The intent of this is to remove some of the burden from the property owners or future developers of property when they bring a development project forward in the future. By performing this analysis, the City is creating an incentive since future development will not be required to provide this information. This is an action that the City is taking in order to facilitate the redevelopment process.

The proposed Belvedere Townhome project has followed the path laid out by the goals, policies and strategies of the DTSP. The project is increasing the amount of housing and increasing the intensity of the Downtown. Chapter 4.7 (Cultural Resources) of the DTSP EIR and DTSP FEIR indicate that after an evaluation of historic resources, the Belvedere Hotel is one of the many buildings in the DTSP area that does not appear eligible for CRHR listing due to a lack of significant association and a lack of historic integrity. As discussed in the Environmental Determination section below, the Belvedere Hotel is not listed as a historical resource in the DTSP and does not meet the State's requirements for inclusion in the California Register of Historic Resources (CRHR). The evidence provided within the DTSP EIR and FEIR along with that found in the attached Addendum and Architectural History Evaluation show that the proposed project, which will result in the demolition of the Belvedere Hotel, complies with the goals, policies and strategies of the DTSP.

SB-330 HOUSING CRISIS ACT OF 2019

In order to address California's increasing need for additional housing and the associated economic crisis, the state enacted SB-330 Housing Crisis Act of 2019. This act places restrictions on certain types of development standards, amends the Housing Accountability Act, and makes changes to the local approval processes and the Permit Streamlining Act.

One of the provisions of the law is to require negative findings for denial of a housing development project. According to California Government Code Section 65589.5(j), if a local agency proposes to disapprove or impose a condition that reduces density of a housing development project that is consistent with all applicable standards, "the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density."

The section further states that if the local agency considers the housing development to be inconsistent with the applicable regulations, the local agency must provide the applicant with written documentation "identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.”

Failure to comply with this requirement would result in the project being deemed consistent.

As discussed throughout this document, staff supports the proposed project because it is consistent with all applicable planning documents and is consistent with the development that has been anticipated on this site since adoption of the DTSP. Denial of the project would require that the above findings be made in writing and that the findings be supported by a preponderance of the evidence.

ENVIRONMENTAL DETERMINATION

As part of the project, an Initial Study/Addendum to the Downtown Roseville Specific Plan EIR (SCH# 2007102090) has been prepared consistent with California Environmental Quality Act Section 15164. The Initial Study/Addendum was prepared for consideration by the City’s Planning Commission before taking action on the project. A copy of the Initial Study/Addendum is provided herein as Exhibit A and Exhibit B. Based on the environmental analysis of the Initial Study/Addendum, the proposed project will not have the potential to result in any new impacts that were not previously disclosed. A brief summary of relevant sections is provided below. Refer to Exhibit A for the complete analyses.

Cultural, Archeological, or Paleontological Resources

A Cultural Resources Assessment (HELIX 2020b; Exhibit B, Attachment D) and Architectural History Evaluation (ECORP 2019; Exhibit B, Attachment E) were conducted for the proposed project. As part of the Cultural Resources Assessment, a records search, archaeological intensive pedestrian survey, and Native American outreach was conducted. The updated archival records search, Native American outreach, and field survey determined that two historic-era structures, the Belvedere Hotel at 502 Lincoln Street and the W. Seitz Residence at 430 Lincoln Street, are located on the project site. Both of these structures were evaluated for significance and found to be ineligible for individual inclusion in the CRHR or the National Register of Historic Places (NRHP).

As documented in the Cultural Resources Assessment and the Architectural History Evaluation for the project, the Belvedere Hotel was shown to be ineligible for inclusion in the CRHR and the NRHP because the hotel has lost sufficient integrity to evoke a sense of place and time that would qualify it as an individual resource (CRHR Criterion 1 / NRHP Criterion A), the hotel is not associated with a significant individual or important person (CRHR Criterion 2 / NRHP Criterion B), the building does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values (CRHR Criterion 3 / NRHP Criterion C), and the building does not have the potential to yield information important in prehistory or history (CRHR Criterion 4 / NRHP Criterion D). Furthermore, the hotel is not listed in the City’s list of significant buildings shown in Section 19.61.030 of the Roseville Municipal Code. Therefore, the Belvedere Hotel does not require additional study, avoidance, or mitigation to resolve impacts resulting from implementation of the proposed project.

Traffic

A traffic memorandum was prepared for the project by LSA (August 4, 2020). The memorandum analyzed the anticipated trip generation of the proposed project. As shown in the memorandum, the proposed project would generate 94 average daily trips (ADT), which includes eight trips (one inbound and seven outbound) in the a.m. peak hour and nine trips (six inbound and three outbound) in the p.m.

peak hour. Consistent with the City's methodology, a Traffic Impact Study is not required because the proposed project would generate fewer than 50 peak-hour trips. Additionally, because the project is consistent with the traffic assumptions in the DTSP and the City's General Plan the City's infrastructure has been planned to accommodate these additional trips.

Noise

A Noise Impact Assessment was prepared for the project by ECORP 2020 (Exhibit B, Attachment F). The analysis is summarized below.

Construction-Generated Noise Levels:

Construction of the proposed project is expected to generate noise at the nearest noise-sensitive receptors located approximately 70 feet west of the project site. Section 9.24.030 of the City's Municipal Code restricts noise generating activities to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday. Additionally, all construction equipment must be fitted with factory-installed muffling devices and all construction equipment must be maintained in good working order. Project construction is anticipated to occur with the specified times and is therefore in compliance with the City's noise standards for construction.

Long-Term Operational Stationary Source Noise Levels:

The proposed project consists of a residential development and does not include long-term stationary noise source, which are typically associated with industrial and commercial/office land uses.

Land Use Compatibility with Traffic Noise Levels:

The additional traffic generated from the proposed project would not result in an increase in noise that would be perceptible by the human ear and thus the project's contribution to existing traffic noise would not be perceptible. Further, the 2035 General Plan Update states that for projects where the existing exterior noise is between 60 and 65 dBA (as previously stated, the existing exterior noise is 62.5 dBA CNEL), an increase in noise levels of 3 dB or greater is a significant impact. The minimal increase in traffic trips as a result of the project would not result in a 3 dB increase in noise levels.

Land Use Compatibility with UPRR Noise Levels:

The proposed project is located within the 60 dB L_{dn3} noise contour as depicted on Figure IX-3 of the 2035 General Plan Update (City of Roseville 2020). The ambient noise level recorded on the project site is 62.5 dBA CNEL, which is 2.5 dB over what is an acceptable exterior noise level for new residences, but within the conditionally acceptable outdoor noise exposure for residences. According to the 2035 General Plan Update, new construction or development can occur within a conditionally acceptable outdoor noise environment only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. During the 24-hour noise measurement that was taken from November 19 to 20, 2019, the passing of a freight train occurred on four occasions.

Consistent with the requirements in the 2035 General Plan Update and 2009 DTSP EIR MM 4.11-5, the proposed project design includes an eight-foot-high masonry wall positioned on the eastern boundary of the project site in order to reduce noise exposure from the railroad. The placement of this wall represents the best available exterior noise level reduction measure and masonry barriers are able to reduce noise levels at an affected receiver by 10 to 20 dBA (FHWA 2011). Eight feet is the maximum allowable height allowed for a masonry wall in the City of Roseville, per Section 19.22.030 of the City's Municipal Code (to achieve the most potent noise-reducing effect, a noise enclosure/barrier must extend length-wise and vertically as far as feasibly possible to be most effective). Neither the masonry wall nor the exterior-to-

interior noise attenuations would reduce the ambient noise level of 62.5 dBA CNEL at the rooftop patios; however, the project would be required to adhere to the 2019 California Building Standards which require the project be constructed with building envelopes with a minimum Sound Transmission Class 50. Adherence to the code would limit the transmission of sound within the rooftop patio. Although existing noise levels exceed the preliminary residential standard of 60 dBA CNEL at the project site, the project is providing the best available exterior noise level reduction measure feasible, which is consistent with Policy N1.1 of the 2035 General Plan Update.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan and the DTSP. Staff supports the proposed project as it will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Consider the Addendum to the Downtown Roseville Specific Plan EIR,
- B. Adopt the findings of fact as stated in the staff report and approve the **Minor Design Review – 510 Lincoln Street – DTSP PCL DT-4 – PL20-0050** subject to seventy-two (72) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **Tentative Subdivision Map – 510 Lincoln Street – DTSP PCL DT-4 – PL20-0050** subject to fifty-six (56) conditions of approval.
- D. Adopt the findings of fact as stated in the staff report and approve the **Tree Permit – 510 Lincoln Street – DTSP PCL DT-4 – PL20-0050** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR MINOR DESIGN REVIEW PERMIT PL20-0050

1. This Minor Design Review Permit approval shall be effectuated within a period of two (2) years from **August 27, 2020** and if not effectuated shall expire on **August 27, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 27, 2023**. (Planning)
2. The project is approved as shown in Exhibits C - I and as conditioned or modified below. (Planning)
3. The project shall be addressed as 510 Lincoln Street. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite/unit numbers to the Development Services Department (Business Services – Addressing) for review and approval. The [City Addressing Guidelines](#) should be used for reference when assigning suite numbers. (Business Services)
4. If the intent is to name the private drive, the applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
5. Submit digital Unit Addressing Plan for approval prior to (or concurrent with) initial submittal of building plans for plan review. Email pdf to: smiller@roseville.ca.us. See City of Roseville Addressing Guidelines. (Business Services)
6. Within new subdivisions that are compact in development (i.e. parcels that are roughly less than 3000 sq. ft), all interior connecting roads that are 20 ft. or more in width must be identified with a unique street name combined with a street type of Place or Lane. This would include any connecting roads with or without residential unit addresses associated with the road segment. Also, within these subdivisions, houses will be addressed off roads *within* the development. Generally, if the front doors of the houses within the subdivision face interior streets, they will be addressed off the front doors first. Where the front doors of the houses are facing walkways, common areas, or to streets outside the subdivision, the houses will be addressed off the street the garage is facing. (Business Services)
7. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
8. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
9. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering division. (Engineering)
10. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. . The Developer

shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

11. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
13. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
14. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)

- d. The landscape plan shall comply with the Landscape Guidelines for Downtown Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
17. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
18. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
22. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
23. Provide a Type A7 driveway (per City Detail ST-22) at the entry to the project. (Engineering)
24. A note shall be added to the grading plans that states:

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)
25. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
26. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)
27. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
28. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

31. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
32. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
33. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
34. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
35. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
36. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
37. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
38. A public sewer easement shall be dedicated to the City centered over the proposed 6" sewer line that extends past the Right of Way boundary of Lincoln Street to the most upstream onsite sewer manhole. (Environmental Utilities)
39. The trash enclosure, recycling area, and enclosure approach shall be designed to current Refuse Division specifications, the materials and colors shall match the project buildings, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

40. Access to the trash enclosure shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. The enclosure must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
41. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
42. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
43. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
44. This project shall be annexed into CFD 4 for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)
45. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
46. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

47. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
48. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water and sewer.

- b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c. As shown on the Tentative Subdivision Map, the applicant shall request a 15-foot access easement through the property located at 512 Lincoln Street (APN 011-147-015), which is owned by the City of Roseville. The easement will provided additional width for ingress and egress access to the subdivision. (Planning).
 - d. As shown on the Tentative Subdivision Map, the applicant shall grant to the City of Roseville an access easement through the north and northeastern portion of the subject property for access to the property located at 101 Roseville Street (APN 013-250-025). The easement will provide access to APN 013-250-025 should the property be developed as a City owned parking lot. (Planning)
49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
50. Inspection of the potable water supply system shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
51. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
52. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
53. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
54. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
55. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

56. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
57. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
58. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
59. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
60. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
61. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

62. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
63. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
64. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
65. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
66. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from

the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)

67. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
68. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)
69. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
70. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
71. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
72. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (FILE # PL20-0050)

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

2. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

5. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Downtown Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
6. Grading around the native oak trees shall be as shown approved by the Tree Permit as approved in the conditions below. (Planning)
7. As shown on the Tentative Subdivision Map, the applicant shall request a 15-foot access easement through the property located at 512 Lincoln Street (APN 011-147-015), which is owned by the City of Roseville. The easement will provided additional width for ingress and egress access to the subdivision. (Planning).
8. As shown on the Tentative Subdivision Map, the applicant shall grant to the City of Roseville an access easement through the north and northeastern portion of the subject property for access to the property located at 101 Roseville Street (APN 013-250-025). The easement will provide access to APN 013-250-025 should the property be developed as a City owned parking lot. (Planning)
9. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

- d) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
- 10. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
- 11. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 12. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- 13. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
- 14. The following note shall be added to the Grading and/or Improvement Plans:
To minimize dust/grading impacts during construction the applicant shall:
 - a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e) *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
- 15. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 16. A note shall be added to the grading plans that states:
*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)*
- 17. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be

drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

18. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
19. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
20. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
21. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
22. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
23. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
24. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
25. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
26. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:

- a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
27. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
28. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
29. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
30. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
31. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
32. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
33. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

34. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)
35. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
36. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

37. Prior to the recordation of the subdivision map, the parcels shall be annexed to the City's existing Community Facilities District No. 4 – Public Services (CFD 4) or form a new CFD for the purpose of funding the authorized services of the CFD. The City's Parks Department shall determine the applicable special tax rates based upon the extent and nature of public improvements to be serviced and maintained. The Parks Department may waive this condition should the project not generate public improvements that require maintenance or servicing. (Finance)
38. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Water and sewer easements;
 - b) Provide reciprocal access easements for parking, sewer, water and drain facilities.

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)

39. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
40. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
41. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
 - a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b) A clause excluding any property owned by the City from the terms of the CC&Rs.
 - c) Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)

- d) A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited. (Planning)
- e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

42. The City shall not approve the Final Map for recordation until either:

- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

43. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

44. Street names shall be approved by the City of Roseville. (Engineering)

45. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

46. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

47. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

48. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

49. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

50. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

51. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

52. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

53. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
54. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
55. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
56. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR TREE PERMIT (FILE # PL20-0050)

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON THE SITE

1. All recommendations contained in the Arborist Report (Staff Report, Attachment 1) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Trees 256 and 257 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 32. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)

6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)

15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. The approval of this Tree Permit shall expire on August 27, 2022. (Planning)

Attachments

1. Arborist Report
2. Public Comments Opposition
3. Public Comments Support
4. Correspondence; Roberts 7.20.20 with Response

Exhibits

- A. Initial Study/Addendum to the Downtown Roseville Specific Plan EIR
- B. Initial Study/Addendum Attachments
- C. Architecture Plans
- D. Lighting Plans
- E. Landscape Plan
- F. Tentative Subdivision Map
- G. Site Plan
- H. Preliminary Grading and Drainage
- I. Preliminary Utility Plan

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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December 6, 2019

Derrek Lee
Old Roseville LLC
1204 Wood Oak Ct.
Roseville, CA 95747

RE: Arborist Report for Old Roseville Townhomes Project, City of Roseville, California

Dear Mr. Lee:

The purpose of this letter is to document protected trees on the ±0.95 acre Old Roseville Townhomes project site, located on the northeast corner of Lincoln Street and Grove Street, within the City of Roseville, Placer County, California, and to assess potential impacts on protected trees by the proposed project (Figure 1). The survey was conducted in conjunction with Mitigation Measure 4.9-8 of the *Downtown Roseville Specific Plan Mitigation and Monitoring Program*, dated March 2009. The Proposed Project includes the construction of 18 townhome units, fencing and associated landscaping.

The City of Roseville Tree Ordinance regulates encroachment within the protected zone and removal of protected trees. Protected trees include any native oak, defined as valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizeni*), or any hybrid between these species, with a trunk diameter of six inches or greater at breast height (54 inches or 4.5-feet above grade) measured as a total of a single trunk or multiple trunks. The tree protection zone (TPZ) is the area within a circle around the tree defined by the largest radius of the canopy plus one foot.

A tree permit is required for removal of protected trees, and any regulated activities associated with a discretionary project occurring within more than 20 percent of the protected zone of a protected tree. Trees identified by an arborist as dead or hazardous trees may be removed without a permit and do not require mitigation. The City of Roseville may require mitigation for tree removal as a condition of the tree permit. Mitigation shall be based on an inch for inch replacement of trees to be removed and a minimum of 50 percent of the replacement trees shall be native oaks. Replacement planting is the preferred alternative, but relocation of existing trees, revegetation, or payment of in-lieu mitigation fees may also be used to fulfill the mitigation requirements.

METHODS

ISA-Certified Arborist Zachary Neider (WE-11615A) conducted an arborist survey of the site on November 25, 2019. All native oak trees within or overhanging the project footprint were examined to determine species and trunk diameter at breast height. A diameter tape or calipers were used to verify each trunk diameter. Each protected tree was tagged with a pre-printed aluminum tag that corresponds

to the numbering in Table 1 below. All protected trees were identified to species and diameter at breast height (DBH), dripline radius (DLR), height, health, and structure were noted. The measurement from the trunk to the end of the longest lateral limb was visually estimated and used as the dripline radius. Approximate tree locations of protected trees were mapped using a Trimble GeoXT Global Positioning System (GPS) hand-held unit with sub-meter accuracy. Additionally, tree species data taken by King Engineering, dated September 6, 2019, was verified during the site visit.

The overall health and structure of each protected tree was evaluated on a scale ranging from poor to good. The health rating considers factors such as the size, color, and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency, and insect infestation. The structural rating reflects the trunk and branch configuration; canopy balance; the presence of included bark and other structural defects such as decay; and the potential for structural failure.

RESULTS

A total of two protected trees were surveyed within the project footprint. Both trees identified in the survey area were valley oak trees (*Quercus lobata*). Additional tree species identified, on the project site but not protected under the City Code, included Catalpa (*Catalpa speciosa*), London plane (*Platanus x acerifolia*), almond (*Prunus dulcis*), mulberry (*Morus alba*), juniper (*Juniperus* sp.), edible fig (*Ficus carica*), citrus (*Citrus* sp.), and privet (*Ligustrum* sp.). Detailed tree data for the two protected surveyed trees is included in Table 1. The approximate locations of the two protected trees and their driplines are shown on Figure 2.

Of the two protected oak trees within the survey area, one (#257) is in Fair-Good health and Fair structure, and the other (#256) is in Fair health and Poor-Fair structure (due to a heavy lean and an asymmetrical canopy weighted on one side). While failure of this structurally compromised tree does not appear imminent, problems can worsen over time, leading to failure. Although a crown cleaning and pruning to lighten overburdened limbs would reduce the risk of failure, there is no treatment that will correct these structural issues. If failure were to occur, then the tree may be uprooted and cause damage to targets; therefore, this tree is recommended for removal.

IMPACT ASSESSMENT AND MITIGATION REQUIREMENTS

The Proposed Project will remove the two protected oak trees within the survey area (Figure 2). One tree (#256) is recommended for removal.

Table 1
IMPACTS TO PROTECTED TREES

Tree #	Species	DBH (Inches)	Impacts	Mitigation
256	Valley Oak	17	Planned for removal	None Expected
257	Valley Oak	15	Planned for removal	Required

Since one of the two protected trees (#256) to be removed by the project is recommended for removal due to poor condition, no mitigation is anticipated for removal of that tree. Tree #257 requires mitigation on an inch-for-inch basis. This can be in the form of 15 (15-gallon) replacement trees, eight

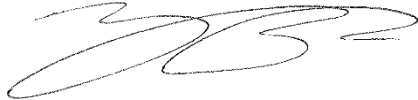
(24-inch box) trees, or five (36-inch box) trees. Alternatively, in-lieu fees can be paid at \$118 per trunk inch removed. This would equate to an estimated cost of approximately \$1,770.

TREE PROTECTION RECOMMENDATIONS

Because no trees are slated for preservation, no protection or preservation measures are recommended.

Please do not hesitate to call me at (916) 435-1202 or email at zacharyn@helixepi.com, if you have any questions about this report.

Sincerely,

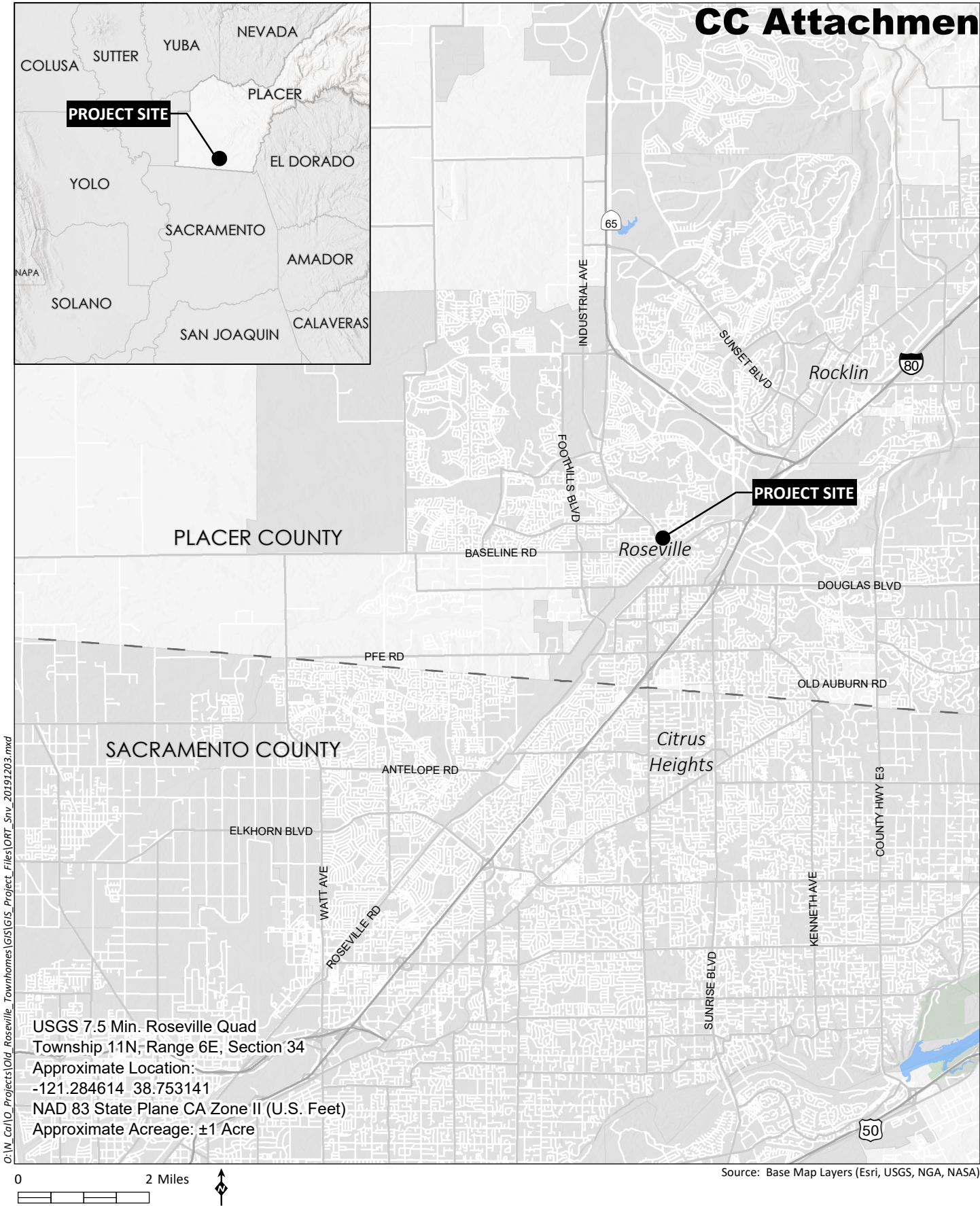
A handwritten signature in black ink, appearing to read 'ZB', with a stylized, flowing script.

Zachary Neider
ISA-Certified Arborist #WE-11615A

Enclosures:

Figure 1, Vicinity Map

Figure 2, Protected Tree Locations and Project Impacts





From: [brittinghamgarrido](#)
To: [Gold, Charity](#); [City Council Mail](#); [Planning External](#)
Subject: Hotel Belvedere
Date: Thursday, July 9, 2020 11:25:55 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville leadership,

My husband and I moved to Roseville's Diamond Oaks neighborhood from Dixon, CA four years ago.

Part of our decision in choosing Roseville is the charm and historic nature of this city. We are impressed with the beautiful older homes and buildings. Our former home town of Dixon had lost many of their historic buildings and their attempts at preservation of the existing buildings is mediocre.

My father was an architect who had a strong interest in early California architecture. I spent much of childhood learning to spot Victorian and Craftsman style homes when we traveled. This love of these buildings persists with me today.

Roseville has a hidden gem in Hotel Belvedere. It also has much support from many community organizations to save it and have it revived. It is rare in its Craftsman style and is in good shape. It has so much potential to be a shining gem and draw to Historic Old Town. As a recent retiree I plan to be available as a volunteer for the Hotel Belvedere if appropriate.

Please do not allow this building to be destroyed.

Sincerely,

Dana Brittingham-Garrido, MS
276 Firestone Dr
Roseville, Ca 95678
916 769- 0047

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone

From: [Roseville Belvedere](#)
To: [Gold, Charity](#)
Subject: Fwd: [Mysite] Contacts Form - new submission
Date: Monday, July 13, 2020 2:00:22 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: Dave couche <no-reply+d561b4759b7b@crm.wix.com>
Date: Thu, Jul 9, 2020 at 10:32 AM
Subject: [Mysite] Contacts Form - new submission
To: <outreach@thebelvedereinfo.com>

Dave couche just submitted your form: Contacts Form
on [Mysite](#)

Message Details:

Name : Dave couche

Email: davedelivers@hotmail.com

Address *: 210 Roseville Street

Message: I'm not for this massive project in this small historic area. I'd much rather see the Belvedere restored for some type of use...possibly turned over the to the city as a museum... ? Or??The traffic and congestion (add in the high school and Spangler traffic)will ruin this area. Just around the corner is another massive monstrosity. Adding this just takes it to another level. I'm totally against it.

Reply directly or go to your site's Inbox:

[Respond Now](#)

To edit your email settings, go to your Inbox on desktop.



From: [Jennifer Couche](#)
To: [Gold, Charity](#)
Subject: The Belvedere
Date: Friday, July 10, 2020 7:35:53 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My husband and I live just over the crooked bridge. We've heard talk of building housing there, and tearing down the old Belvedere. We are totally against this! Why crowd this small-town town area with housing? It's bad enough the horrific monstrosity is being built on Washington! It looks terrible and will be so much more congested. The historical parts of Roseville should be preserved! We can see the Moose Lodge from our home, we love living in this area and feel preservation of this lovely building should stay! I'm sure there are other ideas that could generate income without destroying this old place. Please, please don't do it. Not to mention that the high school, Spangler elementary and commuters clog the bridge and this general area, add a train stop and it's really backed up, I don't think the bridge or this small area can take all of that.

Sincerely, Jennifer & Dave Couche

Sent from my Verizon LG Smartphone

From: [J and L Family](#)
To: [Gold, Charity](#)
Subject: Belvedere Hotel
Date: Saturday, June 13, 2020 6:49:46 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

As an interested citizen of Roseville, I urge you not to approve the new owners' plans for the historic Belvedere Hotel.

Thank you for your consideration.

Lohriena Counts

From: [Linda Cunningham](#)
To: [Gold, Charity](#)
Subject: Don't Demolish the Belvedere
Date: Monday, June 22, 2020 10:27:31 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

So many of our Roseville historical buildings are and have been razed in the name of progress.

The 100+ year old Belvedere Hotel on Lincoln Street in Old Town Is structurally sound and historically significant.

Please don't allow yet another building be torn down!!!

Linda J. Cunningham
Sent from my iPhone

From: [Susan Dickinson](#)
To: [Gold, Charity](#); [City Council Mail](#); [Planning Commission](#)
Subject: Belvedere Hotel
Date: Wednesday, June 10, 2020 11:42:26 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Please consider the historic value of the Belvedere Hotel before making any decisions on demolishing. There are very few buildings left from our rich history. The Belvedere Hotel deserves the same respect we give the Carnegie Library.

Thank you,
Susan Gadberry-Dickinson

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From: [Bitter, Greg](#)
To: [Isom, Mike](#); [Ogden, Derek](#); [Gold, Charity](#); [DeVore, Ryan](#)
Subject: Fwd: The Belvedere
Date: Friday, June 12, 2020 2:42:55 PM

FYI

Sent from my iPhone

Begin forwarded message:

From: Roseville Historical Society <rosevillehistorical@gmail.com>
Date: June 12, 2020 at 2:33:12 PM PDT
To: "Bitter, Greg" <GBitter@roseville.ca.us>
Subject: The Belvedere

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.



Roseville Historical Society

At the Carnegie Museum

557 Lincoln Street, Roseville, CA 95678

Dear Greg,

We at the Roseville Historical Society are passionate protectors of Roseville History and have been the official keepers of that history since 1983. As such, we are speaking up about the historic Hotel Belvedere, which is now in danger of demolition.

The Belvedere Hotel, at 502 Lincoln Street, has been a recognizable fixture beside the Sierra Vista Bridge and Carnegie Museum since 1917. In the past 113 years, it has served as an apartment building, hotel, and private family home. Recently, plans were submitted to demolish it and build six apartment buildings on the lot.

Since 1917 three families have owned the building and made a home in our beloved

Hotel Belvedere. The Manring family has lived there the longest, having bought the property in 1946. The registry of guests (now housed in perpetuity with the Roseville Historical Society), shows us a rare cross section of those people visiting our town from 1917 through the 1960s, each guest with a unique story to be shared. The men and women who lived there contributed greatly to the culture of our city. They served as leaders in groups like the Masonic Temple and Ladies Aid Society, and worked on the Southern Pacific Railroad and Pacific Fruit Express, all of which helped put Roseville on the map. The Belvedere Hotel provided high end lodging for important Roseville conductors, engineers, trainmen, and businessmen who came to Roseville after the railroad's relocation from Rocklin. Without any other similar culturally-significant hotels like it in our city, the loss would be a deprivation to our community.

For over a year, we have been hard at work on an immersive exhibit and event to showcase the history of The Belvedere. Unfortunately, due to the events surrounding this global pandemic, the much-anticipated opening and exhibit have been postponed. There's enough riveting history behind Hotel Belvedere to fill both levels of the Carnegie Museum! The exhibit will showcase the timeline of the hotel's history, personal artifacts found within, and finally let the public see the truth behind this beloved landmark and it's mysterious inhabitants. The truth is much more wonderful than we had imagined and we can't wait to share it!

Dolores Manring continued to live in the Belvedere after her parents passed away, and only recently moved into a care facility. She fiercely loves this place, but cannot speak out herself. It's up to us to take care of this intact and irreplaceable piece of our early history.

Though it's been stripped of its original signs and subsequently boarded up by the new owner, Old Town Roseville LLC, the Belvedere continues to captivate locals. Too many people have grown up dreaming of bringing the hotel back to life, to let a plan for demolition go though. The building, since being sold, has been recognized as being in "surprisingly good shape" by a building inspector! There were several interested buyers in June of 2019 willing to restore the building, preserving its charm to be enjoyed by the City of Roseville and visitors once again. They were unfortunately outbid by the current owner.

The official mission of the Roseville Historical Society is to preserve and protect Roseville history, and we recognize Hotel Belvedere as a historically significant and highly valuable asset to this city that needs protection from demolition. We believe there are many ways to create space for new residents without needlessly costing us our history and the charm of our Historic Old Town. The owner can come up with another plan, but we only have one Hotel Belvedere. Housing is already in construction on nearby Washington Boulevard and there are other options. The property is large enough to build around the hotel and there's enough interest in the Belvedere, that the community would certainly come together in an effort to restore it. All we ask is that you **not approve this plan involving the Belvedere's demolition**. Roseville locals need to know, especially in these current times, that you hear and truly care about their concerns. This decision affects us greatly and we pray that you understand how important this century-old building is to us and to Roseville history.

Respectfully,

PC Attachment 2

CC Attachment 1

Board of Directors
Roseville Historical Society
557 Lincoln Street
Roseville, Ca 95678

From: [Jessi Shinn](#)
To: [Gold, Charity](#)
Subject: Please Save Hotel Belvedere!
Date: Sunday, June 14, 2020 9:20:14 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello!!

Sending this message in order to help save Hotel Belvedere. Please, please don't tear it down. It's such a huge part of Roseville's history and ever since I was a little girl living on Grove street just blocks away I've always remembered wanting to see inside even as a small child. In the historic district all historical buildings are cherished by everyone in the community and it will be heartbreaking to see it teared down. PLEASE save this precious piece of real estate!!

Jessi Jewel,
Roseville Resident Since 1989
(916) 223-9777

From: [Nyssa Worthington-Kirsch](#)
To: [Gold, Charity](#)
Subject: 502 Lincoln Street Belvedere Hotel
Date: Friday, June 12, 2020 7:52:07 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I am writing to voice my concern over the possible demolition of 502 Lincoln Street, the Belvedere Hotel. I moved to Roseville about 1 year ago and have walked past this hotel many times. It should be preserved and its history explained and made accessible to Roseville residents. It would be a shame to tear down this piece of the town history in exchange for just a few apartments.

Thank you for your time,
Nyssa Levy
Resident of Roseville

From: brian@premiumjuice.info
To: [Gold, Charity](#); Planningcommision@roseville.ca.us
Cc: [City Council Mail](#)
Subject: Belvedere Hotel
Date: Monday, June 22, 2020 2:29:26 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

This piece of property has a very specific importance to myself, personally as well as the City of Roseville. I knew the owner Delores (Dee is what she went by), about 17 or 18 years ago. She had an abundance of rich and interesting stories associated with her family and the hotel it's self. It stands as a very beautiful and completely relevant part of the history and how prominence came to Roseville, Ca.

I am asking that the building be protected from investors and from being demolished. I can attest to my stories and the friendship I had with Dee, whom I understand is getting to the end of her life and has dementia.

Please consider this building and the effort to save and restore it that I know is underway. Thank you!

-Brian Louderback

Brian Louderback Sales and Customer Service
brian@premiumjuice.info
5329 L street. Sacramento, Ca 95819
916-300-8552

'Like' it on Facebook!
<http://www.facebook.com/premiumjuiceandbarsupplies>

From: [Lynne Mellberg](#)
To: [Gold, Charity](#)
Subject: Saving the Belvedere
Date: Friday, June 12, 2020 10:32:29 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am really surprised that there is even consideration of demolishing this part of Roseville History. Please help make sure this doesn't happen. I am a fairly new resident of Roseville and think it has such great history and it should be preserved as much as possible.

Lynne Mellberg
Member of the Roseville Historical Society

From: [Stacey Roberts](#)
To: [Gold, Charity](#)
Subject: Your Attention Please - Hotel Belvedere
Date: Wednesday, June 24, 2020 10:07:59 AM
Attachments: [image001.png](#)
[image002.png](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Gold,

I am reaching out to express my concern about the plans that were recently submitted that would demolish our beloved historic building, The Hotel Belvedere at 502 Lincoln Street.

I was not born and raised in the Sacramento area. I chose to move to Roseville in 1990 because I fell in love with the charm of the Roseville Historic District. When I have visitors come in from out of town, I make sure that we dine at The Boxing Donkey or at Monk's Cellar and visit the neighboring shops. It's such a treat to share the history of this town.

I also have owned a small business here in Roseville since 1995 and support 12 employees. As a Roseville Chamber member, I love supporting Roseville businesses and work to see our economy flourish.

There is a place for new and modern development, but our Historic District is not that place. Our Historic District should be respectfully preserved for our community to enjoy for generations to come.

The Hotel Belvedere is listed as a Major Contributing building in the Old Town Roseville Historical District. The Roseville Historical Society has poured years of work into researching this beautiful landmark. Thousands of locals have spoken out against the plan to demolish it. Does that hold any value to you in making this decision?

Is this really a Historical District? If not, remove all of the signs designating that the area is a Historic District and you may as well dissolve the Roseville Historical Society while you're at it!

Is there any point to town hall and neighborhood association meetings if our voices don't factor into your decisions? Does anyone actually hear and value our voices or is it all just a show to appease us?

I can clearly see our Belvedere in its restored state, standing beautifully as a focal point of pride on Lincoln Street. A restaurant, bar, an Inn, office spaces, etc. There are people, even now, willing to purchase and restore it.

Do you enjoy strolling down Sutter Street in Folsom? Do you love dining at the Fire

House in Old Sacramento? Each of these places, at one point, had to be restored. The Hotel Belvedere is every bit as significant and is simply waiting for its restoration. Bringing life to this building would be yet another draw to our lovely historic area!

Respectfully, I ask that you do not approve the current plans that were submitted that would demolish this incredible landmark! Clearly, a compromise could be met using the land surrounding the Belvedere. Once a building is gone, its gone!

Thank you for your time and consideration. I pray that you see the wonderful opportunity that a restored Hotel Belvedere presents to our Historic District.

Sincerely,

Stacey Roberts
Vice President
901 Sunrise Ave. B-1
Roseville, CA 95661
Roberts Freight Consultants, Inc.,
(916) 782-2872 ext. 101
(916) 300-2313 / Cell
(916) 782-1233 / Fax
sacfreight@unishippers.com – Quote Requests
Origin Zip
Destination Zip:
Class:
Weight:
of Pallets:
Dimensions:
Item Description or NMFC:
Rate Needed:

**Air Express * International *Ground * Same Day * LTL
Full Truckload * Flatbed *Air Freight * Ocean Freight**



Important Freight Information: Each office is independently owned and operated. All quotes are based on the information provided by the customer/shipper and may change if the weight, class, or description changes. All quotes assume standard size (48" x 40" x 48") pallets unless otherwise specified. Transit times are estimates and are not guaranteed. If a specific delivery date or time is required, please notify us and we'll be happy to arrange guaranteed service.

From: [Sarah Steffens](#)
To: [Gold, Charity](#)
Subject: save Hotel Belvedere!
Date: Monday, June 15, 2020 2:38:12 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I hope you are well today. My name is Sarah and I wanted to email because I heard that the Belvedere building is going to be torn down and an apartment complex is taking its place.

Please, please, reconsider this, our community needs this building to keep telling the story of such a beautiful and inspiring historical landmark.

I really hope to be able to always have this home, thank you for taking the time to read this and please take care,

Sarah

--

Sarah Steffens
323-308-9994

From: [Roseville Belvedere](#)
To: [Gold, Charity](#)
Subject: Fwd: [Mysite] Contacts Form - new submission
Date: Monday, July 13, 2020 1:59:54 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: Angelo Theodorou <no-reply+54ea96289d7b@crm.wix.com>
Date: Fri, Jul 10, 2020 at 1:31 PM
Subject: [Mysite] Contacts Form - new submission
To: <outreach@thebelvedereinfo.com>

Angelo Theodorou just submitted your form: Contacts Form
on [Mysite](#)

Message Details:

Name : Angelo Theodorou

Email: angelo@whcommunications.com

Address *: 115 Grove Street

Message: Please send me more info on the project

Reply directly or go to your site's Inbox:

[Respond Now](#)

To edit your email settings, go to your Inbox on desktop.

PC Attachment 2

CC Attachment 1



From: [togepriva](#)
To: [Gold. Charity](#); [City Council Mail](#); [Planning Commission](#)
Subject: SAVE HOTEL BELVEDERE
Date: Monday, June 15, 2020 6:09:00 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please do not approve the new owner's demolition plan for 502 Lincoln Street. Roseville is my home town, and I find it of immense historical, personal, and society importance to preserve history and refrain from developing land for the sake of money and greed. Thousands of supporters are calling to save this beautiful hotel which brings far more value as a historical monument than an unwanted condo. Refer to: www.change.org/savehotelbelvedere We are urging you to listen to your community and take action to stop this from happening!

Sent with [ProtonMail](#) Secure Email.

From: [Marianne Yoga](#)
To: [Gold, Charity](#); [City Council Mail](#); [Planning Commission](#)
Subject: Belvedere Hotel
Date: Sunday, June 14, 2020 3:31:19 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Council and Planning Committee:

Please deny the new owner's demolition proposal for 502 Lincoln Street. How will we be able to remember and learn from history if we are so willing to destroy it? For the sake of condos which are commonly seen everywhere. Please listen to the community on this issue, and restore the building for its historical value to our culture at large. Too long have we favored business over art, history and cultural value. We need these things as humans. Money isn't everything. Please, deny the demolition. Thank you for giving this message your attention.

Marianne Whitfield
(503)915-8733

From: [Meg Abbott](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel
Date: Monday, July 27, 2020 4:50:43 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Meg Abbott and my husband Boyd Abbott and I are members of the Roseville Moose lodge and have been for the last fourteen years. We think the Belvedere Hotel should stay and be restored back to it's beautiful historical charm. It is a main feature for the historic old town Roseville area and it has the potential to be great again.

We do not agree with the new owners plans to tear down the Belvedere and build condos. There is already a parking issue and this condo plan will make it impossible to enjoy old town Roseville.

Thank you,

Meg and Boyd Abbott
(916)308-3404
meg_abbott@yahoo.com

From: [Vicki Adams](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Sunday, August 9, 2020 2:38:53 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

PLEASE PLEASE DO NOT DESTROY the hotel.

I just moved here from Monrovia SoCal, a historic City proud of our historic buildings and homes. We have a moratorium on preserving our homes and buildings built prior to 1940. People come from everywhere to live in beautiful Monrovia with it's varied architectural styles of homes and buildings.

You cannot replace history only destroy it. I truly believe we must retain our past for people to enjoy in amazement at the craftsmanship of old.

Each year I tour the local homes on the historic tours and they are unbelievable. If you destroy this hotel to build a new modern complex, that will be lost forever.

There are grants available from the State of California for restoration, I know money is tight now but well worth preserving the treasures our ancestors left us to care for.

MY VOTE IS NO, no way

thank you for your careful consideration

--

*Vicki Adams
513 "B" Arlene Dr
Roseville
cell 626-665-7956*

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Please, Save the Belvedere!
Date: Monday, August 10, 2020 9:38:29 AM

From: Marya Bohannon <bohannon_marya@hotmail.com>
Sent: Friday, August 7, 2020 3:41 PM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Please, Save the Belvedere!

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Leaders,

Please include the following email in the public record regarding the Belvedere Townhome Plan.

I write to specifically to add my support to the growing, grassroots effort to Save the Belvedere Hotel. I've lived in the Sierra Vista neighborhood for years and thoroughly enjoy shopping and eating and walking in Old Town. I drive across the Crooked Bridge on my way to work every day and feel a special affection for the Roseville Museum, the Moose Lodge and Opera House in that area. The "throwback" feel of that block is part of the deep appeal of Old Town -- something that will be lost forever if you allow the proposed modern construction on the Belvedere site.

I understand the impulse to add condo/apt style housing to central Roseville. I myself am a single woman living alone who could benefit from such an offering. But plopping a multi-story residential bldg so close to the Moose Lodge and causing additional traffic congestion for Roseville's famous bridge would be a terrible mistake. There are much better plots of land for such a project.

Please deny the owner's application to build something on that site that will be unfit for Roseville's residents and heritage. Please work with the owner to find a solution that is fair and reasonable, one that both honors their financial investment and respects citizens and visitors who spend their tax dollars in Old Roseville.

Thank you all for the good job you do to make our town clean, safe and comfortable. We truly appreciate your ongoing careful consideration on behalf of the city.

Sincerely,
Marya Bohannon
320A Sierra Blvd
Roseville CA 95678

From: [Bitter, Greg](#)
To: [Jacobson, Brian](#); [Isom, Mike](#)
Cc: [Gold, Charity](#); [Ogden, Derek](#)
Subject: RE: Hotel Roosevelt 502 Lincoln Street Roseville California
Date: Wednesday, July 22, 2020 9:18:57 AM
Attachments: [image001.png](#)

Thanks Brian. We'll add this to the record.

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Jacobson, Brian <BJacobson@roseville.ca.us>
Sent: Wednesday, July 22, 2020 9:18 AM
To: Bitter, Greg <GBitter@roseville.ca.us>; Isom, Mike <misom@roseville.ca.us>
Subject: FW: Hotel Roosevelt 502 Lincoln Street Roseville California

From: Sherri Prieto <sheriprieto2@gmail.com>
Sent: Monday, July 20, 2020 3:34 PM
To: City of Roseville <egov@roseville.ca.us>
Subject: Hotel Roosevelt 502 Lincoln Street Roseville California

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I'm writing to urge you please not to approve the new owners demolition plan for 502 Lincoln Street

I live on Grove Street and I have seen this beautiful hotel all my life my grandparents lived here my parents retired here and now I've retired here and it's such a travesty to look out my back windows and into my backyard and look at these horrible brand new apartments that are being built on Main Street right across from the sign that says historical Roseville they didn't even bother to try to make it look historic which is a shame now my understanding they want to put up condos at this property sites so now I'm going to have to look out my front and side windows at ugly condos and deal with all the people there instead of see that beautiful hotel I know personally the owner wanted to find somebody to restore it and my understanding is

there was several people that wanted to restore it but this person outbid them I'm sure the previous owner she was under the impression that they were going to restore it not demolish it this is such a travesty there's so many places in Roseville that you can build why ruin historic Roseville go build your condo out towards the 99 Freeway
By demolishing this hotel you're demolishing Roseville history which is such a shame this is such a beautiful small portion of Roseville it is historic I feel it should be kept that way I understand the city needs growth but I'm sure they can find somewhere else to build condos not in the historic district please please please please I'm begging

Thank you and I hope you understand my position as well as so many other people in Roseville

Sheri Jo Bright-Prieto
109 grove st
Roseville co 95678

Please save our historic district

From: [Jeanne Lindberg](#)
To: [Gold, Charity](#)
Subject: Saving the Belvedere
Date: Thursday, August 13, 2020 5:08:52 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my strong support of the growing movement to save the historic Belvedere Hotel from destruction. We only have a very few buildings left from the early days of Roseville. Each one is precious and cannot be replaced, but the Hotel Belvedere is an especially compelling representative of Old Roseville. First of all, its location in the small Old Town district is perfect. Old Town is developing into a charming gathering place for community members and tourists alike. The Belvedere is across from the Carnegie Museum which draws old timers as well as new residents and children to learn about our history and collect information from the growing archives.

In Roseville we don't have magnificent old mansions built by historic tycoons as they do in Sacramento (where they really know how to preserve their historical treasures). Roseville was a railroad and farming town with local merchants supporting those industries. We have the Maidu Museum which pays tribute to our indigenous peoples. To represent the farming community, we have the historic Fiddymment ranch house which the Historical Society and the City of Roseville are partnering to restore. The Hotel Belvedere is the perfect representation of the railroad people who stayed there and frequented the establishments of Old Town.

I realize that the Belvedere belongs to the developer who has plans to raze it and build a condominium complex on the extended site. Of course we need more housing. But surely a compromise must exist that would prevent the absolute destruction of this precious piece of history.

How about renovating the Belvedere to serve as a clubhouse for the condo residents? The ground floor could be made available for owner gatherings and perhaps to rent out for small community events. Possibly the upstairs rooms could be used for the benefit of the residents. For example there could be an art studio, a library, a card room, etc. It would add value to condominium ownership and could be included in the HOA dues. A plaque on the front of the restored building could give a bit of history. And it would make the new complex fit in with Old Town.

I understand that the City of Roseville in recent decades has required developers to give back to the community, often in terms of schools or parks. Restoring the Belvedere, even for their own purposes, would be a very important and visual way of giving back. Unlike a park or a school, it would be giving back something that cannot be replaced.

There are A LOT of local residents who feel very strongly about this issue. Please do the right thing.

PC Attachment 2

CC Attachment 1

Sincerely,
Jeanne Chilton Lindberg
Fifth Generation Roseville Resident
Board Member, Roseville Historical Society

From: [bri james](#)
To: [Gold, Charity](#)
Subject: Belvedere hotel
Date: Tuesday, July 21, 2020 11:17:07 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I certainly hope the city sees the historical value of this building, and we don't need condos or apartments on this location backed up to the railroad tracks and the traffic on Lincoln St is bad as it is . The building is actually in very good strucural shape and would be a shame to see it torn down, and more of old Roseville history gone

Brian Doshier

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Wednesday, July 29, 2020 1:12:57 PM

From: dgcgadb@surewest.net <dgcgadb@surewest.net>
Sent: Tuesday, July 28, 2020 7:13 PM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Council Members:

It has been brought to my attention that there is a proposal to tear down the Belvedere Hotel and build a large apartment complex. It is wrong to even think about it. The Belvedere Hotel is one of the oldest and historical buildings left in Roseville. I have lived in the Roseville Heights area for over 80 years and I realize some of you council members are new residents, so let me tell you the history of the Belvedere Hotel. The Belvedere Hotel was built shortly after the Southern Pacific Railroad moved their operation to Roseville from Rocklin. The railroad workers from out of town (Gerber, Stockton, and Sparks, Nevada) that had a layover here had to stay at the Belvedere Hotel, as it was the only hotel in Roseville at that time. Please, use your power to keep the Belvedere Hotel. The ooriginal town of Roseville (9 square miles) has already been destroyed enough.

Sincerely,

Caryl Gadberry

304 West Duranta Street

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Wednesday, July 29, 2020 1:13:10 PM

From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Tuesday, July 28, 2020 6:33 PM
To: City Manager- Mail <CityManager@roseville.ca.us>
Cc: City Council Mail <CityCouncil@roseville.ca.us>
Subject: RE: Belvedere Hotel

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Council Members and City Manager,

My name is Susan Gadberry Dickinson. I was born in Roseville Hospital, attended Kaseberg School, Warren T Eich, Roseville High School, and Sierra College. I work at Escape Technology, Frontline Education, on Douglas Blvd.

My mother still lives at 304 W. Duranta St, the house I grew up in.

I implore you to listen to your conscience and DO NOT approve the request by developers to destroy the Belvedere Hotel. It is a piece of Roseville's history. It is a beautiful structure, inside and out. It needs only tender loving care to be an elegant addition to the Roseville Old Town district. It would be an excellent complement to the Carnegie Library/Museum.

The traffic impact to the neighborhood would be horrible, if the Townhome plan is approved.

There are no services nearby for residents.

These are just two very good reasons **not** to approve the plan.

Please do Dolores Manring, along with the entire Manring family, an honor by preserving a piece of our heritage.

SAVE THE BELVEDERE HOTEL

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From: [Mike Hazen](#)
To: [Planning External](#)
Cc: [City Council Mail](#); [Allard, John](#); [Bernasconi, Krista](#); [Alvord, Scott](#); [Roccucci, Pauline](#); [Houdesheldt, Bruce](#); [City Manager- Mail](#); [Bitter, Greg](#); [Gold, Charity](#)
Subject: Proposed Belvedere Townhomes Project
Date: Thursday, August 13, 2020 9:45:26 AM
Attachments: [Letter to City of Roseville - Belvedere Proposal.pdf](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission members,

On behalf of the Roseville Moose Lodged Board of Directors, please see the attached letter regarding the proposed belvedere townhome development at 502 Lincoln Street. We are opposed to the project, as submitted, and are requesting that this item be removed from the consent calendar and be added as a discussion item at an upcoming Planning Commission Meeting.

Feel free to contact if you have questions.
Sincerely,

Mike Hazen
Roseville Moose Lodge, President
506 Lincoln Street
Roseville CA 95678
916-741-8785

Cc: Roseville City Council, Roseville City Manager, Greg Bitter, Charity Gold

Mike Hazen
Environmental, Health and Safety Director



Corporate Office
4150 Citrus Ave.
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MHazen@tiltonpacific.com
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PC Attachment 2

CC Attachment 1

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

From: [lyndsey hazen](#)
To: [Gold, Charity](#)
Subject: Save the Belvedere
Date: Wednesday, August 12, 2020 5:16:22 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,
My name is Lyndsey Hazen, I'm 25 years old.
I've lived in Roseville my entire life.

My ties to Roseville run deep. My father is a Roseville High school alum, I was an Adventure club kid who eventually transitioned into becoming an adventure club teacher.

I'm proud to say that I was Born and raised here.

I urge you to reconsider the plans to tear down the Belvedere. Not only do I think it will uproot the surrounding community but someday i hope to still have some history left in Roseville to show my future children.

Thank you
Lyndsey Hazen

From: [Katie Hoffman](#)
To: [Gold, Charity](#)
Subject: Old Roseville
Date: Thursday, August 6, 2020 7:12:44 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

PLEASE restore Old Roseville!

Sent from my iPhone

From: [Garry Hollinger](#)
To: [Gold, Charity](#)
Subject: Belvedere Hotel
Date: Monday, July 27, 2020 3:17:26 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please don't destroy any more of historic Roseville. Save the Belvedere!

Garry Hollinger
Red Wing Shoes
Citrus Heights
Roseville
Sacramento

From: [Chelsea Johnson](#)
To: [Gold, Charity](#)
Subject: The Belvedere Hotel
Date: Wednesday, August 12, 2020 11:49:20 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing in the interest of the Belvedere Hotel. I bought a similar property in the Sierra's 4 years ago and after restoring it am running it as a successful B&B. I would love to see a similar fate for the wonderful Belvedere.

In 2016 I moved from Roseville to Loyalton CA to purchase and restore the old Reese House, build 1898. The last 3 owners of the property had foreclosed on it and it had been sitting vacant for almost 7 years when I moved in. The plumbing was busted, not all the rooms had electricity, none of the windows were operable, the outbuildings were falling down, the list goes on. I spent 7 months living and working alone on the house.

I opened it as an Inn in 2017 and am currently running at 85% occupancy year round. I paid off the purchase and remodel costs in my first 18 months of operating. I now live completely off the income of the property and support 5 part time employees as well. There was the shell of a restaurant on the lot and in the last year I have rebuilt that and a very successful fine dining restaurant (the first in the town) has opened.

The Belvedere has been an inspiration to me my whole adult life. I lived just on the other side of the crooked bridge in my early 20's and was obsessed with the old hotel that didn't at all fit into a City increasingly made of cookie cutter neighborhoods and sprawling malls. I opened a bookstore just up the street from the Belvedere a few years later and became close friends with the Belvedere owner, Dee. Her stories of a lifetime in the hotel and the magic that has always surrounded the place absolutely inspired the dream that became the Gilded Drifter Inn in Loyalton. My building also was condemned by most of the community when I bought it, but there is more to a house than building materials, this place is full of stories and lives and ghosts. I am so grateful that I have the opportunity to be steward of this property and its precious history. I hope that the Belvedere gets a second chance as well. There is so much potential in the Belvedere, and with the right owner and some community support I truly believe the magical Belvedere Hotel could have a long beautiful life still ahead of it.

I have attached some Before and After photos of the Gilded Drifter Inn for reference.

Chelsea Johnson
Gilded Drifter Inn
Owner/Innkeeper
www.gildeddrifterinn.com
530-428-5015









From: [Marilyn Lapkass](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Hotel Belvedere
Date: Monday, July 27, 2020 3:02:27 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please do not demolish the Hotel Belvedere. Please have the developer find a way to keep the hotel for future use in the city area (we always need more event space for groups, small events etc.). More condos in the area will change the charm of Old Town Roseville.

--

Marilyn

916.759.7009 | mglapkass@gmail.com

The Roseville Moose Lodge is one of about 1800 lodges in all US states, four Canadian provinces and the United Kingdom with a mission to make a difference in the lives of children, seniors, and other non-profits in their communities.

The property surrounding the Roseville Moose Lodge was recently sold and a proposal to develop the property was submitted to the City of Roseville. The plan includes demolishing all the existing buildings, removing two native oak trees and putting in 18 four-story townhome buildings that will each be 47 ft. in height.

One of the structures on the property, set for demolition, is the 100+ year-old Belvedere Hotel. Many of our 800 members have voiced concern against the proposed demolition of this iconic building and some are against the new townhome development. They feel that it is important to maintain the history of Roseville (especially in the Historic District) and believe that the Belvedere Hotel contributes to that endeavor.

Parking in Historic Old Town is also of concern to many of our members. Parking is already taxed in the area and adding new residences will make this ongoing problem worse. Two parking structures have been built in the downtown area but there has been minimal additional public parking added in Historic Old Town.

In contrast, we believe that public parking has actually decreased in the area because the parking lot adjacent to the proposed project (south side) was formerly leased by the City for public access but is now a private parking lot and not available to Historic Old Town visitors.

Other groups are opposed to the project including the Roseville Historical Society and many other individual Roseville residents. A group called "Save Hotel Belvedere" on Facebook has provided information about the history of the hotel and started a signature campaign and has gathered nearly 5700 signatures from people opposing the project.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. One of our concerns is that having residential properties next door may not only hinder our fund-raising efforts but may impact the potential residents.

Our goal is to find a way to restore or repurpose the Belvedere in a manner that enhances the historic charm of our city. The secondary benefit of saving Hotel Belvedere is that it will isolate our building from residential living space while we continue our mission to support children, seniors and other non-profits in our region through community fundraisers.

Roseville Moose Lodge
Board of Directors
506 Lincoln Street
Roseville CA 95678

From: [Laura](#)
To: [Gold, Charity](#)
Subject: Protect small town Roseville
Date: Monday, August 10, 2020 1:15:49 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Keep the historical element and protect small town Roseville. Do not tear down the Belvedere.

Regards,
Laura Pellowski

From: [rlplione1](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Sunday, August 9, 2020 8:10:49 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

This is regarding the pending plan to demolish Hotel Belvedere and replace it with apartments/condominiums. While I agree that infill development is good, my preference would be to approve a suitable plan that wouldn't require taking down an historical structure.

Living in the Folsom Road neighborhood, I've come to appreciate older architecture and believe it should be preserved where possible. I was sad to see the former City Hall on Vernon Street, and bungalow homes on South Grant Street, torn down and replaced with cracker box-type buildings that add nothing to the older charm of the area.

I believe that apartments/condominiums could be built around the Belvedere, with the hotel structure incorporated into the plan. This has been done with success in downtown Sacramento and other cities that care about preserving their past.

Thank you for your consideration.

Robert Powell

153 Nevada Avenue

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Your Attention Is Needed: Architectural Report Findings for 502 Lincoln street
Date: Tuesday, July 21, 2020 7:51:51 AM
Attachments: [Architectural Report Findings.docx](#)

Good morning Charity,

Please see message below.

Thanks!

Grace

From: Alexa Roberts <alexaroberts@hotmail.com>
Sent: Monday, July 20, 2020 5:14 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Your Attention Is Needed: Architectural Report Findings for 502 Lincoln street

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached findings concerning the recent Architectural Report submitted for 502 Lincoln Street.

I respectfully ask that you review the information provided and ensure that this document is included in the report of public commentary for the Belvedere Townhomes plan currently under review.

Please also respond to confirm that you've received this communication.

Thank you for your attention to this matter.

Warm regards,

Alexa Roberts
Roseville Historical Society Member
916-223-7575

Findings on the Architectural Report of the Belvedere Hotel at 502 Lincoln Street

In reading the architectural report done by ECORP for Old Roseville LLC in 2019, I find some major issues.

The building was listed as a Major Contributing Building for our (P-31-4240) Old Town Roseville Historical District in 1981. According to this architectural report:

"The classification of the Belvedere Hotel in the District Record as a "Major Contributor" refers, according to the record, to "a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925" "

Soon after the property was purchased last year, the owner's sister came to the Carnegie Museum to inquire about if the Belvedere was historically significant. They were told by the President of the Roseville Historical Society that the building was not only historically significant, but that we were working on an event/exhibit focused entirely on the importance of the Hotel. The property was listed for sale as a "Historical Property."

To say that this building is not historical because *"the building located at 502 Lincoln Street, known as the Belvedere Hotel, is not identified on the Historic Roseville Walking Tour presented by the Roseville Historical Society"* is to ignore every bit of information that the Historical Society has archived at the Carnegie Museum and every statement that we have made to explain its significance to Roseville history.

This is not a legitimate argument that the building must not matter. The RHS' online walking tour hasn't been used for a long time and is outdated. If you go to any other city's Historical Society webpage, it is not an extensive source of information. You will find that information at the Museum itself, and much was found when Megan Webb with ECORP came to speak with us.

Well-known Roseville Historian, Leonard Davis, even conducted an interview with Dolores Manring and wrote an article about the history of the Hotel Belvedere published in the Roseville Historical Society newsletter in 1992 (not mentioned in the architectural report, though it was shown to Megan Webb, of ECORP). He writes that:

"During the boom period of 1906-1908, when Southern Pacific Railroad was busily engaged in moving its terminal facilities here from nearby Rocklin and for several years thereafter. Roseville's small population steadily increased from a modern two or three hundred to an imposing three or four thousand residents.

Housing was at a premium during those flush years, and numerous boarding and rooming houses sprang up all around the vast railroad yards to accommodate hordes of young "rails" daily streaming into our community and in the process swelling its population. "Homes away from home" was an oft quoted description used to describe such homey places as the

Rudder Grange, Ramona Hotel, Caldarella Rooming House, Morgan's Boarding House and, of course, the subject of this piece, the Belvedere hotel which catered to these youthful, mostly single railroad workers."

Davis goes on to tell the history of the hotel's construction, different owners, and Dolores' own experience living among the "rails" who she viewed as uncles, more than roomers. She describes receiving souvenirs from the railroad crews when they came back from Dunsuir and other far-off places. Leonard Davis ends the article by saying:

*"Mrs. Manring continued to live on the premises until her passing away at the age of 78 in 1989. Daughter, Dee, who returned to Roseville after the death of her father, now lives in one of the **last remaining "Homes away from home" the historic Belvedere Hotel, in the heart of Roseville's Old Town.**"*

Again, this is just one of many pieces of evidence supporting the Belvedere's local historical importance that was provided to Webb when she visited the Carnegie Museum. She chose to focus on the lack of mention in an old walking tour guide and not address the articles held at the Carnegie and history presented to her in her report.

To say that no one of local importance is associated with the Belvedere is absolutely false.

This report touches only on the 4 owners, and not at all on residents who lived for tens of years at and even passed away at the hotel. They fail to mention that Michael & Stoffels built the Belvedere. John M. Stoffels, one of the most active building contractors in Roseville and Placer County during the 1920s-1940s, also built the Veterans' Memorial Hall in Auburn, The J. C. Penney building on Vernon Street, Cochrane's Chapel of The Roses, and the Citizens' Bank. The Lumber was provided by Adams Lumber Co., managed by Roy Matheny- who lived at the Belvedere in 1925. At one of his company's free annual Rose Theater parties, he vowed "that his company would always be found at the forefront of the upbuilding and boosting of the City of Roses." He went on to operate Matheny Bros. Lumber Co. and became Vice President of our Local Building & Loan Assoc. The Press Tribune stated that he and his brother had "staked their all on Roseville's Future, having recently opened one of the best and most modernly equipped lumber yards in the state." This Lumber Co. was sold to Diamond Match Co. and they ended up purchasing G. W. Lohse's Real Estate & Insurance Business.

The building isn't only associated with the historic commercial success of Roseville, but the success of the Southern Pacific Railroad. Countless Southern Pacific Train Conductors such as Charles H. Brown, S.P. Engineers like Austin M. Carter, 48-year S.P. Brakeman George K Martin, and 38-year S.P. employee, Chairman of the Legislative Board of and Legislative Advocate for the Brotherhood of Locomotive Engineers, Delmar H. Brey. J.J. Barnes, who owned a successful shipyard in San Francisco and was a Fireman for the Southern Pacific Railroad. The list of important Machinists, Conductors, and Engineers who lived there is overwhelming. If you have a long history of Roseville Railroad workers in your family, there's a good chance one of your ancestors stayed at the Belvedere. The Hotel Belvedere was built in response to the Railroad's move from Rocklin to Roseville. How much more significant to Roseville history could it be?

The Architectural Report admits that, *"Overall, the building retains integrity of location, materials, and setting"* and even that, based on historic photographs provided by the Roseville Historical Society, *'the building has virtually remained the same with the exception of the removal of the front balcony, front awnings, and one second-story window.'*

Keep this in mind, as I address this report's reasons for lowering the Belvedere's Contributing Listing.

The reasons for lowering the Major Contributing Listing to a Supportive Contributing Listing are extremely weak.

1. The report states that *"Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association. "*

According to the most recent Arborist Report, these trees are not protected in any way and should/could of course be removed. Regardless, these trees were there in 1981, when it was listed as a Major Contributing Building. How has a property that hasn't been altered since then, lost its merit due to trees that were there when it was first given its Major Contributor Listing?

2. *"The construction of the Moose Lodge to the north has also impaired the visibility of the building."*

The Moose Lodge was constructed in the 1960s, long before the Hotel Belvedere was listed as a Major Contributing building to our Old Town Historic District. And the Hotel is much taller than it. Does every historical building lose its importance if something is built beside it? Where's the logic in that?

3. *"Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed "*

Now, this is really upsetting. The Hotel Belvedere signage was on the building when it was sold to Old Town Roseville LLC in 2019. We have photographic proof of that. The new owner allowed a family friend of his to remove the signs and sell them. Members of the Moose Lodge took photos of the signs being removed. I was informed that the city actually had a case against the new owner for doing this without a permit. To say that this is now a reason, in his favor, to take away the Major Contributing Listing is ridiculous. I personally tracked down and bought one of the signs. I donated it to the Roseville Historical Society and it could be reused or replicated easily. There is no argument there.

The idea of possible mitigation for the loss of this significant building by making an architectural report is **not acceptable**. This report doesn't even have the right construction year on it. The Belvedere was built in 1917.

The fact that the owner is including a site monument, acknowledging the historical importance of the Belvedere in his plan, is further proof that they are fully aware of its local significance.

The report says:

"Generally speaking, the Specific Plan identifies HABS-like documentation as a mitigation measure to be implemented in the case that it is not feasible to retain a building and demolition is the only option"

Demolition is NOT the only option.

Many others who were outbid, had plans to restore and reuse this building. They still do. I have spoken to several of them, along with a historical building inspector who had just reviewed the property. It's a project, just as much younger buildings can be, but it is definitely doable. The structure is sound, the roofing is new, the asbestos is contained to a small area and easily removed.

Concerning the building's architectural style:

Scott T. Hanson, author of "Restoring Your Historic House, The Comprehensive Guide for Homeowners" confirmed, based on listing photos of the outside and interior, that the Belvedere is clearly a Craftsman Style building, with square pillar columns and tell-tale covered porch. The inside of the building isn't spoken about in this report, but it exemplifies every Craftsman style characteristic: built in cabinetry, exposed wood beams, wooden windowsills and frames, thick baseboards and extensive use of stained woodworking.

The architectural report says that:

"The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building." and "It's architectural style is a product of the period of popularity of that style during the 1900s to 1920s"

Yet, comes to the conclusion that *"The residence does not embody the distinctive characteristics of a type, period, or method of construction..."*

What a contradiction.

The architectural report does not include the fact that The Belvedere's construction was praised in local newspapers.

In the Roseville Press Tribune on May 31, 1917, on the week of the building's opening, it was written:

"BELVEDERE APARTMENTS OPEN TO THE PUBLIC:

The Belvedere apartments are completed and the beautiful new building was thrown open to the public the fore part of this week. The building is modern in every respect and is the work of Frank Michael who was the contractor. Mr. Bell, the owner and proprietor has something to be truly proud of and he will no doubt find a ready response on the part of the public.

Belvedere apartments are an ornament to Lincoln street. The city is to be congratulated upon having the good fortune of inducing Mr. Bell to build in its limits."

The Belvedere even made a photo appearance in the Roseville Register's first ever "Build A Home Edition," in July of 1919.

The title of the page is "Some Splendid Buildings Recently Completed in the City of Roses" and the photo caption reads:

"Belvedere Apartments, Lincoln Street, Built by Michaels & Stoffels, material furnished by Adam's Lumber Company"

The architectural report concludes that *"The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components."*

This building, referred to as "modern", "splendid", "an ornament to Lincoln Street," and "something truly to be proud of" by local news, was clearly thought of as a unique and exciting new building in Roseville. The "Build A Home Edition" of The Roseville Register, took pride in featuring the most up-to-date trends in home-building. I don't know how the writer of this report came to the conclusion that it doesn't embody the period, other than their research must have been inadequate.

I've heard from a couple people at the City that they "heard it was a mess inside." Maybe you looked at the property when it hadn't been cleaned out, but I've been inside the property since it has sold, and it's absolutely beautiful. I see buildings in much worse shape renovated every day. Buildings completely covered in asbestos or tilting over. I understand that there is no one currently employed with the city who has knowledge of historical buildings. **Please take the Roseville Historical Society's knowledge and concern seriously.**

This architectural report has not proven, in any way, that the Hotel Belvedere is no longer meeting requirements to be a Major Contributing Building for this Historical District.

It also doesn't prove that the building is ineligible to be evaluated for the National or State Register, as it is associated with the important historic context of the local railroad, retains historic integrity of its architectural features, exemplifies the architectural style of the time and place it is built in, retains its original materials, location, and design, and is associated with important local people and events.

If, as the architectural report vaguely states, it has lost "feeling," why are there almost 5,500 signatures urging you not to approve this plan? The building is virtually unchanged, as this report, itself, admits. Why, even after the owner allowed the signs to be torn down and sold, do people consistently contact the Historical Society wanting to know more about this building, telling me about their family history there, and wanting to see this building protected?

This new architectural report has the 1981 "Old Town Roseville Historic District, Historic District Program" attached at the end of it. The introduction of this document states their concerns:

"The Old Town Roseville Association is comprised of property owners in the area and they are concerned about the future. There is great interest in seeing the area recycled, but there is a concern. The concern is that enthusiasm for the recycling will be reflected in changes to the physical environment that are unrestrained, uncontrolled, and generally incompatible with design standards, regulations and controls that are consistent with the historical setting."

The "Recommended Preservation/Rehabilitation Planning Policies" read:

It is recommended that every effort be made to rehabilitate the historic area of Roseville, utilizing whatever sources of revenue are now and which may be available for this purpose. The historic downtown can be one of Roseville's major environmental resources.

1. The architectural and historic resources of Roseville have been recognized locally and measures should be taken to preserve and protect them. Resources of architectural and historical value are scarce, and the ethics of responsible resource conservation place the owners, the City, and its public officials in a position of stewardship.

2. it is not the intent of historic preservation/rehabilitation policies, plans, and programs in Roseville to return the town to a bygone era or to turn the town into a museum. The intent is not to create an artificial or forced atmosphere to invite historical fakery that can only caricature the past and mock the present. Nor is the intent to encourage a collection of undesirable and unnecessary exterior "themes" that will quickly become dated and reveal their transient nature. The intent is to preserve and protect the special character and identity of Old Roseville.

3. The architectural and historic resources of Roseville contribute to the overall environment and quality of life. They are equally important because the collective effect is more valuable than the individual contribution. Because each significant building makes not only an individual impact but adds substantially to the overall town

fabric or townscape, demolition or unsympathetic alteration of significant buildings should be discouraged.

A further intent is to avoid adverse impacts on the historic environment or to minimize the effect of inevitable impacts by preventing insensitive, incompatible, incongruous, or detrimental change. The intent is to encourage sensitive, successful rehabilitation, restoration, and adaptive use of buildings to serve contemporary needs and to encourage sympathetic yet modern design in new development to perpetuate the architectural integrity.

4. A building permit for alteration of buildings that are designated historic buildings should be granted only on finding that the proposed plans meet the performance standards contained in the guidelines provided in this policy. Sympathetic modern design should be encouraged, and the design criteria for new design in historic environments included in this document should serve as a basic reference when reviewing proposals for new construction.

Adherence to design standards will encourage creativity, not stifle individual initiative. Property owners are encouraged to seek professional advice in architectural restoration, rehabilitation, and adaptive use.

5. The following official historic preservation policy should be adopted by the City of Roseville: It is better to repair than to restore, better to restore than to reconstruct. In general, it is better to do less than more. In all cases, as much original fabric and existing detailing should be retained as is possible in any work on a significant structure.

6. Capital improvements planning should complement and support historic preservation/rehabilitation goals. Such planning includes public development of open space, public amenities, such as street lighting and street furniture, public facilities, and others.

7. A thorough inventory of architectural and historic resources and an historic preservation plan are important and needed part of the comprehensive planning process of Roseville and a comprehensive historic preservation ordinance should be adopted.

8. An amendment to the existing City Site Review Ordinance should be adopted to provide for the review of any plan that affects the exterior appearance of any structure in the historic area.

In this document, I see some guidelines that this current plan is in violation of:

GENERAL
(pg 17)

4. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the

material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

5. Changes which may have taken place in the course of time are evidence of the history and development of a structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

CRITERIA FOR NEW CONSTRUCTION
(pg 26)

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line (s) facing the street (s)

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings should be prohibited.

4. New buildings should be constructed to **within ten percent of the average height of existing adjacent buildings.** **The maximum height of any new building should be 35 feet.** The minimum height should be 20 feet. Sidewalk level, commercial spaces should have a minimum ceiling height of ten feet from the floor.

5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetic, and metal sidings should be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs, and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

This document, accomplished as a result of a grant from the National Trust for Historic Preservation, is attached to the very end of ECORP's evaluation.

I encourage you to read it through, as its guidelines pertain to all buildings within the Historical District. That includes our Hotel Belvedere.

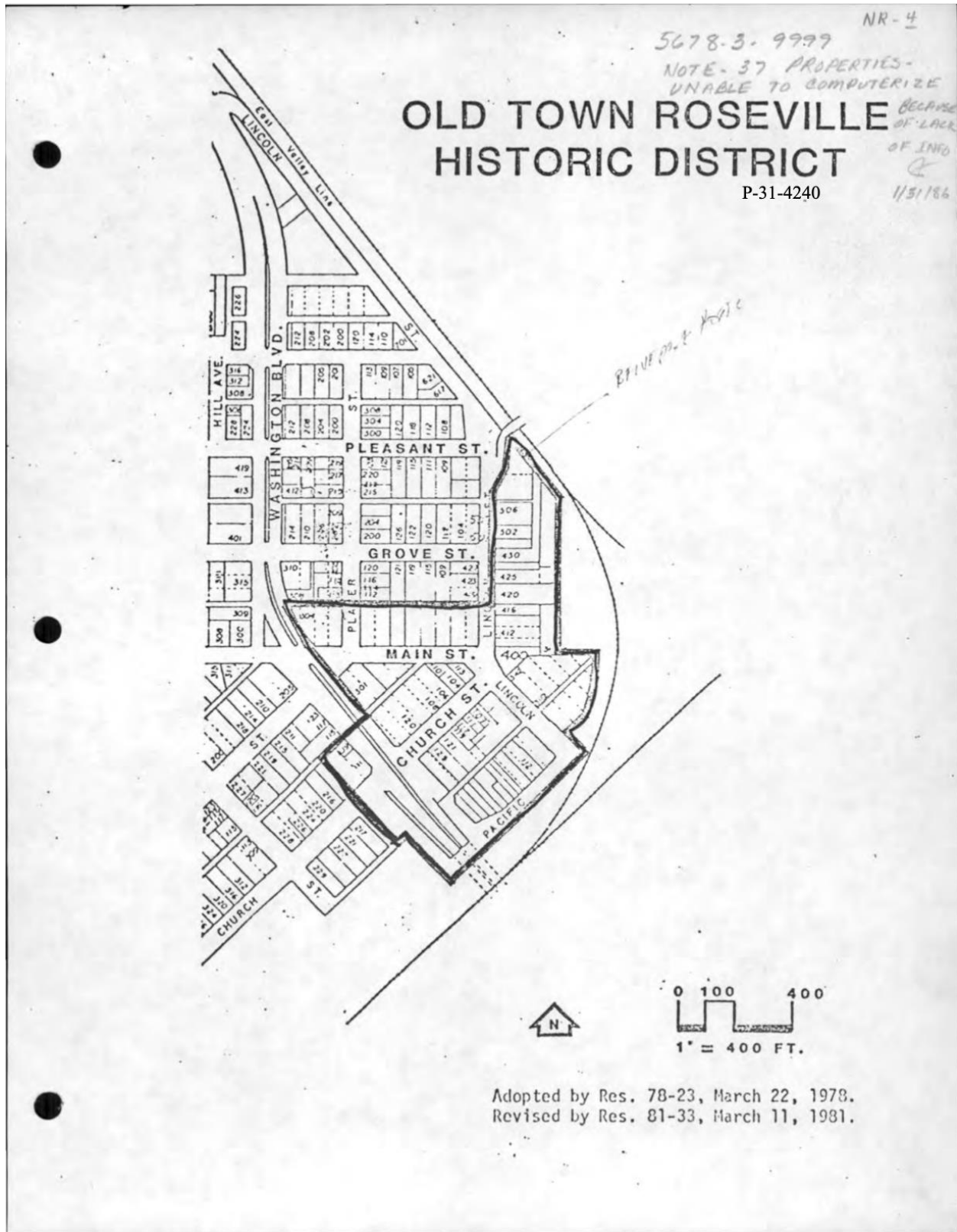
Is the Old Town Historical District legitimate to you? Are you being responsible in your "position of stewardship," as this 1981 document words it?

I call for the Roseville Planning Committee and City Council not to approve the Belvedere Townhome plan and require a plan that does not demolish an important building in our Old Town Historical District.

Please include this in the report of public commentary on this plan for 502 Lincoln Street.

A response would be appreciated,

Alexa Roberts
Roseville Historical Society
916-223-7575



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OLD TOWN ROSEVILLE HISTORIC DISTRICT
HISTORIC DISTRICT PROGRAM
OLD TOWN ROSEVILLE REDEVELOPMENT ASSOCIATION

March, 1981

by

ASTONE & ASSOCIATES
Historic Preservation/Urban Revitalization Consultant

928 Second Street
Sacramento, California 95814
(916) 446-1472

This Project has in part been accomplished as a result of
a grant from the National Trust for Historic Preservation.

CITY COUNCIL

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Steve H. Dillon - Planning Director
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OLD TOWN ROSEVILLE REDEVELOPMENT ASSOCIATION

WORKING COMMITTEE

Doug Good, Chairman
Ralph Garcia
Richard Burton
Ken Deaton
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Leonard Davis, Historian, Roseville, California

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INTRODUCTION

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Presently, the older area of Roseville is the center of considerable attention and some speculation both in terms of future potential and in terms of the ownership interest in the properties. The Roseville community, in general, is a small community experiencing considerable growth pressures. The City has been committed to giving maximum attention to the suburban residential and commercial growth pressures, thereby reducing the possibility of any in-depth survey and planning attention.

The Old Town Roseville Association is comprised of property owners in the area, and they are concerned about the future. There is great interest in seeing the area recycled, but there is a concern. The concern is that enthusiasm for the recycling will be reflected in changes to the physical environment that are unrestrained, uncontrolled, and generally incompatible with design standards, regulations, and controls that are consistent with the historic setting.

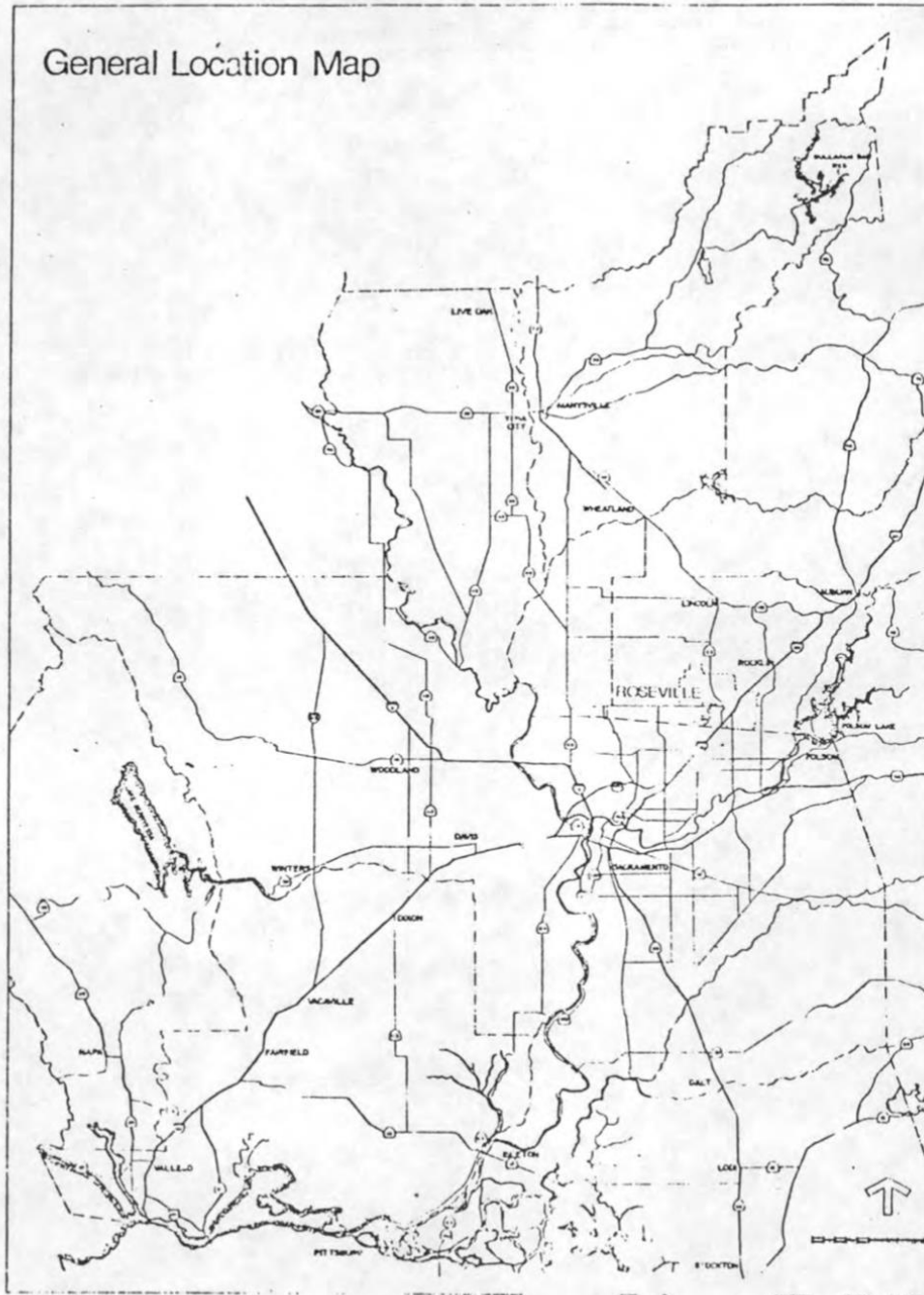
Under a Consultant Service Grant from the National Trust for Historic Preservation, the Association contracted with Edwin S. Astone, an Urban Revitalization/Historic Preservation Consultant, to assist in the planning and implementation of Old Town Roseville. The framework for this work has been the four point program as set out by the National Development Council for a comprehensive revitalization program. The four points to be included are design standards, public improvements, financing, and management.

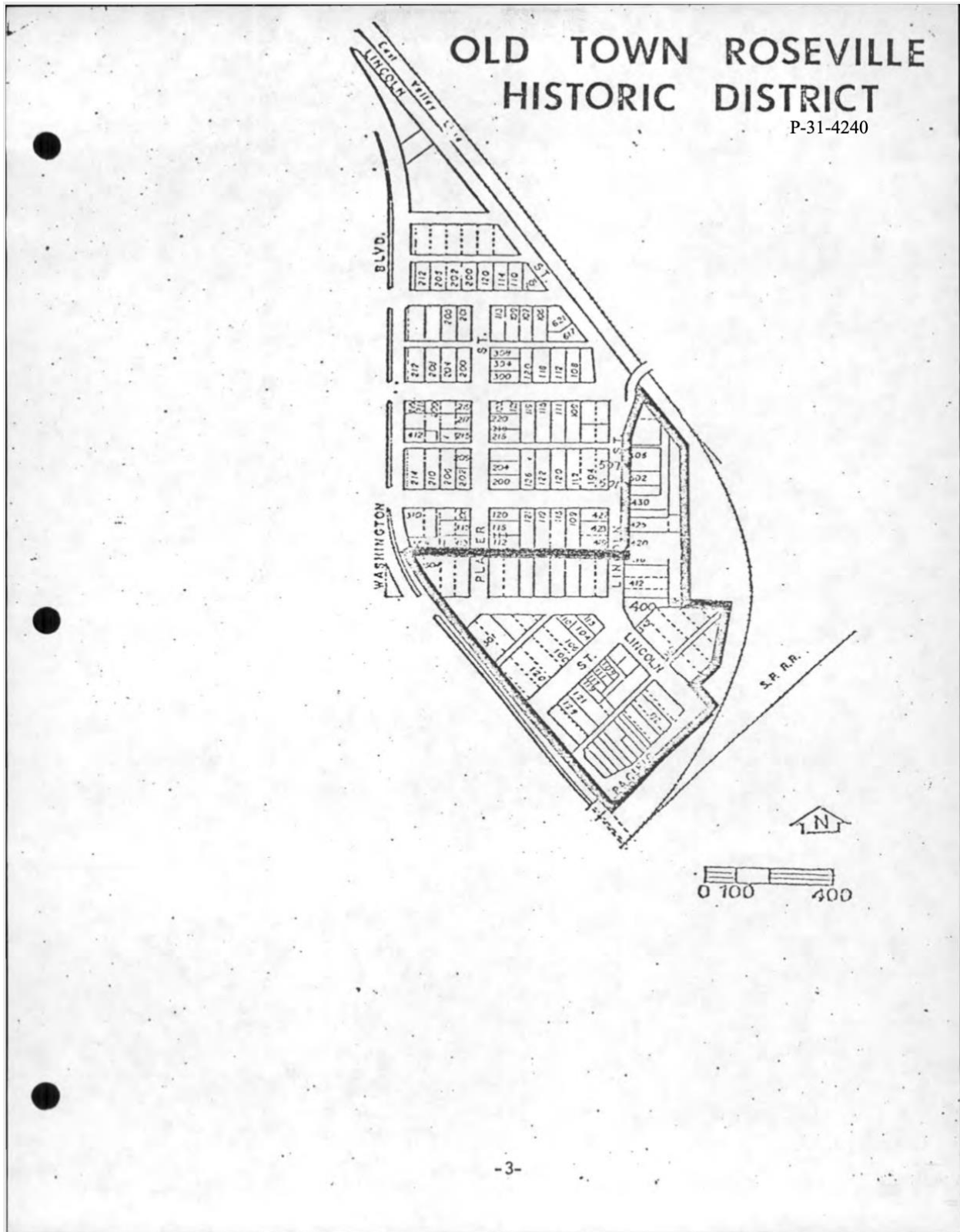
Part I of this effort sets the basic framework for the control of proposed changes within the district. Part II, presented separately to the Association, includes information regarding the remaining two elements of a comprehensive revitalization effort--financing and management. Part III includes the survey forms completed by the Association volunteers and the building photographs. This information is basic and important to the completion of the survey/inventory, a necessary component of a locally certified historic district.



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General Location Map







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The following are businesses and property owners denoted in the area map circled numbers.

1. McRae Opera House	owner	Ralph Garcia
2. Zell's Cafe		Ralph Garcia
3. Onyx Club		Louis Milani
4. Roseville High Sch. office		Rsvl. High Sch.
5. Economy Outlet		Bill Youngbluth
6. Roseville Hotel		Bernard Senteny
7. Placer Bank site		Placer Bank
8. Calico Spas		R. Phillips life est.
9. Sears		Sears
10. Kut & Kurl		J. Goddard
11. Chicago West		D. Good- K. Deaton
12. Plumbs Pub		David Plumb
13. Press Tribune		Ben Martin
14. Ruby Gallery		K. Leles
15. Galt's Imports		M. Galt
16. Owl Club		Carl Kolo
17. Old Town Saloon		R. Gager
Roseville Printing		Q. Pezoldt
18. Sierra Council		Dan Joseph
19. Placer C. Concilio		Dan Joseph
20. Placer Co.		Placer County
21. Roseville City well house		City of Roseville
22. S.P. Hotel		R. Burton
23. Odd Fellows Building		Scott Tibbitt
24. Mikelson Food Equip. & Design		Ron Malotte
25. Barker Hotel		Mary Willshire
26. " "		" "
27. Rocco's Shoe Repair		Dean Lowe
28. Don Jean Carpet Cleaning		" "
29. Galli's Liquor		" "
30. Roseville Fire House #1		City of Roseville
31. Bill's Taxi		William Nather
32. " "		" "
33. R. Morales residence		R. Morales
34. Press Tribune plant		Press Tribune
35. W. Seitz residence		W. Seitz
36. Belvedere Hotel		Pearl Manring
37. Moose Lodge		Moose Lodge #1293

A CAPSULIZED HISTORY OF ROSEVILLE'S OLD TOWN

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The history of Roseville had its beginnings during the Gold Rush period when former gold-seekers left the placers to take up farming on the plains region of southwestern Placer County. Members of these pioneer farmers formed the nucleus of the first families of what is today the modern city of Roseville.

The first railroad to pass through this rich farming region was the California Central, an extension of the Sacramento Valley Railroad, which extended from Folsom in a northeasterly direction. Laying of rails to what is now Roseville occurred in late August or early September of 1861. The route of this pioneer railroad was a circuitous one, passing through the present day Roseville Square Shopping Center, then crossing Dry Creek at Folsom, from where it proceeded northerly to Lincoln and eventually Marysville.

On January 29, 1864, rails of the Central Pacific Railroad intersected with those of the California Central. The place where the two railroads crossed was appropriately called "Junction." At that time, long, unbroken stretches of clover and wild flowers covered the site of where today modern Roseville stands and groves of live and white oak stood where the Southern Pacific and Pacific Fruit Express yards are now situated. The Central Pacific subsequently acquired the California Central Railroad and in 1869 took up the rails between Folsom and Junction.

The favorable location of the "junction" in the heart of a rich agricultural area made it apparent that an important shipping and trading center for local farmers and ranchers would develop early there. One of the first to take advantage of this fact was O.D. Lambard, who on August 13, 1864 platted the town site of a new but largely paper city to be called Roseville. Blocks were laid out and numbered from one to fifty-five, but names were given only to Atlantic, Pacific, Vernon, Washington, and Lincoln streets.

There are several versions of how Roseville acquired its name, but the most plausible is the one which states the name was conferred because of the many wild roses which grew profusely in and around the town site.

The first building to be erected at Roseville Junction was the flimsily constructed wooden freight depot, built and operated by Cyrus W. Taylor at the "Depot Y" formed at the juncture of the north and east bound lines of the C.P.R.R. Later (1874), a more permanent depot building replaced the original structure.

It was around the depot and the railroad that the town of Roseville slowly began to develop. Two streets on opposite sides of the main lines of the C.P.R.R. emerged as the business and commercial center of Roseville. One of these streets was Pacific Street, located in what is now the heart of Roseville's Old Town Redevelopment area. Anchored by the historic J.D. Pratt building at the corner of Pacific and Lincoln Streets and famed Branstetter's Hall at the intersection of Pacific and Washington Streets, Pacific Street became an important business center for the surrounding ranchers who made up most of Roseville's population which as late as 1900 was described as still consisting largely of ranchers.

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Between 1870 and 1906, Roseville experienced the "slow but sure" development which characterized many California towns of that era. By the turn of the century, its population had stabilized between 250 and 300 residents, but it was generally recognized that Roseville was destined to become one of the most important towns in Placer County.

This prophecy was realized in 1906-1908 when the railroad switching yards were moved here from Rocklin and Roseville began a period of fantastic growth that was seemingly overnight to change it from a sleepy little railroad shipping station to the most important freight handling terminal on the Pacific Coast.

The phenomenal period of business and commercial growth which accompanied the railroad expansion caused the town to "grow outward in all directions." Atlantic Street, which prior to the "boom" had been one of Roseville's two principal business thoroughfares, had to be moved back approximately 100 feet to accommodate new miles of railroad track which were being constructed and went into a period of decline. Pacific Street, on the other hand, continued to prosper and, by the end of 1906, the entire block between Lincoln and Washington Streets was filled in with new construction.

Pacific Street continued in its accustomed role as the center of Roseville's economic activity until August 24, 1911 when a destructive fire leveled the entire block between Branstetter's Hall and the three-storied brick I.O.O.F. building. Pacific Street then rapidly declined in favor of that portion of Lincoln Street north of the railroad tracks which had begun to emerge as an important commercial center as early as 1906.

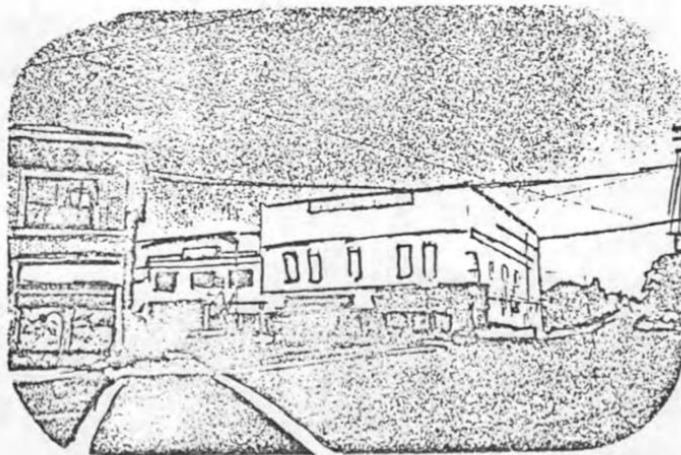
Ever accelerating business and commercial activity led to incorporation in April of 1909 which did much to ensure an orderly and continued growth of the community which in one two-year period (September, 1911-January, 1914) saw over 110 new buildings constructed. Population increased from 2,608 in 1910 to 4,477 in 1920 and Roseville now found itself divided into factions--the teeming North Side, centered along Lincoln Street and extending back to and including Church and Main Streets, and the rapidly expanding South Side, centered along fast growing Vernon Street.

This friendly rivalry continued until 1950 when completion of the Seawall Underpass and the subsequent closing of the Lincoln Street railroad crossing, which heretofore had linked both sides of the town, marked the end of Lincoln Street, for all practical purposes, as a major commercial center. Completion of Folsom Dam (1955) and the Roseville Freeway (1956) led to an easterly expansion of the town and the further deterioration of the historic Pacific-Lincoln-Church-Main Street triangle as well as that of the Vernon Street region. By 1968, a significant portion of business activity centered in the Roseville Square-Harding Way and Sunrise Blvd. areas and Roseville's "Old Town," north of the tracks, became largely a ghost town characterized by empty, boarded up buildings and deserted streets.

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This was the situation in 1977 when a revitalization movement was inaugurated by a group of new, largely young, energetic merchants to restore Roseville's historic "Old Town" area to its heyday of the 1920's. New businesses opened in stores and shops largely deserted for over twenty years. Paint was applied lavishly to weathered fronts, brightly covered awnings and overhangs stretched out over newly redecorated facades of once tired buildings, and attractive planter boxes were placed strategically along the streets.

The sound of the hammer could be heard everywhere as Roseville's Old Town began to shake itself awake from its self-imposed slumber of the past twenty-five years. Perhaps the single most important factor in the renaissance of Roseville's "Old Town" was the creation of a Roseville Old Town Redevelopment Association (1977), headed by Douglas Good, which spearheaded the movement and resulted in the Roseville City Council establishing the historic area bounded by Pacific, Lincoln, Church, and Main Streets as "Old Town Planning Area No. 1." A federal grant was subsequently obtained by the hard-working Redevelopment Association and Edwin S. Astone, an urban revitalization consultant, was engaged to provide guidance in finding ways to preserve the area for its historical value.



AN ARCHITECTURAL STUDY OF ROSEVILLE'S HISTORIC OLD TOWN

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With completion of the Central Pacific (now Southern Pacific) Railroad in May of 1869, a new era was ushered in for California--the era of the railroad town. One of these now, hastily "thrown up" railroad communities was Roseville, Placer County, California, which came into being in 1864 at the junction of the California Central and Central Pacific Railroads.

Roseville, like many of its companion cities (e.g. Colfax, Truckee, etc.), sprawled along both sides of the railroad tracks and was characterized by small, unpainted, one- and two-story, wooden buildings. Those were the days of coal oil lamps, of ugly wooden signs, and crude board sidewalks echoing loudly to each passing foot-step. Streets were choked with dust in summer and deteriorated into seas of mud in winter.

The above description aptly applied to Roseville's Atlantic and Pacific Streets, which stretched out rather unevenly along the main railroad line until the year 1878 when completion of the three-storied, brick J.D. Pratt-I.O.O.F. building on Pacific Street signified the transition of the town from a temporary freight shipping station to the beginnings of a "town of substance," a fact which did not go unnoticed in area newspapers. Auburn's Placer Herald (August 24, 1878) pointed out that erection of the edifice (still standing) "shows a disposition on the part of those erecting it to stay and build a town," while the Sacramento Union (September 27, 1878) reflected that "our neighboring town of Roseville is branching out into the substantial in the matter of building--changing from wood to brick in their construction."

A scattering of other brick buildings followed during the latter decades of the nineteenth century, but for the most part, Roseville's architectural style still emphasized the small frame construction which had characterized its early growth and development.

This rather lackluster trend continued at an accelerated rate in Roseville's historic "Old Town" zone after 1906 when the Southern Pacific railroad terminal was transferred here from nearby Rocklin. New blocks of the ubiquitous wooden stores, shops, and saloons filled in remaining gaps on historic Pacific Street as well as on both the east and west sides of nearby Lincoln Street. During one two-year period (September, 1911-January, 1914), it was reported that 110 buildings were erected, many of which were concentrated in the historic Pacific-Lincoln-Church-Main Street triangle. One notable exception to this pattern of construction was the erection (1908) by A.B. McRae of the impressive three-storied McRae Building which became the focal point around which increased North Side development evolved.

The scourge of late nineteenth/early twentieth century communities--"fire"--was to drastically alter this architectural syndrome. In August of 1911, bustling Pacific Street was completely leveled between the old Granstetter Hall building and the brick I.O.O.F. Hall. The traditional economic heart of Roseville deteriorated rapidly from this point on. What little new construction, however, was of brick, constructed largely after 1916. These brick buildings, along with the seemingly indestructible Odd Fellows Building, still stand empty and desolate along once busy Pacific Street.

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Nearby Lincoln Street suffered an equally destructive fate, first in February of 1924 when the east side of Lincoln, north of the concrete Bart Hotel (erected 1910) went up in flames; then in November of the same year by a conflagration which originated in the J.H. Herring wooden block of buildings (1910) on the west side of Lincoln Street, north of the alley, and extending to the brick Cassie Hill building (1907). Earlier (February, 1916), fire had gutted the historic J.D. Pratt (1870) and adjacent store buildings (1906) between Pacific Street and the alley, leaving the entire western side of the block between Pacific and a short distance south of Church Street in ruins.

Today, most of the buildings in Roseville's designated historic zone, with the exception of the old I.O.O.F. building (1878) on Pacific Street; the three buildings on Main Street between its intersection with Church and Lincoln Streets and the Roseville High School district administrative offices, all of which were completed c. 1908; and the Roseville Printing Company building (1915) on Church Street date from the period following the previously mentioned fires.



GOALS/OBJECTIVES

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The following are the goals/objectives to be achieved by the revitalization of Old Town Roseville and are the end to which the technical aspects of this plan are aimed.

1. To capitalize on the area's unique and historic character. Old Town Roseville is unique in its size scale and architectural integrity. It has the potential of becoming an historic attraction, while at the same time being a vital functioning part of the Roseville commercial community. The turn-of-the-century building facades contrast with the intimate, irregular back alleys. The notable buildings should be preserved and restored to display their original character. The alleyways and the irregular spaces between and behind buildings should become pedestrian areas. The streetscape should be enhanced to have more of a pedestrian orientation.
2. To contribute diverse in-town commercial activities. This area can become the setting for the sale of a variety of personalized goods and services in contrast with the strip commercialism and the contemporary shopping malls. Its revitalization is important in that this area is the City's best link with its past and can add a unique dimension to Roseville. As this area becomes revitalized, it can become a destination and can bring increased activity to the entire downtown.
3. To create an attractive pedestrian environment and to encourage a wide range of uses contributing to day and nighttime activity. The small, intimate scale of both the area and its buildings is conducive to a pleasant pedestrian environment. Uses should be encouraged which capitalize on and contribute to this pedestrian environment, such as restaurants, antique shops, galleries, market and bazaar type food, and craft outlets.
4. To encourage current owners to participate in the revitalization. It is because of the pioneering of many of the area's current owners and tenants that the upgrading of Old Roseville is being discussed. Because upgrading can occur on a small scale, parcel-by-parcel basis, there is the opportunity for current property owners and tenants to realize the benefits of the area's physical and economic improvement.

RECOMMENDED PRESERVATION/REHABILITATION PLANNING POLICIES

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It is recommended that every effort be made to rehabilitate the historic area of Roseville, utilizing whatever sources of revenue are now and which may be available for this purpose. The historic downtown can be one of Roseville's major environmental resources.

1. The architectural and historic resources of Roseville have been recognized locally and measures should be taken to preserve and protect them. Resources of architectural and historical value are scarce and the ethics of responsible resource conservation place the owners, the City, and its public officials in a position of stewardship.
2. It is not the intent of historic preservation/rehabilitation policies, plans, and programs in Roseville to return the town to a bygone era or to turn the town into a museum. The intent is not to create an artificial or forced atmosphere to invite historical fakery that can only caricature the past and mock the present. Nor is the intent to encourage a collection of undesirable and unnecessary exterior "themes" that will quickly become dated and reveal their transient nature. The intent is to preserve and protect the special character and identity of Old Roseville.
3. The architectural and historic resources of Roseville contribute to the overall environment and the quality of life. They are especially important because the collective effect is more valuable than the individual contribution. Because each significant building makes not only an individual impact but adds substantially to the overall town fabric or townscape, demolition or unsympathetic alteration of significant buildings should be discouraged.

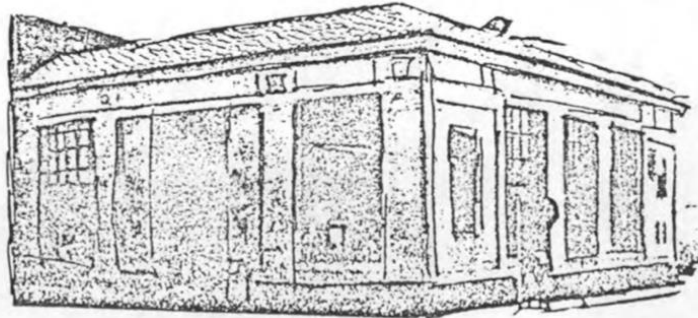
A further intent is to avoid adverse impacts on the historic environment or to minimize the effect of inevitable impacts by preventing insensitive, incompatible, incongruous, or detrimental change. The intent is to encourage sensitive, successful rehabilitation, restoration, and adaptive use of buildings to serve contemporary needs and to encourage sympathetic yet modern design in new development to perpetuate the architectural integrity.

4. A building permit for alteration of buildings that are designated historic buildings should be granted only on finding that the proposed plans meet the performance standards contained in the guidelines provided in this policy. For new construction, sympathetic modern design should be encouraged, and the design criteria for new design in historic environments included in this document should serve as a basic reference when reviewing proposals for new construction.

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Adherence to design standards will encourage creativity, not stifle individual initiative. Property owners are encouraged to seek professional advice in architectural restoration, rehabilitation, and adaptive use.

5. The following official historic preservation policy should be adopted by the City of Roseville: It is better to repair than to restore, better to restore than to reconstruct. In general, it is better to do less than more. In all cases, as much original fabric and existing detailing should be retained as is possible in any work on a significant structure.
6. Capital improvements planning should complement and support historic preservation/rehabilitation goals. Such planning includes public development of open space, public amenities, such as street lighting and street furniture, public facilities, and others.
7. A thorough inventory of architectural and historic resources and an historic preservation plan are an important and needed part of the comprehensive planning process for Roseville and a comprehensive historic preservation ordinance should be adopted.
8. An amendment to the existing City Site Review Ordinance should be adopted to provide for the review of any plan that affects the exterior appearance of any structure in the historic area.



PRELIMINARY ARCHITECTURAL/HISTORICAL BUILDING SURVEY

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An important part of this planning effort was a survey of all of the buildings and sites within the Old Town Planned Area No. 1. The purpose was to identify the use of each parcel, each building, a preliminary evaluation of the condition and age of the buildings and any historical information associated with the particular buildings and sites.

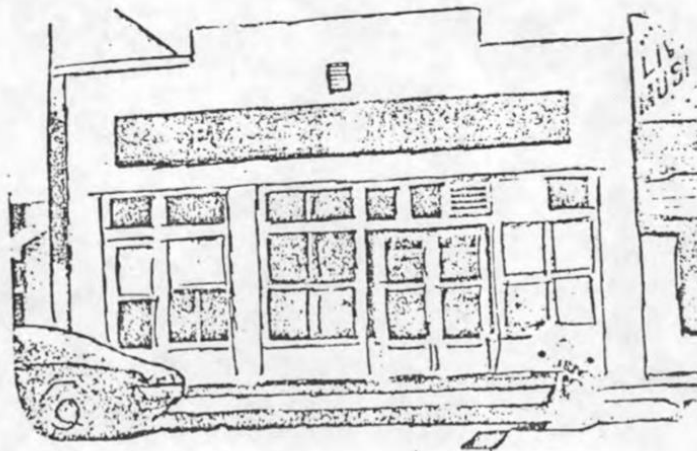
This preliminary survey work was completed by members of the working committee of the Old Town Roseville Redevelopment Association.

From the survey forms, the photo file established by O.T.R.R.A. and after a visual assessment, each of the buildings were classified into one of the following categories:

1. Major - a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., relates significantly to the Old Town Roseville historic era, 1900-1925.
2. Supportive - a building that by its appearance and/or its history cannot be classified as a "Major" building, but the buildings do present a good framework for the "Major" buildings, helps to support the time, place and scale of the "Major" building.
3. Non-Contributor - a building that is unrelated in appearance, condition, scale, etc., to the time period of the early heritage of the commercial area of Old Town Roseville.

The tabulation of each classification is as follows:

- | | |
|---------------------|--------------|
| 1. Major | 13 buildings |
| 2. Supportive | 17 buildings |
| 3. Non-Contributors | 8 buildings |



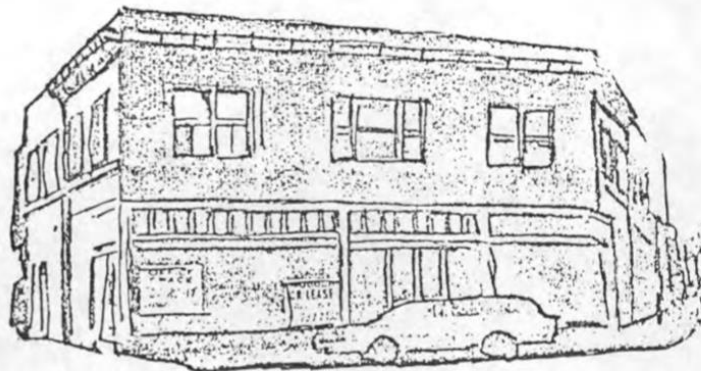
PRESERVATION/REHABILITATION GUIDELINES

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Rehabilitation and restoration guidelines can provide a basis for decisions of both the City and property owners who want to improve the appearance of their properties. For the City, guidelines help in administering the provisions of an historic district or landmarks ordinance. If the ordinance provides for examination of an owner's plan, to change the exterior appearance of a property, guidelines help to assure that City decisions are not made on the basis of personal preference. Guidelines assist in preventing arbitrary determinations that might be contested in court, help to insure that all applications for approval of exterior alterations are treated uniformly and fairly, and promote consistency in future decisions.

For the property owner, guidelines aid in making decisions when the owner invests in altering the appearance of a property. Alternatives that would obscure or destroy significant architectural features can more easily be avoided, as can indulgence in fads that would not be good investments over the long term. Sensible choices, made with the help of good guidelines, can prolong the life of the property and the investment. Sensitive work that respects the existing architectural components may well enhance the market value of a significant property. Such work, whether simple maintenance or elaborate restoration, is likely to contribute to the character of the neighborhood or setting of the property, not detract from it.

In evaluating the design qualities of the Old Town Roseville Historic District, the working committee examined the types of materials and the design configurations of existing architectural components and the nature of remodelings through the years. The team also examined photographic evidence of the architectural history. The data collected by the team formed the basis of the design and maintenance guidelines that follow.



GENERAL

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1. Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.
2. Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum.
3. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
4. Distinctive, stylistic features or examples of skilled craftsmanship, which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.
5. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
6. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.
7. Contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, structures, or its environment.
8. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

A. Storefronts

1. Where original, old storefronts remain, their appearance should not be altered. Such storefronts should be repaired and preserved. Where storefronts have been altered, they should be restored if possible. The original design should be determined by examining photographs from the period which are on file with the City Planning Office provided by the Old Town Roseville Redevelopment Association and by investigating any original architectural

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fabric that remains beneath the changes. As much original material and detail should be retained in the restoration as possible. Wood or stone steps, stone sills, and other elements that contribute to the character of storefronts' entries should be preserved.

2. Where most of the existing architectural design dates from an interim remodeling and where this remodeling adds to the historical character of the historic district, restoration must conform to the period of this remodeling and not to the original design.
3. Where the original design cannot be determined or where financial considerations preclude full-scale restoration of a storefront that has already been altered, a design that is not a pure restoration but that is in keeping with the design of the rest of the building may be appropriate. A contemporary storefront with simple lines sympathetic to the rest of the building design is also acceptable. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and direction expression (the effect of verticality or horizontality) common to the street should be followed in designing new storefronts. Use of materials not in existence when a storefront was built should be discouraged in its "restoration."
4. The architectural integrity of the buildings in the historic district should be preserved. Accessories, such as light fixtures, that imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.
5. Canvas awnings are traditional to the historic district and are an acceptable element of storefronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings, and glass canopies are not in keeping with the prevailing character of the historic district and should be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless there are photographs or other documentation showing that they existed there at one time.

B. Windows and Doors

1. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames, and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

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2. Glass in windows, doors, and transoms should be clear except where documentary evidence indicate the original use of colored glass. Plastic materials should not be used in place of glass. The existing small-paned transoms could be insulated from the inside if heat loss is a problem. Because the transoms are opaque, their exterior appearance will not be altered by interior insulation measures. The transoms should not be obscured on the exterior.
3. The original proportions of wall openings should be retained. Blocking of existing openings to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reasons should be discouraged.
4. Decorative wood or metal lintels, brackets, and any other window or doorway trim should be preserved and should be restored where possible.
5. Fire shutters were traditional to the historic district and evidence indicates that they dated from the early 1850's. Where old newspapers and photographs of other evidence indicate the original presence of fire shutters, they might be reinstalled. Since the cost of using the original material is prohibitive, other materials such as wood or aluminum would be acceptable as long as they were executed in the design indicated by the historical evidence. Aluminum shutters of standard design should not be considered acceptable.
6. Windows with small panes are not appropriate to buildings constructed in the late nineteenth and early twentieth centuries. In restoration, the original number of panes in glassed areas should be used.
7. Where aluminum sash and screens are in use, they should match frames and sash of windows, for example, in a white, bronze, or black finish. The natural color of the metal should not remain. These guidelines also apply to aluminum storm and screen doors.

C. Cornices

1. Cornices should be restored to their original appearance using original materials where possible and duplications of the original where necessary. Original materials were wood or metal.
2. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.
3. Where restoration with original material is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale restoration may be construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.

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4. Wood and metal cornices should be painted in the same color as that originally used whenever possible. If original colors cannot be determined, lead white, sandstone, or buff are the preferred colors.
5. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.
6. Gutters, downspouts, and flashing should be inconspicuous.

D. Roofs

1. Roofs retaining their original shapes should be maintained. In some cases where roof shapes have been altered, restoration to original appearance may be possible.
2. Contemporary roofing materials are acceptable. Where roofs are visible, roofing materials should be dark and asbestos shingles should be discouraged. Flashing should be unobtrusive.
3. Pseudo-mansard roofs applied to storefronts are incongruous with the historical character and should not be permitted.
4. Mechanical equipment located on roof tops will be screened from view by a wooden lattice or fence-like covering.

E. Brick

1. Brick is the dominant building material in the historic district. Brick should be treated and maintained in a manner that will preserve it and should not be treated in a manner that will deface it or accelerate deterioration. It should not be covered by synthetic brick or stone, by asbestos or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.
2. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting is an abrasive cleaning process that removes not only dirt and paint but also the exterior glaze of the brick. Because the exterior glaze no longer protects the brick from the weather, the brick erodes. Sandblasting also produces a porous and pitted surface that absorbs water from rain.
3. Brick may be cleaned by applying mild chemical solvents, by scrubbing with nonferrous wire brushes, or by spraying with water under high pressure. Steam cleaning may also be acceptable, although humidity will penetrate the buildings.
4. Brick that has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treatment with silicone is not the equivalent of retaining the original glaze. If water penetrates the brick through the mortar joints, the waterproof surface may trap salts and moisture between the surface of the brick and the silicone, causing efflorescence and eventual spalling (surface disintegration) of the brick. If the moisture freezes, consequent expansion and contraction may also cause spalling.

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5. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles that remain. Joints should not be sawed because sawing cuts into the brick and chips edges and corners. Use of a hammer and chisel is the preferred way to remove mortar.
6. The new mortar that is used should be mixed to approximate the proportions of lime and sand and other materials used in the old mortar. Approximately the same proportions is necessary not only to match the color and texture of the old mortar, but also to match its chemical composition. If the color of the mortar and the width of the joints are not matched, the new work will obviously differ from the old and the visual unity of the wall will be impaired.
7. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size, and coursing technique. Mortar should not only be applied to the edges of a replacement brick, but also to the surfaces that make contact with other bricks. A replacement brick should be placed flush with the rest of the facade. Mortar should be pointed to match existing joints. Replacement brick should be laid in the same bond as the original.
8. Repainting is preferred to cleaning brick that has previously been painted. Painting brick that has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which this inconsistency is visually disruptive. The color of paint to be applied to brick surfaces should match as closely as possible the natural color of the brick.
9. Many of the buildings have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mar the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco. Excessive scars from attaching the mesh to the brick may or may not necessitate cosmetic work--a thin coat of stucco directly over the brick.

The recommended treatment of stuccoed brick is smoothing the surface with a skim coat of stucco, perhaps scoring it to resemble the original brick texture, and painting it a brick color. Mortar joints may also be suggested by scoring in a color approximating the original color of the mortar. Simply smoothing the surface of the stucco and painting it in an appropriate color is also acceptable.

F. Color

1. Color choice for building exteriors may express individual taste but should always contribute to the historical character of the historic

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district and should be based on historical precedent. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should not produce an effect of visual competition or discord. Exterior colors should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

2. Where wood or metal surfaces of windows, doors, porches, and details other than cornices are to be painted, a range of color choices is available. During the late nineteenth century, muted colors and earth tones were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. The lead content of paint at that time precluded the production of pure white paint, but lead white, a slightly grayish white, was frequently used for major surface areas and for details. Lead white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, lead white, buff, or "sandstone" color are preferred choices.
3. Where brick has been painted, repainting in a color that approximates that of the natural brick is appropriate; mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of the building, lead white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, use of paint on the exterior is discouraged, since unpainted brick is a strong design tradition in the historic district.
4. Paint colors that were not produced or used during the late nineteenth century should be discouraged. Bright, new colors are to be avoided, even when used sparingly. Pastels were not favored in the late nineteenth century other than in tropical climates; their use would be incongruous with the historic setting and should be discouraged. High gloss paints should also be discouraged because they were not available in the late nineteenth century and they tend to highlight the imperfections of the material they cover.
5. One or two colors may be used in addition to white, black, and gray. Minimizing the number of colors will maximize their effect.

G. Signs

1. Sign guidelines are required to encourage graphic design that attracts business and contributes to the quality of the historic commercial environment. Signs have a legitimate function and place: they provide necessary information and directions. Smaller, well-designed signs attract the eye but large, garish, obtrusive signs visually pollute. Well-designed signs complement each other and attract attention to the buildings they advertise; badly designed signs compete with each other and visually confuse. Each

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business should be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered on window glass or glass in doors.

2. Signs in the historic district should be pedestrian-oriented in size and shape. Graphics should be simple and bold. Signs should be flush with the wall since these usually complement architectural elements more effectively than projecting signs. Signs that project less than three feet from the building, clear the sidewalk by at least eight feet, and are hung at least six inches from the vertical face of the wall also can be acceptable. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) are encouraged. Paper signs attached to the interiors or exteriors of store windows should be discouraged except where temporary presentation for public notice requires such treatment.
3. The height of new signs should not extend above the window sills of the second floor. Signs on one-story buildings should not project above the cornice line.
4. Signs that display the symbol, slogan, or trademark of national brands of soft drinks or other products that do not form the bulk of the business transacted on the premises should be prohibited.
5. Graphics may be painted directly on the building surface when the wall surface already has been painted and is presently painted in a uniform manner.
6. Wood is the preferred material for signs, however exposed neon tubing is also an acceptable sign material. On wood signs, lettering may be routed, applied, or painted. Lettering used during the period in which a building was built is appropriate to its signage. Simple, modern lettering is also appropriate. Lettering in black or gold may also be applied to glass.
7. Color choices for lettering should be made with discretion and should reflect the color guidelines. Gold is also an acceptable color for lettering. The number of colors used on a sign should be minimal to maximize its effect.
8. Free standing signs are prohibited.
9. When lighting is necessary, it should be subdued and indirect. Back lighting of signs and moving and flashing signs should be prohibited.

H. Sign Submittal Requirements

1. Elevations of buildings showing major dimensions of exterior walls on which signs are to be placed, placement of each proposed sign on the building face, and proportions of proposed signs with respect to building proportions of the elevation on which the sign is to be placed.

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2. Scale drawings of each proposed sign showing sign dimensions, size and type of lettering, proposed means of illumination, samples of materials and colors.
3. A photograph of the existing elevations on which signs are to be placed.



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CRITERIA FOR NEW CONSTRUCTION

Basic design criteria should be established for new construction. The criteria proposed here are based on a combination of existing and historical design elements common to the historic district and identify sets of relationships and materials common to commercial buildings. The objective is not to mimic historic structures but to assure that new design, while contemporary, will be compatible with the existing character of Old Town Roseville.

The criteria must have flexibility. In any new construction, the immediate frame of reference will be buildings adjacent to the lot being developed. The new design should relate primarily to the historical design elements found on adjacent buildings and should secondarily consider the effect of the design on the total character of the streetscape.

1. It is the intent of these criteria for new construction to assist construction of contemporary architecture compatible with the traditional building forms. "Wild West" theme construction, typified by false front architecture embellished with gingerbread-style detail, board and-batten siding, and bright colors, is not appropriate for the Old Town Roseville Historic District and should not be considered an acceptable building motif.
2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line(s) facing the street(s).
3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings should be prohibited.
4. New buildings should be constructed to within ten percent of the average height of existing, adjacent buildings. The maximum height of any new building should be 35 feet. The minimum height should be 20 feet. Sidewalk level, commercial spaces should have a minimum ceiling height of ten feet from the floor.
5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetic, and metal siding should be prohibited.
6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: storefront; solid wall space above storefront; and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: storefront; horizontal band (optional); second floor; and cornice (with or without parapet). These bands should align with those of adjacent buildings.

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7. Facades should be organized into three, four, or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.
8. New construction details should approximate the character of historic details found in the historic district. Reproduction of historic building details on new buildings is discouraged, except where the reconstruction of historic buildings may be appropriate.
9. New storefronts should approximate the character of those built in the past: the double doors of Gold Rush era buildings; the recessed entry with flanking showcases of the 1880-1940 period; and others that can be photographically documented. Storefronts with recessed entries should be divided into three bands: a transom band; a band of display windows; and a small spandrel or paneled band under display windows. Proportions of storefronts should be consistent with those of historical storefronts. Storefronts should be ten feet high, including the transom band. Metal storefront elements should not leave exposed the natural color of the metal.
10. Awnings or triangular sidewalk roofs attached above street-level storefronts should be encouraged. Mansard, free form, or geometric sidewalk roofs should be prohibited.
11. False fronts or parapet walls should conceal roofs from public view.
12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs, and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.
13. The plans for any new building contemplated to be constructed on a site that is not adjacent to existing major and/or supportive buildings will be reviewed with more flexibility regarding the above new construction criteria.

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PERMITTED USES

In Old Town Roseville no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged nor shall any premises be used except for one or more of the following purposes:

I. Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:

- a. Antique shops
- b. Art galleries
- c. Bakeries
- d. Barber shops
- e. Beauty shops
- f. Bicycle shops
- g. Book stores
- h. Boutiques
- i. Camera shops
- j. Clothing stores
- k. Confectionaries (candy stores)
- l. Decorator and home accessory shops
- m. Delicatessens
- n. Drug stores
- o. Financial institutions
- p. Florists
- q. Food stores not exceeding 5,000 square feet
- r. Gift and novelty shops
- s. Hardware stores
- t. Hobby shops
- u. Ice cream parlors
- v. Import and art objects stores
- w. Jewelry stores
- x. Locksmith shops
- y. Leather goods stores
- z. Luggage shops
- aa. Music stores
- bb. Pet shops
- cc. Photographic studios
- dd. Post offices
- ee. Retail sale produce markets for the sale of fresh fruit, produce, flowers, plants, meat, poultry, and groceries
- ff. Saloons
- gg. Restaurants, excluding drive-in and drive-through but including outside service on private property
- hh. Shoe stores
- ii. Shoe repair shops
- jj. Sporting goods stores
- kk. Stationers and card shops
- ll. Studios for art, dance, music

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- mm. Tobacco shops
- nn. Travel bureaus
- oo. Variety shops
- pp. Wedding shops.

II. The following uses shall be permitted only upon issuance of a special use permit:

- a. Business machines sales display and service
- b. Drafting and blueprint services
- c. Newspaper plants
- d. Lithography shops
- e. Radio and TV shops
- f. Hotels and motels
- g. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance brokers, securities brokers, surveyors, and graphic artists.
- h. Addressing, secretarial, and telephone answering services
- i. Electronic data processing, tabulating, and record keeping
- j. Labor unions and trade associations
- k. Medical, dental, biological, and x-ray laboratories
- l. Private clubs, fraternal organizations, and lodges
- m. Dwelling units.
- n. Theaters (playhouses, dinner theaters, etc.)
- o. Craft-type uses consisting primarily of retail businesses in the front and wholesale uses in the back

III. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses enumerated here and consistent with the purpose and intent of this district.

IV. Any existing manufacturing/industrial use will be considered by the City to be in conformance with the plan until such time as the terms of the existing temporary permits have expired. It is the intention of the City not to renew permits for manufacturing/industrial uses.

V. Non-Conforming Uses -- Any use existing at the time of the adoption of these guidelines (other than those operating under temporary special permits) although such use does not conform to the provisions hereof, may be continued indefinitely. However, if any non-conforming use is abandoned, or is discontinued for a period of six (6) months or more, subsequent use of said land shall be in conformity with the provisions of these guidelines.

PUBLIC IMPROVEMENTS

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A. Surface Materials

The texture of the ground is an essential visual element of the historic district streetscape, its importance increasing with the current trend toward more plazas and malls and wider sidewalks in downtown areas.

Traditionally, as part of an urban revitalization program, the attempt is to get away from using only endless yards of concrete and asphalt and to introduce a variety of textures, materials, and colors in an attempt to provide variety and an element of the C.B.D. that is functional, interesting, and pleasing to the eye.

The challenge in historical district revitalization is to provide a floor that is functional and pleasing to the eye, but one that does not clutter the visual appeal and compete with the buildings for attention.

With a theme centered around the turn of the century, concrete sidewalks and asphalt streets would be appropriate. The sidewalks are extremely narrow and could be expanded to include the use of planter strips. The details for a sidewalk widening program would require further study.

When it is desirable to restore a building to a particular moment in time and when that building has adjacent to it unique public improvements such as boardwalks, consideration should be given to their replacement.

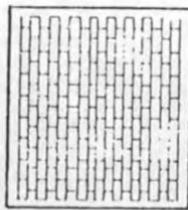
Surface materials should be integrated into the overall design concept for the area. The details of the surface materials should be coordinated with the choice of lighting equipment, street furniture, and public signs as well as the buildings themselves.

- B. The City has an unusual opportunity to enhance the street lighting. The present street lights are of a standardized modern design and detract from the historical character of the street. Eventually they should be replaced, but not by the standardized gaslight design promoted by the gas companies and now found in historic areas from coast to coast. The standardized design has become a cliché. Historic research utilizing the old photographs of early day Roseville and the type of fixtures used in other historic districts could provide information as to the type of lighting equipment utilized around the turn of the century, and reproducing any to replace the existing devices would enhance the visual character of the area. Of paramount importance, however, is the level of lighting. An unsafe level of lighting should not be permitted because of the desire to maintain historic ambience.
- C. Street furniture and other accessories are needed in the historic district to humanize the area by providing basic pedestrian amenities. Street furniture and other accessories also may be used to establish a tone or atmosphere for a neighborhood or district; the lack of them discourages pedestrian traffic. Wood benches with backrests are needed on the sidewalks, but not too close to

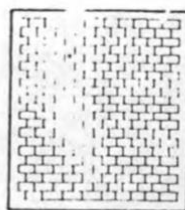
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traffic. Wood benches and other amenities should be integrated with the district by complementary design. Benches and good landscaping may be particularly attractive and functional components of redesigning the rear of buildings for pedestrian access and use.

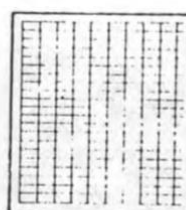
- D. Trash receptacles should be designed to relate in general style to other street accessories and should be placed at staged intervals near other elements of street furniture. Medium-sized wood barrels or replicas of old shipping crates could be used as trash receptacles. They should not be decorated except for the addition of a small sign.
- E. Parking lots and exterior waste receptacles in public view (other than pedestrian-oriented trash receptacles) should be screened by a continuous board fence (not picket).
- F. Signs and graphics for which the City is responsible (such as parking signs and graphics on trash receptacles) should have a single lettering style traditional to the historic district and a limited and consistent number of colors.
- G. Overhead wiring is part of tradition as well as necessity. Since the late nineteenth century, overhead wiring has been very much a part of the atmosphere in the historic district. Underground wiring is not essential for historical authenticity, although it may be desirable for more general urban design reasons.
- H. Attractively lettered street signs attached directly to the corners of buildings is one method of street identification. If street signs must be mounted on standards, plain, traditional lettering in black on a white background is preferred to any more elaborate design not traditional to the area that might be used in other parts of the nation. Wrought-iron designs are inappropriate and should be avoided.
- I. Although not based on precedent, sidewalk ramps at the corners and drinking fountains would be functional additions. Ramps would facilitate access to the shops and would be an aid to the handicapped. Fountains could be reproduced from suitable drinking fountain designs of the late nineteenth century or could be of sensitive contemporary design.



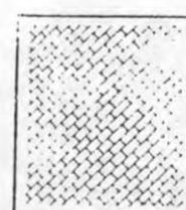
STRETCHER BOND
ALONG PATH



STRETCHER BOND
ACROSS PATH



STACK BOND



DIAGONAL (FLAT)

RECOMMENDED PLAN APPROVAL PROCESS

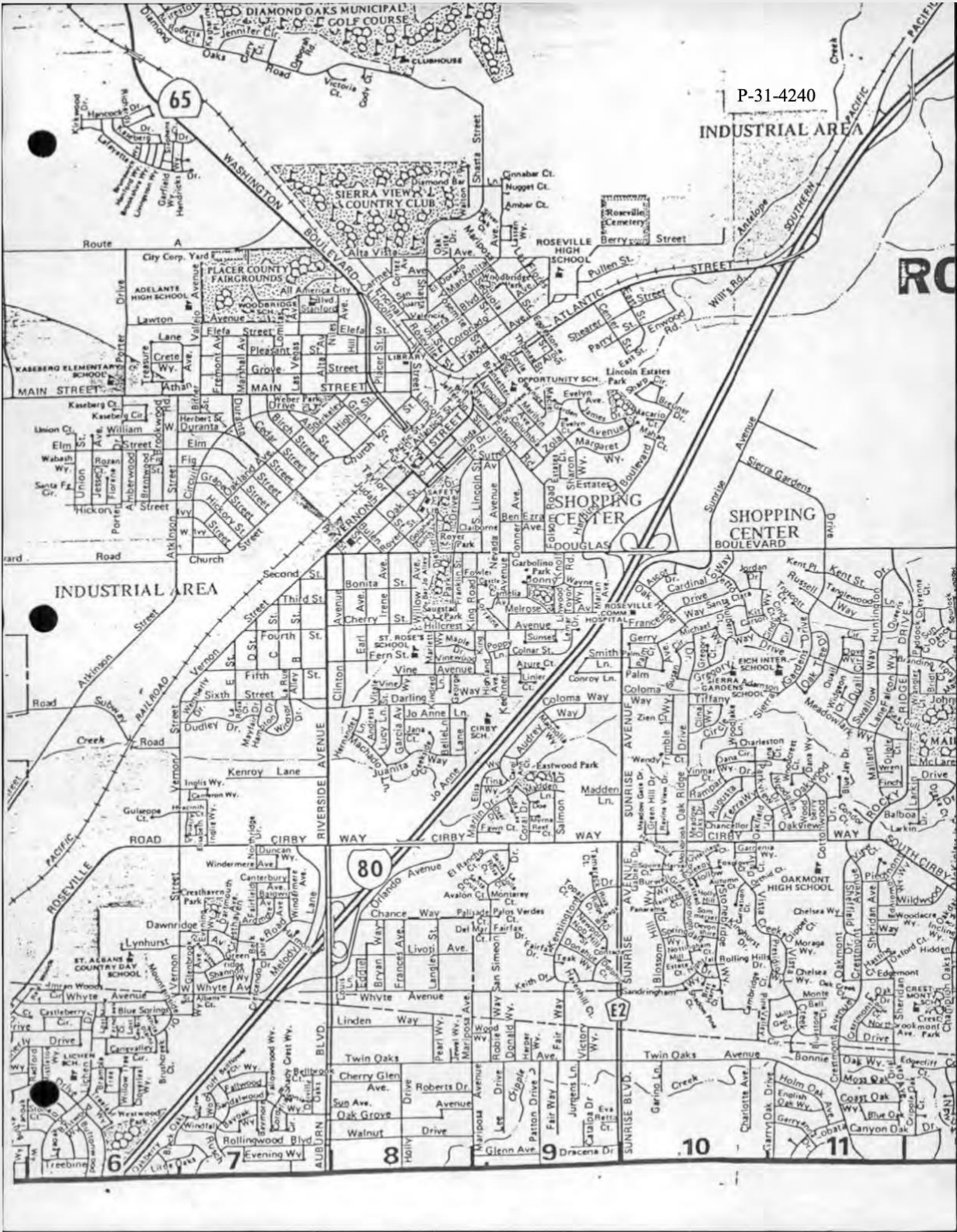
P-31-4240

All plans for changes to private property and the renovation, rehabilitation, and/or restoration of any existing building in the historic district shall be presented to and considered by the Project Review Commission. This review and consideration shall include written comments from the Old Town Roseville Redevelopment Association acting in an advisory capacity to the Project Review Commission and the City Planning Commission. All decisions of the Project Review Commission will be final with the exception of any existing or future appeal procedures pertaining to matters that come before the P.R.C.

All plans for public improvement by the City, utility companies, or any other entity involved in improvements to the publicly owned property and public rights of way will be brought before the P.R.C. for comment as the plans are compatible with the theme of the historic district development.

The Old town Merchants Association shall designate a representative of their association to co-ordinate these efforts between the property owners and the merchants.





PC Attachment 2

CC Attachment 1

From: [Alexa Roberts](#)
To: [Gold, Charity](#)
Subject: Re: Timeline
Date: Tuesday, July 21, 2020 10:57:48 AM
Attachments: [image001.png](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

That is really strange. Please include this petition statement and the number of signatures there are in the report:

<https://www.change.org/p/roseville-planning-committee-and-city-council-save-hotel-belvedere>

there are also many "reasons for signing" if you click into that at the bottom.



Petition · Save Hotel Belvedere · Change.org

After a video surfaced of George Floyd being murdered by Minneapolis police, 15-year-old Kellen started a petition demanding justice. It's now the biggest petition ever on Change.org and officers have been arrested and charged.

www.change.org

From: Gold, Charity <CGold@roseville.ca.us>
Sent: Tuesday, July 21, 2020 10:54 AM
To: Alexa Roberts <alexaroberts@hotmail.com>
Subject: RE: Timeline

I did not receive emails generated from the petition.

Charity Gold
Associate Planner
Development Services Dept.
o: (916) 774-5247
f: (916) 774-5129
[Working together to build a quality community.](#)
Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Alexa Roberts <alexaroberts@hotmail.com>
Sent: Tuesday, July 21, 2020 10:46 AM
To: Gold, Charity <CGold@roseville.ca.us>
Subject: Re: Timeline

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I know that when people sign the petition, an email is sent along with that, urging the Planning Committee and City Council not to approve the plan. Are those not being counted? Because I want to ensure that those hundreds of emails are included in the public commentary report. Please confirm. They were being sent to you, and now to the planningdivision email.

From: Gold, Charity <CGold@roseville.ca.us>
Sent: Tuesday, July 21, 2020 10:32 AM
To: Alexa Roberts <alexaroberts@hotmail.com>
Cc: Levy, Jonathan <jlevy@roseville.ca.us>
Subject: RE: Timeline

Attached are the public comments that have been received thus far and the mailing list that was provided to the applicant. I hope that this request satisfies the request below. Feel free to contact me if any additional information is needed.

Charity Gold
Associate Planner
Development Services Dept.
o: (916) 774-5247
f: (916) 774-5129
[Working together to build a quality community.](#)
Civic Center | 311 Vernon Street | Roseville, CA | 95678

-----Original Message-----
From: Alexa Roberts <alexaroberts@hotmail.com>
Sent: Tuesday, July 14, 2020 11:25 AM
To: Gold, Charity <CGold@roseville.ca.us>
Subject: Re: Timeline

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Perfect- thank you! :)

Sent from my iPhone

> On Jul 14, 2020, at 11:24 AM, Gold, Charity <CGold@roseville.ca.us> wrote:
>
> Yes. I don't currently have all the emails organized, but I can send them once I do.
>
> Charity Gold
> Associate Planner
> Development Services Dept.
> o: (916) 774-5247
> f: (916) 774-5129
> [Working together to build a quality community.](#)
>
> Civic Center | 311 Vernon Street | Roseville, CA | 95678
>
>
>

> -----Original Message-----
> From: Alexa Roberts <alexaroberts@hotmail.com>
> Sent: Tuesday, July 14, 2020 11:23 AM
> To: Gold, Charity <CGold@roseville.ca.us>
> Subject: Re: Timeline

> EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

> Oh. Could I do both? And have you send me the list and responses now?

> Sent from my iPhone

>> On Jul 14, 2020, at 11:21 AM, Gold, Charity <CGold@roseville.ca.us> wrote:
>>
>> Ok. Those are processed in the clerk's office. They will ask all departments for all records related to the project. I takes up to 10 days.
>>
>> Charity Gold
>> Associate Planner
>> Development Services Dept.
>> o: (916) 774-5247
>> f: (916) 774-5129
>> [Working together to build a quality community.](#)
>>
>> Civic Center | 311 Vernon Street | Roseville, CA | 95678
>>
>>
>>

>> -----Original Message-----
>> From: Alexa Roberts <alexaroberts@hotmail.com>
>> Sent: Tuesday, July 14, 2020 11:19 AM
>> To: Gold, Charity <CGold@roseville.ca.us>
>> Subject: Re: Timeline

>> EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

>> I'm not sure what the difference is, but whichever has more information!
>> I assume that would be the formal public records act request- I'll do that :)
>>

>> Sent from my iPhone

PC Attachment 2

CC Attachment 1

[illegible]

From: [Nightingale444](#)
To: [Gold, Charity](#)
Subject: Public Comment for 502 Lincoln St. plan
Date: Monday, July 27, 2020 11:29:13 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

The huge multi-story complex going up at Washington and Lincoln St. is already an eyesore, ruining the whole original plan of creating a complex of shops with turn-of century vibe to complement the area. Instead what is being created is a derelict ghetto in the making, with possibly the idea of a money-maker for the owner and city, but unless it is for low-income housing, it is nothing but an increase to parking problems and traffic congestion going to and from the high school and Atlantic St.

Frankly, who would want to live there, but possibly homeless subsidized by the city??

Crowding out Nubbins Drive-in to the point of obscurity is highly unfair to a business that has been part of Old Roseville for many years.

Citizens of Roseville were hoping to see the Belvedere Hotel restored as a part of the history of Old Roseville. It had its charm in its day, and restored, could be turned into a nice cafe and hotel again. Turning it into an additional high-rise apartment complex is only going to further destroy the original vibe intent of Old Roseville. What are you thinking??? Increased parking and traffic problems, for sure!

Bonnie Mae Russell and Rodger Tellefson

From: [Gold, Charity](#)
To: [Gold, Charity](#)
Subject: FW: Save the Belvedere Hotel
Date: Friday, August 7, 2020 10:24:59 AM

From: Teresa Seaman <teris2@att.net>
Sent: Thursday, August 6, 2020 3:36 PM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Save the Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council,

I am requesting that you do not allow the Belvedere Hotel to be demolished and replace with condos. The Belvedere is a Historic Building in the City of Roseville's Historic District.

I know this as I am a homeowner in the Historic District. I own the property at 202 Grove St. at the corner of Grove and Placer Sts. I was condering making my home into a business at one time and met with the Roseville Building Dept and other Depts to see what would be required. I was told as my residence resides within the Roseville Historic District, I would be bound by certain Building permits and Guidelines. Currently my son is living at the residence.

I cannot imagine that others would not be held to the same Guidelines and standards. I know the Roseville Historic Society is working hard to save and restore this Historic Hotel and NOT tear it down for modern buildings.

I am a long time Roseville resident, a member of the Roseville City School District community, and want to preserve the history and buildings we have in Old Historic Roseville.

I know the building could be restored to its former glory, with possibly additional units built around it for affordable housing.

Please let me know you received this request. Thank you.

Teri Seaman
202 Grove St
Roseville Ca 95678
916-759-2126

August 13, 2020

Charity Gold
Project Planner Planning Commission, City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Ms. Gold,

I am the great-granddaughter of Ernest Carl Sawtell, Florence Schellhous, and great-niece of Melba Erven who were all beloved members of the Roseville community. My great-great-grandfather William Sawtell was the first mayor of Roseville and Martin A. Schellhous (great-great-great-grandfather) was one of the founding fathers of this town. My great-grandmother Florence was recognized by a member of Congress as someone whose dedication and contribution to the Roseville community were of great value.

I am writing to express my opposition to the decision to demolish the Hotel Belvedere located in historic downtown Roseville. The hotel provides a cultural sense of identity and integrity to the community that is already abundant with apartment complexes and shopping plazas. Part of the magic of a historic location within a city is the preservation of old buildings that have rich past filled with the stories of those who contributed to the early years of the town. There is something very special about being able to share as a community a piece of the past, like the Hotel Belvedere. A manner in which the hotel could have a positive impact on the community would be if it could be used as a cultural center for educational enrichment. The Hotel Belvedere is a cherished relic that adds to the pride and morality of the heart of old downtown Roseville. As a descendant of those who were distinguished members of Roseville's history, it would be an act of deep appreciation to preserve this building.

I ask that you reconsider this decision. The past is a link to the present. There are other ways to turn some old into something new without tearing down a diamond in the ruff.

Sincerely,

Danielle Silveira

Debbie Silveira
1861 Blacks Lane, Durham, CA 95938

August 13, 2020

Charity Gold
Planning Commission, City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Ms. Gold,

Thank you for the opportunity to comment on the Hotel Belvedere project. As a great granddaughter of the first mayor of Roseville, William Sawtell and founding father Martin Shellhous, I am writing to ask that the City of Roseville re-evaluate the Hotel Belvedere Project. Once this historic building is demolished, it will be lost forever.

Growing up in Roseville, I have watched it go from a small town surrounded by open fields and flanked by foothills and the Sierra Nevada mountains to an paved extension of Sacramento. Unlimited growth of this part of Placer County has been nothing but jaw dropping.

With the green light given to permit such growth and development, comes the responsibility and tax dollars to preserve the heritage of the city. Part of that heritage is to preserve the historic downtown and key landmark such as the Hotel Belvedere.

I have read that the plan is to demolish the hotel only to be replaced with condominiums. Do condominiums really belong in this historically themed area of "Old Roseville" at the expense of an historical building, which is over 100 years old?

Please consider postponing this project until after the pandemic for closer evaluation. There are so many different things that this historical hotel could be used for that would provide an enriching experience for Roseville residents. Consider getting a second opinion from a different consultant; one that specializes in historical preservation.

Thank you again for taking the time to listen to my concerns.

Sincerely,

Debbie Silveira

From: [Jeanne Lindberg](#)
To: [Gold, Charity](#)
Subject: Fwd: Saving the Belvedere
Date: Wednesday, August 19, 2020 12:34:05 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Charity,

This is a copy of what I sent you last week in advance of the important upcoming Commission meeting regarding the Belvedere property development.

I watched the Zoom meeting last evening. Though no fault of yours, I didn't think the Planning Commission came off as very responsive to the public concern about sparing the historic building from demolition. To me, all the quibbling about notification and protocol was beside the point. There is a very strong public perception that the City is not acting to preserve our history, and in fact doesn't care about it.. Examples such as the upcoming demolition of the old post office keep occurring. Time and again the City acts only from a financial perspective. Both old and new Roseville residents resent this.

The Belvedere developer's representative, Al Johnson, last night seemed almost ignorant of the public outcry. He rejected out of hand the possibility of renovating the old hotel for another purpose, such as the clubhouse idea I suggested in my previous email, as too expensive. I have been told that other companies interested in the property were willing to do that.

My question to you is: Will you make sure the developer sees the public response, such as the emails from me and from others, and will you, as a public servant, comment on them? Years ago my father, Frank Chilton, served on the Roseville Planning Commission. I appreciate how large your responsibility is. I will be watching your meeting on the 27th with great interest.

Thank you very much.

Jeanne Lindberg

----- Forwarded message -----

From: **Jeanne Lindberg** <jeanneclindberg@gmail.com>
Date: Thu, Aug 13, 2020 at 5:08 PM
Subject: Saving the Belvedere
To: <cgold@roseville.ca.us>

I am writing to express my strong support of the growing movement to save the historic Belvedere Hotel from destruction. We only have a very few buildings left from the early days of Roseville. Each one is precious and cannot be replaced, but the Hotel Belvedere is an especially compelling representative of Old Roseville. First of all, its location in the small Old Town district is perfect. Old Town is developing into a charming gathering place for community members and tourists alike. The Belvedere is across from the Carnegie Museum which draws old timers as well as new residents and children to learn

about our history and collect information from the growing archives.

In Roseville we don't have magnificent old mansions built by historic tycoons as they do in Sacramento (where they really know how to preserve their historical treasures). Roseville was a railroad and farming town with local merchants supporting those industries. We have the Maidu Museum which pays tribute to our indigenous peoples. To represent the farming community, we have the historic Fiddymont ranch house which the Historical Society and the City of Roseville are partnering to restore. The Hotel Belvedere is the perfect representation of the railroad people who stayed there and frequented the establishments of Old Town.

I realize that the Belvedere belongs to the developer who has plans to raze it and build a condominium complex on the extended site. Of course we need more housing. But surely a compromise must exist that would prevent the absolute destruction of this precious piece of history.

How about renovating the Belvedere to serve as a clubhouse for the condo residents? The ground floor could be made available for owner gatherings and perhaps to rent out for small community events. Possibly the upstairs rooms could be used for the benefit of the residents. For example there could be an art studio, a library, a card room, etc. It would add value to condominium ownership and could be included in the HOA dues. A plaque on the front of the restored building could give a bit of history. And it would make the new complex fit in with Old Town.

I understand that the City of Roseville in recent decades has required developers to give back to the community, often in terms of schools or parks. Restoring the Belvedere, even for their own purposes, would be a very important and visual way of giving back. Unlike a park or a school, it would be giving back something that cannot be replaced.

There are A LOT of local residents who feel very strongly about this issue. Please do the right thing.

Sincerely,
Jeanne Chilton Lindberg
Fifth Generation Roseville Resident
Board Member, Roseville Historical Society

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Thursday, August 20, 2020 2:10:15 PM

Hi Charity,
Please see below.

Thanks!
Grace

From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Thursday, August 20, 2020 11:56 AM
To: City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is Susan Gadberry-Dickinson and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored and re-purposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore and re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

PC Attachment 2

CC Attachment 1

Susan Gadberry-Dickinson

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From: [Mark Beaber](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Thursday, June 25, 2020 2:08:52 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I understand there is a petition going around to “save” the Belvedere. I’m sure many folks signing it don’t understand what “saving” it really means. If this building were to be “saved”, what would be done with it? Who is going to be financially responsible for updating it? I’m sure any plan to “save” this building does not take into account for that glaring fact. Issues like asbestos, lead paint, and who knows what else would need to be done to “save” it, would cost a fortune. Then what?

I say let’s move forward into the future. If the new owners want to tear it down, that should be good with the city. More revenue for the city. More income for the neighborhood businesses with folks living so close.

I keep seeing these comments about how people remember this place from when they were growing up. I’m fairly confident almost no one has actually been inside this place. So what memories do they really have? Walking past it? That’s a memory. And that is the thing people want to save - memories. The only memory most folks have nowadays of the Belvedere is an old, haggard looking building. Having nice homes for new residents (or old ones) would make so many more memories for those families lucky enough to call Old Town Roseville home.

Thank you for your time.

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel Roseville - Do NOT save it
Date: Friday, July 31, 2020 7:43:12 AM

Good morning!
Please see message below.

Thanks,
Grace

From: Kyle <KyleAvery@protonmail.com>
Sent: Friday, July 31, 2020 7:41 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel Roseville - Do NOT save it

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Planning Division,

I hope this email finds you well!

To jump right into it... I have seen that some local *renters* who live at 423 Lincoln St, Roseville have continued to lobby and protest on Lincoln street on the weekends to "save the Belvedere" Hotel in Historic Roseville.

Since they have created signs and encouraged local citizens to email the planning division to protest its purchase and redevelopment, I thought I would email you with my thoughts as well...

As a Roseville citizen for over 30 years and who owns multiple addresses in Original Roseville... I **cannot** sit quietly while these young idealist renters try to undermine the development of our city.

Many home owners in the area have been **so happy** with how Roseville had spent so much time and effort to restore Historic Roseville and surrounding downtown areas!! It has been a dream come true! In that same spirit, if someone bought the Belvedere and wanted to rebuild it, I am all for it. However, someone bought it with a different dream in mind!!

I am firmly **for free market purchase and redevelopment on any property within the law.** That includes buying and leveling the old hotel to make way for a high rise or any other amenity to continue to refine and grow our city.

The fact is... these young adults lived across the street **while** the Belvedere and surrounding lands were for sale at the time of purchase on 6/12/19. They **said and did nothing** when it was available to them for purchase. Only after it sold... and now that someone else has taken the personal risk to re-appropriate the land to build their dream... do they want to lobby for it, **that is NOT right.**

If they wanted to restore it or save it they should have bought it when it was available to everyone, not to try to lobby locals to persuade the planning commission to block the rightful and lawful owner from exercising his rights and freedom.

I appreciate you keeping my name private and out of the public on this and am open to more discussions on how local home owners feel.

Best wishes,

Kyle Avery

Sent with [ProtonMail](#) Secure Email.

From: v.ellerbaxter@mycci.net
To: [Gold, Charity](#)
Cc: [val eller baxter](#)
Subject: Hotel Bevedere-NO: Building new condos -YES
Date: Saturday, August 15, 2020 11:51:37 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

TO: Roseville Planning Commission, City of Roseville.

The developer should be given the green light on this project demolishing the old HOTEL BELVEDERE and (2 trees, adjacent derelict building, weeds, etc.) building new residences for ROSEVILLE.

I love saving Historic Buildings, however Hotel Belvedere is not an Historic Site, it is an old flophouse. We still have some comparable rooms in Old Town today, and they won't be worth saving either. As a very active member of the Native Daughters of the Golden West, I participate in honoring Old Sites - Land Marks, Monuments and Buildings. The Hotel Bevedere meets none of those requirements.

We lived in nearby Citrus Heights/Fair Oaks during the 1950-1960's. We moved to other parts of the state for work, returning to this area in 2010 and choosing Roseville. The town is wonderful. We live across from Old Town (over the Crooked Bridge). Walking to Old Town is a twice regular event, for exercising (daily) eating, drinking and appreciating the Historic Buildings. Near the former Hotel Belvedere lies a real treasure, missed by most, the Carnegie Library, I take visitors there as my personal pride in showing off "Our" Carnegie Library.

The contractor should be congratulated, not vilified, for bring 18 living spaces for new/existing residents, this is prime property.

The flyer I am reading slyly misrepresents the total units, 18 4-story condos to be built on the lot = 72!!!! Shame on you.

Reading the Public Hearing Notice, published in the Roseville Tribune August 14th there would be "18 Dwelling Units built on 18 residential lots and one common lot". These is a huge building space. Personal experience has proven the City Planning Department does an excellent job of requiring all rules are followed for building and parking in our city.

Robert and Valerie Eller Baxter

PC Attachment 3

CC Attachment 1

v.ellerbaxter@mycci.net

916.865.7529

From: [W Harvey](#)
To: [Gold, Charity](#)
Subject: Belvedere
Date: Saturday, August 15, 2020 10:02:39 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Charity,

Your name was passed out to a lot of us here at the Moose Lodge as the one to contact regarding proposed development on Lincoln. I don't care what happens to the building. The purpose of this note is to let you know that not all of us agree or disagree on the project. The leaders do not have a blanket "yes" or "no" to speak for all members. Not all of us are for Trump, not all of us are for Biden. Same is true for this situation.

Thank you.

W.

From: [Sonam Lexa](#)
To: [Gold. Charity](#)
Subject: The Belvedere Hotel project
Date: Saturday, August 15, 2020 9:45:07 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Sonam Kaur and I am a resident of Roseville. I love going to the historical side of Roseville and even enjoy taking my daughter for strolls. I grew up not too far from here and over time have seen the decay of the area. More specifically the Belvedere area - what use to be a great block is now an eyesore that has attracted negative attention by squatters. I fear walking down that street now - as the condition it is in. I heard about the renovation project and am very excited about it. In addition to the renovation of the abandoned hotel, a new community would give people who grew up here, a chance to own part of historic Roseville. I am very thrilled and hope the project is approved by the city.

Best,
Sonam Kaur

From: [John Owston](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere - TEAR IT DOWN!
Date: Friday, August 14, 2020 3:58:34 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

City Staff,

This building is a pile of junk!!!

I did not even know this was a hotel. It is a dump. Lately a few people have been damn near bullying others to act on their behalf and that is why I'm sending this e-mail. I never cared much about whether or not something gets torn down but I'm sick of these few pressuring me and others to push their agenda. this place is junk, trash in front all the time, my family and i ride bikes by it many nights a week and often see homeless people there. Once we even saw something a homeless person was doing that was too gross for me to even write it down here. tear this junky place down.

-John

From: [Paras Singh](#)
To: [Gold, Charity](#)
Subject: Belvedere Project
Date: Tuesday, August 18, 2020 2:02:11 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello Charity,

I am a Roseville resident and frequent the downtown Roseville area. I have heard about the project to develop new homes where the Belvedere building stands today.

I am majorly in favor for this project as it brings new homes and cleans up our downtown area making it more desirable for people to visit.

As of now every time I drive by the Belvedere all I see is trash and homeless sleeping on the porch. Even though it is an historic building but it has become an eye soar for Roseville residents and visitors. It does not put Downtown Roseville in the good light by any means.

I sure hope the home project gets a go as I think it will help all the business owners around and give that are a much needed facelift.

Paras Singh

916-803-6478

Sent from my iPhone

From: [Paras Singh](#)
To: [Gold, Charity](#)
Subject: Belvedere Project
Date: Tuesday, August 18, 2020 2:02:11 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello Charity,

I am a Roseville resident and frequent the downtown Roseville area. I have heard about the project to develop new homes where the Belvedere building stands today.

I am majorly in favor for this project as it brings new homes and cleans up our downtown area making it more desirable for people to visit.

As of now every time I drive by the Belvedere all I see is trash and homeless sleeping on the porch. Even though it is an historic building but it has become an eye soar for Roseville residents and visitors. It does not put Downtown Roseville in the good light by any means.

I sure hope the home project gets a go as I think it will help all the business owners around and give that are a much needed facelift.

Paras Singh

916-803-6478

Sent from my iPhone

From: [Bobbi Versteeg](#)
To: [Gold, Charity](#)
Subject: Belvedere
Date: Tuesday, August 18, 2020 7:23:52 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I live in Roseville, off Foothills and Pleasant Grove. I frequent downtown Roseville and support the project removing the Belvedere. It's an unsightly neglected property and other than being old, doesn't have a lot of historic uniqueness. The area needs living spaces like the project, with inclusive parking.

Bobbi Tilton
916-832-1921

Get [Outlook for Android](#)

From: [Casey Wilson](#)
To: [Gold, Charity](#)
Subject: Belvedere hotel project
Date: Tuesday, August 18, 2020 7:59:09 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

I would like to add my opinion to the Belvedere project on Lincoln Street. I have seen a lot of media recently about stopping the project. I am a business owner on Lincoln Street. I actually run past the Belvedere often. The only value I can see in the location is a over night sleeping location for the homeless. I understand the historical aspect of the building, but it is not a beautiful piece of architecture. The building has been vacant for years and I completely support the project proposed for that location. It will bring new life and aesthetics to that area of Roseville.

Casey Wilson
916-871-8422

Sent from my iPhone

Findings on the Architectural Report of the Belvedere Hotel at 502 Lincoln Street

In reading the architectural report done by ECORP for Old Roseville LLC in 2019, I find some major issues.

The building was listed as a Major Contributing Building for our (P-31-4240) Old Town Roseville Historical District in 1981. According to this architectural report:

"The classification of the Belvedere Hotel in the District Record as a "Major Contributor" refers, according to the record, to "a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925" "

Soon after the property was purchased last year, the owner's sister came to the Carnegie Museum to inquire about if the Belvedere was historically significant. They were told by the President of the Roseville Historical Society that the building was not only historically significant, but that we were working on an event/exhibit focused entirely on the importance of the Hotel. The property was listed for sale as a "Historical Property."

To say that this building is not historical because *"the building located at 502 Lincoln Street, known as the Belvedere Hotel, is not identified on the Historic Roseville Walking Tour presented by the Roseville Historical Society"* is to ignore every bit of information that the Historical Society has archived at the Carnegie Museum and every statement that we have made to explain its significance to Roseville history.

This is not a legitimate argument that the building must not matter. The RHS' online walking tour hasn't been used for a long time and is outdated. If you go to any other city's Historical Society webpage, it is not an extensive source of information. You will find that information at the Museum itself, and much was found when Megan Webb with ECORP came to speak with us.

Well-known Roseville Historian, Leonard Davis, even conducted an interview with Dolores Manring and wrote an article about the history of the Hotel Belvedere published in the Roseville Historical Society newsletter in 1992 (not mentioned in the architectural report, though it was shown to Megan Webb, of ECORP). He writes that:

"During the boom period of 1906-1908, when Southern Pacific Railroad was busily engaged in moving its terminal facilities here from nearby Rocklin and for several years thereafter. Roseville's small population steadily increased from a modern two or three hundred to an imposing three or four thousand residents.

Housing was at a premium during those flush years, and numerous boarding and rooming houses sprang up all around the vast railroad yards to accommodate hordes of young "rails" daily streaming into our community and in the process swelling its population. "Homes away from home" was an oft quoted description used to describe such homey places as the

Rudder Grange, Ramona Hotel, Caldarella Rooming House, Morgan's Boarding House and, of course, the subject of this piece, the Belvedere hotel which catered to these youthful, mostly single railroad workers."

Davis goes on to tell the history of the hotel's construction, different owners, and Dolores' own experience living among the "rails" who she viewed as uncles, more than roomers. She describes receiving souvenirs from the railroad crews when they came back from Dunsmuir and other far-off places. Leonard Davis ends the article by saying:

*"Mrs. Manring continued to live on the premises until her passing away at the age of 78 in 1989. Daughter, Dee, who returned to Roseville after the death of her father, now lives in one of the **last remaining "Homes away from home" the historic Belvedere Hotel, in the heart of Roseville's Old Town.**"*

Again, this is just one of many pieces of evidence supporting the Belvedere's local historical importance that was provided to Webb when she visited the Carnegie Museum. She chose to focus on the lack of mention in an old walking tour guide and not address the articles held at the Carnegie and history presented to her in her report.

To say that no one of local importance is associated with the Belvedere is absolutely false.

This report touches only on the 4 owners, and not at all on residents who lived for tens of years at and even passed away at the hotel. They fail to mention that Michael & Stoffels built the Belvedere. John M. Stoffels, one of the most active building contractors in Roseville and Placer County during the 1920s-1940s, also built the Veterans' Memorial Hall in Auburn, The J. C. Penney building on Vernon Street, Cochrane's Chapel of The Roses, and the Citizens' Bank. The Lumber was provided by Adams Lumber Co., managed by Roy Matheny- who lived at the Belvedere in 1925. At one of his company's free annual Rose Theater parties, he vowed "that his company would always be found at the forefront of the upbuilding and boosting of the City of Roses." He went on to operate Matheny Bros. Lumber Co. and became Vice President of our Local Building & Loan Assoc. The Press Tribune stated that he and his brother had "staked their all on Roseville's Future, having recently opened one of the best and most modernly equipped lumber yards in the state." This Lumber Co. was sold to Diamond Match Co. and they ended up purchasing G. W. Lohse's Real Estate & Insurance Business.

The building isn't only associated with the historic commercial success of Roseville, but the success of the Southern Pacific Railroad. Countless Southern Pacific Train Conductors such as Charles H. Brown, S.P. Engineers like Austin M. Carter, 48-year S.P. Brakeman George K Martin, and 38-year S.P. employee, Chairman of the Legislative Board of and Legislative Advocate for the Brotherhood of locomotive Engineers, Delmar H. Brey. J.J. Barnes, who owned a successful shipyard in San Francisco and was a Fireman for the Southern Pacific Railroad. The list of important Machinists, Conductors, and Engineers who lived there is overwhelming. If you have a long history of Roseville Railroad workers in your family, there's a good chance one of your ancestors stayed at the Belvedere. The Hotel Belvedere was built in response to the Railroad's move from Rocklin to Roseville. How much more significant to Roseville history could it be?

The Architectural Report admits that, *"Overall, the building retains integrity of location, materials, and setting"* and even that, based on historic photographs provided by the Roseville Historical Society, *'the building has virtually remained the same with the exception of the removal of the front balcony, front awnings, and one second-story window.'*

Keep this in mind, as I address this report's reasons for lowering the Belvedere's Contributing Listing.

The reasons for lowering the Major Contributing Listing to a Supportive Contributing Listing are extremely weak.

1. The report states that *"Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association. "*

According to the most recent Arborist Report, these trees are not protected in any way and should/could of course be removed. Regardless, these trees were there in 1981, when it was listed as a Major Contributing Building. How has a property that hasn't been altered since then, lost its merit due to trees that were there when it was first given its Major Contributor Listing?

2. *"The construction of the Moose Lodge to the north has also impaired the visibility of the building."*

The Moose Lodge was constructed in the 1960s, long before the Hotel Belvedere was listed as a Major Contributing building to our Old Town Historic District. And the Hotel is much taller than it. Does every historical building lose its importance if something is built beside it? Where's the logic in that?

3. *"Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed "*

Now, this is really upsetting. The Hotel Belvedere signage was on the building when it was sold to Old Town Roseville LLC in 2019. We have photographic proof of that. The new owner allowed a family friend of his to remove the signs and sell them. Members of the Moose Lodge took photos of the signs being removed. I was informed that the city actually had a case against the new owner for doing this without a permit. To say that this is now a reason, in his favor, to take away the Major Contributing Listing is ridiculous. I personally tracked down and bought one of the signs. I donated it to the Roseville Historical Society and it could be reused or replicated easily. There is no argument there.

The idea of possible mitigation for the loss of this significant building by making an architectural report is **not acceptable**. This report doesn't even have the right construction year on it. The Belvedere was built in 1917.

The fact that the owner is including a site monument, acknowledging the historical importance of the Belvedere in his plan, is further proof that they are fully aware of its local significance.

The report says:

"Generally speaking, the Specific Plan identifies HABS-like documentation as a mitigation measure to be implemented in the case that it is not feasible to retain a building and demolition is the only option"

Demolition is NOT the only option.

Many others who were outbid, had plans to restore and reuse this building. They still do. I have spoken to several of them, along with a historical building inspector who had just reviewed the property. It's a project, just as much younger buildings can be, but it is definitely doable. The structure is sound, the roofing is new, the asbestos is contained to a small area and easily removed.

Concerning the building's architectural style:

Scott T. Hanson, author of "Restoring Your Historic House, The Comprehensive Guide for Homeowners" confirmed, based on listing photos of the outside and interior, that the Belvedere is clearly a Craftsman Style building, with square pillar columns and tell-tale covered porch. The inside of the building isn't spoken about in this report, but it exemplifies every Craftsman style characteristic: built in cabinetry, exposed wood beams, wooden windowsills and frames, thick baseboards and extensive use of stained woodworking.

The architectural report says that:

"The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building." and "It's architectural style is a product of the period of popularity of that style during the 1900s to 1920s"

Yet, comes to the conclusion that *"The residence does not embody the distinctive characteristics of a type, period, or method of construction..."*

What a contradiction.

The architectural report does not include the fact that The Belvedere's construction was praised in local newspapers.

In the Roseville Press Tribune on May 31, 1917, on the week of the building's opening, it was written:

"BELVEDERE APARTMENTS OPEN TO THE PUBLIC:

The Belvedere apartments are completed and the beautiful new building was thrown open to the public the fore part of this week. The building is modern in every respect and is the work of Frank Michael who was the contractor. Mr. Bell, the owner and proprietor has something to be truly proud of and he will no doubt find a ready response on the part of the public.

Belvedere apartments are an ornament to Lincoln street. The city is to be congratulated upon having the good fortune of inducing Mr. Bell to build in its limits."

The Belvedere even made a photo appearance in the Roseville Register's first ever "Build A Home Edition," in July of 1919.

The title of the page is "Some Splendid Buildings Recently Completed in the City of Roses" and the photo caption reads:

"Belvedere Apartments, Lincoln Street, Built by Michaels & Stoffels, material furnished by Adam's Lumber Company"

The architectural report concludes that *"The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components."*

This building, referred to as "modern", "splendid", "an ornament to Lincoln Street," and "something truly to be proud of" by local news, was clearly thought of as a unique and exciting new building in Roseville. The "Build A Home Edition" of The Roseville Register, took pride in featuring the most up-to-date trends in home-building. I don't know how the writer of this report came to the conclusion that it doesn't embody the period, other than their research must have been inadequate.

I've heard from a couple people at the City that they "heard it was a mess inside." Maybe you looked at the property when it hadn't been cleaned out, but I've been inside the property since it has sold, and it's absolutely beautiful. I see buildings in much worse shape renovated every day. Buildings completely covered in asbestos or tilting over. I understand that there is no one currently employed with the city who has knowledge of historical buildings. **Please take the Roseville Historical Society's knowledge and concern seriously.**

This architectural report has not proven, in any way, that the Hotel Belvedere is no longer meeting requirements to be a Major Contributing Building for this Historical District.

It also doesn't prove that the building is ineligible to be evaluated for the National or State Register, as it is associated with the important historic context of the local railroad, retains historic integrity of its architectural features, exemplifies the architectural style of the time and place it is built in, retains its original materials, location, and design, and is associated with important local people and events.

If, as the architectural report vaguely states, it has lost "feeling," why are there almost 5,500 signatures urging you not to approve this plan? The building is virtually unchanged, as this report, itself, admits. Why, even after the owner allowed the signs to be torn down and sold, do people consistently contact the Historical Society wanting to know more about this building, telling me about their family history there, and wanting to see this building protected?

This new architectural report has the 1981 "Old Town Roseville Historic District, Historic District Program" attached at the end of it. The introduction of this document states their concerns:

"The Old Town Roseville Association is comprised of property owners in the area and they are concerned about the future. There is great interest in seeing the area recycled, but there is a concern. The concern is that enthusiasm for the recycling will be reflected in changes to the physical environment that are unrestrained, uncontrolled, and generally incompatible with design standards, regulations and controls that are consistent with the historical setting."

The "Recommended Preservation/Rehabilitation Planning Policies" read:

It is recommended that every effort be made to rehabilitate the historic area of Roseville, utilizing whatever sources of revenue are now and which may be available for this purpose. The historic downtown can be one of Roseville's major environmental resources.

1. The architectural and historic resources of Roseville have been recognized locally and measures should be taken to preserve and protect them. Resources of architectural and historical value are scarce, and the ethics of responsible resource conservation place the owners, the City, and its public officials in a position of stewardship.

2. it is not the intent of historic preservation/rehabilitation policies, plans, and programs in Roseville to return the town to a bygone era or to turn the town into a museum. The intent is not to create an artificial or forced atmosphere to invite historical fakery that can only caricature the past and mock the present. Nor is the intent to encourage a collection of undesirable and unnecessary exterior "themes" that will quickly become dated and reveal their transient nature. The intent is to preserve and protect the special character and identity of Old Roseville.

3. The architectural and historic resources of Roseville contribute to the overall environment and quality of life. They are equally important because the collective effect is more valuable than the individual contribution. Because each significant building makes not only an individual impact but adds substantially to the overall town

fabric or townscape, demolition or unsympathetic alteration of significant buildings should be discouraged.

A further intent is to avoid adverse impacts on the historic environment or to minimize the effect of inevitable impacts by preventing insensitive, incompatible, incongruous, or detrimental change. The intent is to encourage sensitive, successful rehabilitation, restoration, and adaptive use of buildings to serve contemporary needs and to encourage sympathetic yet modern design in new development to perpetuate the architectural integrity.

4. A building permit for alteration of buildings that are designated historic buildings should be granted only on finding that the proposed plans meet the performance standards contained in the guidelines provided in this policy. Sympathetic modern design should be encouraged, and the design criteria for new design in historic environments included in this document should serve as a basic reference when reviewing proposals for new construction.

Adherence to design standards will encourage creativity, not stifle individual initiative. Property owners are encouraged to seek professional advice in architectural restoration, rehabilitation, and adaptive use.

5. The following official historic preservation policy should be adopted by the City of Roseville: It is better to repair than to restore, better to restore than to reconstruct. In general, it is better to do less than more. In all cases, as much original fabric and existing detailing should be retained as is possible in any work on a significant structure.

6. Capital improvements planning should complement and support historic preservation/rehabilitation goals. Such planning includes public development of open space, public amenities, such as street lighting and street furniture, public facilities, and others.

7. A thorough inventory of architectural and historic resources and an historic preservation plan are important and needed part of the comprehensive planning process of Roseville and a comprehensive historic preservation ordinance should be adopted.

8. An amendment to the existing City Site Review Ordinance should be adopted to provide for the review of any plan that affects the exterior appearance of any structure in the historic area.

In this document, I see some guidelines that this current plan is in violation of:

GENERAL
(pg 17)

4. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the

material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

5. Changes which may have taken place in the course of time are evidence of the history and development of a structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

CRITERIA FOR NEW CONSTRUCTION (pg 26)

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line (s) facing the street (s)

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings should be prohibited.

4. New buildings should be constructed to **within ten percent of the average height of existing adjacent buildings.** **The maximum height of any new building should be 35 feet.** The minimum height should be 20 feet. Sidewalk level, commercial spaces should have a minimum ceiling height of ten feet from the floor.

5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetic, and metal sidings should be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs, and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

This document, accomplished as a result of a grant from the National Trust for Historic Preservation, is attached to the very end of ECORP's evaluation.

I encourage you to read it through, as its guidelines pertain to all buildings within the Historical District. That includes our Hotel Belvedere.

Is the Old Town Historical District legitimate to you? Are you being responsible in your "position of stewardship," as this 1981 document words it?

I call for the Roseville Planning Committee and City Council not to approve the Belvedere Townhome plan and require a plan that does not demolish an important building in our Old Town Historical District.

Please include this in the report of public commentary on this plan for 502 Lincoln Street.

A response would be appreciated,

Alexa Roberts
Roseville Historical Society
916-223-7575



July 29, 2020

Ms. Charity Gold, Associate Planner
City of Roseville
311 Vernon Street
Roseville, California 95678

RE: *Response to comments regarding "Findings on the Architectural Report of the Belvedere Hotel at 502 Lincoln Street"*

Dear Ms. Charity Gold,

Below is a response to the July 20, 2020 comment letter from Roseville Historical Society member Alexa Roberts regarding the report we submitted for the Belvedere Hotel, located at 502 Lincoln Street in Roseville.

Comment 1. *To say that this building is not historical because "the building located at 502 Lincoln Street, known as the Belvedere Hotel, is not identified on the Historic Roseville Walking Tour presented by the Roseville Historical Society" is to ignore every bit of information that the Historical Society has archived at the Carnegie Museum and every statement that we have made to explain its significance to Roseville history. This is not a legitimate argument that the building must not matter. The RHS' online walking tour hasn't been used for a long time and is outdated. If you go to any other city's Historical Society webpage, it is not an extensive source of information. You will find that information at the Museum itself, and much was found when Megan Webb with ECORP came to speak with us.*

Response to 1. The architectural history evaluation considered numerous sources of information that are referenced in Sections 3.3 and 4.1 of the report. A reference to the walking tour at the bottom of Section 4.1 was made within the context of the results of the archival research. The evaluation was not based solely on this fact, but took into account multiple lines of evidence that are required to evaluate the building relative to the National and State registers.

Comment 2. *Well-known Roseville Historian, Leonard Davis, even conducted an interview with Dolores Manning and wrote an article about the history of the Hotel Belvedere published in the Roseville Historical Society newsletter in 1992 (not mentioned in the architectural report, though it was shown to Megan Webb, of ECORP). He writes that:*

"During the boom period of 1906-1908, when Southern Pacific Railroad was busily engaged in moving its terminal facilities here from nearby Rocklin and for several years thereafter. Roseville's small

population steadily increased from a modern two or three hundred to an imposing three or four thousand residents.

Housing was at a premium during those flush years, and numerous boarding and rooming houses sprang up all around the vast railroad yards to accommodate hordes of young "rails" daily streaming into our community and in the process swelling its population. "Homes away from home" was an oft quoted description used to describe such homey places as the Rudder Grange, Ramona Hotel, Caldarella Rooming House, Morgan's Boarding House and, of course, the subject of this piece, the Belvedere hotel which catered to these youthful, mostly single railroad workers."

Davis goes on to tell the history of the hotel's construction, different owners, and Dolores' own experience living among the "rails" who she viewed as uncles, more than roomers. She describes receiving souvenirs from the railroad crews when they came back from Dunsmuir and other far-off places. Leonard Davis ends the article by saying:

"Mrs. Manring continued to live on the premises until her passing away at the age of 78 in 1989. Daughter, Dee, who returned to Roseville after the death of her father, now lives in one of the last remaining "Homes away from home" the historic Belvedere Hotel, in the heart of Roseville's Old Town."

Again, this is just one of many pieces of evidence supporting the Belvedere's local historical importance that was provided to Webb when she visited the Carnegie Museum. She chose to focus on the lack of mention in an old walking tour guide and not address the articles held at the Carnegie and history presented to her in her report.

Response to 2. The architectural history evaluation reviewed numerous sources of information, which yielded considerable information on the Manring family. This information is summarized in Section 4.3 of the report and in the Department of Parks and Recreation 523 Record forms for the building. Attachment A to the report includes copies of correspondence from the Roseville Historical Society, Carnegie Museum, Placer County Museum, which includes information provided on the Manring family. All relevant information gathered from the Roseville Historical Society, among other sources, was included in Sections 2.1, 2.2, 4.1, 4.3, and 4.4. Section 2.1 includes reference to Davis' 1993 article, as well as a brief outline of the railroad depot.

Comment 3. *To say that no one of local importance is associated with the Belvedere is absolutely false.*

This report touches only on the 4 owners, and not at all on residents who lived for tens of years at and even passed away at the hotel. They fail to mention that Michael & Stoffels built the Belvedere. John M. Stoffels, one of the most active building contractors in Roseville and Placer County during the 1920s-1940s, also built the Veterans' Memorial Hall in Auburn, The J. C. Penney building on Vernon Street, Cochrane's Chapel of The Roses, and the Citizens' Bank. The Lumber was provided by Adams Lumber Co., managed by Roy Matheny- who lived at the Belvedere in 1925. At one of his company's free

annual Rose Theater parties, he vowed "that his company would always be found at the forefront of the upbuilding and boosting of the City of Roses." He went on to operate Matheny Bros. Lumber Co. and became Vice President of our Local Building & Loan Assoc. The Press Tribune stated that he and his brother had "staked their all on Roseville's Future, having recently opened one of the best and most modernly equipped lumber yards in the state." This Lumber Co. was sold to Diamond Match Co. and they ended up purchasing G. W. Lohse's Real Estate & Insurance Business.

The building isn't only associated with the historic commercial success of Roseville, but the success of the Southern Pacific Railroad. Countless Southern Pacific Train Conductors such as Charles H. Brown, S.P. Engineers like Austin M. Carter, 48-year S.P. Brakeman George K Martin, and 38-year S.P. employee, Chairman of the Legislative Board of and Legislative Advocate for the Brotherhood of locomotive Engineers, Delmar H. Brey. J.J. Barnes, who owned a successful shipyard in San Francisco and was a Fireman for the Southern Pacific Railroad. The list of important Machinists, Conductors, and Engineers who lived there is overwhelming. If you have a long history of Roseville Railroad workers in your family, there's a good chance one of your ancestors stayed at the Belvedere. The Hotel Belvedere was built in response to the Railroad's move from Rocklin to Roseville. How much more significant to Roseville history could it be?

Response to 3. The statements of significance are in relation to the criteria of eligibility for the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP). The criteria each have specific thresholds of significance. The guiding framework for assessing resource significance against the criteria (for both NRHP and CRHR as advised by California Office of Historic Preservation) is outlined in National Parks Service Bulletin 15 "How to Apply the National Register Criteria for Evaluation." The specific criteria in question is CRHR criterion 2/NRHP criterion B, for association with the lives of persons significant to the past or important to local, California, or national history. The evaluation utilized Bulletin 15 when applying the criteria. According to Bulletin 15, page 15, "Properties eligible under Criterion B [Criterion 2 for CRHR] are usually those associated with a person's *productive life*". In other words, in order to meet the thresholds for this criterion, the building should be representative of the factors that made the person significant in history. The fact that an important person is associated or lived in a building does not, in and of itself, render the building eligible under this criterion. As the Belvedere Hotel relates to the individuals and companies mentioned in the comment above, the Hotel does not meet the threshold of significant association to their productive lives (what made them important). The historical importance of Michael & Stoffels and Adams Lumber Co., may be better represented through the businesses that they operated, rather than one building they helped construct. The conductors, chairman, shipyard owners, machinists, and engineers are most certainly better associated with the Southern Pacific Railroad, as it is the primary reason they may hold historical significance, rather than the Hotel for which they at one point resided. The question of significance in accordance with CEQA, as outlined in the report, is tied to the CRHR and NRHP eligibility criteria and the thresholds within.

Comment 4. *The reasons for lowering the Major Contributing Listing to a Supportive Contributing Listing are extremely weak.*

1. *The report states that "Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association. "*

According to the most recent Arborist Report, these trees are not protected in any way and should/could of course be removed. Regardless, these trees were there in 1981, when it was listed as a Major Contributing Building. How has a property that hasn't been altered since then, lost its merit due to trees that were there when it was first given its Major Contributor Listing?

2. *"The construction of the Moose Lodge to the north has also impaired the visibility of the building."*

The Moose Lodge was constructed in the 1960s, long before the Hotel Belvedere was listed as a Major Contributing building to our Old Town Historic District. And the Hotel is much taller than it. Does every historical building lose its importance if something is built beside it? Where's the logic in that?

3. *"Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed "*

Now, this is really upsetting. The Hotel Belvedere signage was on the building when it was sold to Old Town Roseville LLC in 2019. We have photographic proof of that. The new owner allowed a family friend of his to remove the signs and sell them. Members of the Moose Lodge took photos of the signs being removed. I was informed that the city actually had a case against the new owner for doing this without a permit. To say that this is now a reason, in his favor, to take away the Major Contributing Listing is ridiculous. I personally tracked down and bought one of the signs. I donated it to the Roseville Historical Society and it could be reused or replicated easily. There is no argument there.

Response to 4. The three reasons identified in the comment above were included on Page 27 in the discussion regarding Integrity. Integrity is the ability of a property to convey its significance, and includes seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Retention of the specific aspects of integrity that convey the property's significance is paramount to eligibility, and includes determining which aspects are most important to a particular property. The evaluation assessed integrity of the property as it was recorded in person September 26, 2019. As stated on page 28 of the report, *"The Belvedere Hotel...still retains the essential qualities to remain a contributor to the Old Town Roseville Historic District. The Belvedere Hotel, constructed within the Period of Significance for the District that ranges from 1900 to 1925, continues to be recognized through its physical appearance and location among similarly purposed buildings as a historical commercial enterprise. Despite the loss of integrity of association, feeling, and workmanship as an individual resource; the Belvedere Hotel retains the essential aspects of integrity that were established for the Old Town Roseville Historic District, which are the contributing buildings' location, physical recognizability as a historical commercial enterprise, and association to the commercial development of Old Roseville. As such, the Belvedere Hotel retains sufficient integrity to remain a contributor to the District."* In other words, the assessment still concluded that the building should

remain a contributor to the District and the loss of integrity was not a reason to lower the contributing status of the building.

With regard to the Hotel's contributing status to the District, the report states "ECORP believes the classification of the hotel in the District Record as a "Major Contributor" should be adjusted to be considered a "Supporting Contributor" based on the definitions provided in the record. The Belvedere Hotel building is not a primary focal point within the District and does not represent the architectural value for which the District is aesthetically formulated; rather, it contributes to the overall framework of the District and its presence and historical association supports the other major contributors to the District."

Comment 5. *Concerning the building's architectural style:*

Scott T. Hanson, author of "Restoring Your Historic House, The Comprehensive Guide for Homeowners" confirmed, based on listing photos of the outside and interior, that the Belvedere is clearly a Craftsman Style building, with square pillar columns and tell-tale covered porch. The inside of the building isn't spoken about in this report, but it exemplifies every Craftsman style characteristic: built in cabinetry, exposed wood beams, wooden windowsills and frames, thick baseboards and extensive use of stained woodworking.

The architectural report says that:

"The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building. " and "It's architectural style is a product of the period of popularity of that style during the 1900s to 1920s"

Yet, comes to the conclusion that "The residence does not embody the distinctive characteristics of a type, period, or method of construction..."

What a contradiction.

The architectural report does not include the fact that The Belvedere's construction was praised in local newspapers.

In the Roseville Press Tribune on May 31, 1917, on the week of the building's opening, it was written:

"BELVEDERE APARTMENTS OPEN TO THE PUBLIC:

The Belvedere apartments are completed and the beautiful new building was thrown open to the public the fore part of this week. The building is modern in every respect and is the work of Frank Michael who was the contractor. Mr. Bell, the owner and proprietor has something to be truly proud of and he will no doubt find a ready response on the part of the public.

Belvedere apartments are an ornament to Lincoln street. The city is to be congratulated upon having the good fortune of inducing Mr. Bell to build in its limits."

The Belvedere even made a photo appearance in the Roseville Register's first ever "Build A Home Edition," in July of 1919.

The title of the page is "Some Splendid Buildings Recently Completed in the City of Roses" and the photo caption reads:

"Belvedere Apartments, Lincoln Street, Built by Michaels & Stoffels, material furnished by Adam's Lumber Company"

The architectural report concludes that "The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components."

This building, referred to as "modern", "splendid", "an ornament to Lincoln Street," and "something truly to be proud of" by local news, was clearly thought of as a unique and exciting new building in Roseville. The "Build A Home Edition" of The Roseville Register, took pride in featuring the most up-to-date trends in home-building. I don't know how the writer of this report came to the conclusion that it doesn't embody the period, other than their research must have been inadequate.

Response to 5. The statements of significance are in relation to the criteria of eligibility for the CRHR and NRHP for which each have thresholds of significance, with guiding framework in NPS Bulletin 15. The specific criterion in question is CRHR criterion 3/NRHP Criterion C, for resources that embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. According to Bulletin 15, "To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction." The report concludes that the building does contain Craftsman elements; however, as an individual resource as it relates to variation and evolution of commercial Craftsman buildings, it is not an exceptional representative example of Craftsman architecture in design or technique as compared to others. Merely being identified as a clear Craftsman style building does not mean that the building meets the threshold of significance for that criterion. Further, the notations in newspapers identified in the comment also do not directly translate to significance in accordance with the criterion. Being referred to in newspapers as "beautiful," "modern," and "splendid" do not reflect a comprehensive analysis of this building in relation to its historical context or architectural value among others of its kind. Rather, those statements in newspapers reflect the subjective opinion of the newspaper author in regard to its appearance only.

The remaining comments on the July 20, 2020 letter simply state policy recommendations from the 1981 Old Town Roseville Historic District Program report, which is already attached to the ECORP architectural history report.

Best regards,



Cultural Resources Manager

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Wednesday, August 26, 2020 12:52:43 PM

Hi Charity,
Please see below.

Thanks!

-----Original Message-----

From: Ray Sprague <raiderray46@comcast.net>
Sent: Wednesday, August 26, 2020 12:20 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I would hope the Planning commission would not allow the demolition of the Belvedere Hotel in the old Roseville area. We all know the history and stories of this old Roseville building and what it was in the day. I would hope you would give the citizens of Roseville a chance to restore and save this part of history.

The location of the proposed town houses also will impact the Moose lodge- they are known for being a contributor the several non-profit organizations in the city. They hold fund raisers by having dinners and dancing. Their late night activities will be a problem with the walls of a resident basically almost touching. Who would allow such a close proximity to a commercial piece of property that has late night functions? This will more than likely destroy the Moose Lodge and all they do for the community.

Certainly the planning commission can see the downfall to this development and it is 10 lbs of material in a 5lb bag at best.

Thanks you

From: [Public Comment](#)
To: [Isom, Mike](#); [Bitter, Greg](#); [Gold, Charity](#)
Subject: FW: DTSP PCL DT-4 - Belvedere Townhomes - Letter of Support
Date: Wednesday, August 26, 2020 8:56:32 AM

For your information.

From: Eric Crane <etcrane@gmail.com>
Sent: Tuesday, August 25, 2020 2:50 PM
To: Public Comment <publiccomment@roseville.ca.us>
Cc: Planning Commission <PlanningCommission@roseville.ca.us>
Subject: DTSP PCL DT-4 - Belvedere Townhomes - Letter of Support

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Chair Caporusso and members of the Planning Commission,

As someone who moved to Roseville in 2013 and has family in the area, I have enjoyed getting to know all that Roseville has to offer and seeing what a warm and welcoming community it is for (relative) newcomers like myself. I'm writing this letter in support of a project that I believe will add value to this community and provide much needed housing during these difficult times.

The Belvedere Townhomes, located at 510 Lincoln Street near Historic Old Town Roseville, would create a new amenity for residents and the community around them. In my former role as Policy Advocate for Downtown Sacramento Partnership, I witnessed firsthand just how beneficial the addition of new residential units can be for an aging urban core. Areas where there has been blight and the potential for crime can be renewed and revitalized by giving new residents ownership and a stake in their community. Old Roseville would benefit greatly from the potential of first time home buyers and the new families this project will bring. Being able to walk over and enjoy its restaurants and nightlife offerings, these families would also bring economic benefit to Old Roseville and Downtown Roseville. What currently sits vacant, dilapidated and foreboding at the edge of historic old town could become a center for new opportunity and greatly enhance the entire area.

These are difficult times for everyone. Between the pandemic and its economic impacts, many families are struggling. There is no question that new investment in communities will be impacted by the events of this year. In this immediate moment you have the opportunity to encourage new investment and see a good project move forward, one that will provide new homes to 18 families that may be in need during California's existing housing crisis. Now I know there are some in the community who would prefer the Belvedere Hotel remain as it is. Sadly, it's just not responsible to let a building that is a hazard to the community due to years of neglect continue to deteriorate further each day. And while restoration is a nice thought, the cost of such an endeavor would be a challenge in good times, but in today's climate would be all but impossible due to the lack of private, city or state funding resources. While the Belvedere Townhomes may be different than the Belvedere Hotel, they will still be a place that is making history through new families and new memories.

I urge you to approve this project and encourage new investment in Old Roseville.

Sincerely,

Eric T. Crane
225 Pinecrest Ct.

From: [Leah Alberto](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel
Date: Tuesday, August 25, 2020 3:40:22 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission:

I am writing to add my voice to those in support of the Belvedere Townhomes in old Roseville.

I think it would be good to have the old Belvedere Hotel removed for the townhome project. I have lived in Roseville most of my life, growing up near the crooked bridge. The Belvedere has never been a charming old hotel—for my family it was always a place to be avoided.

I had my wedding reception 43 years ago at the Moose Lodge and the Belvedere was a dangerous place and falling apart then!

For nearly 60 years it has been empty and dilapidated--I look forward to it going away for something we need—additional housing for our residents. This property is not on the National Register of Historic Places, it has never been maintained by previous owners and would cost millions to restore it.

I support the new owner and his plans for bringing additional housing to old town Roseville.

Thank you, Leah Alberto

614 Lucy Lane, Roseville

--

Leah Alberto

Former State Board Examiner

Former Salon Owner

Consultant

Home (916) 773-7285

Cell (916) 412-3689

From: cjm1236@aol.com
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Friday, August 21, 2020 3:37:57 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

How about moving the old Hotel to elsewhere & building the housing? It can be moved by truck. People s/be the priority, not musty small-scale local history. Prices of a room in a house anywhere around here are \$400-800. Apartments are \$1200-2500. Houses are \$1/4million-3million. Put people first? Jeff Christie ...

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Hotel Belvedere
Date: Thursday, August 20, 2020 2:55:59 PM

Hi Charity,
Another email below (but looks to be from someone different).

Thanks!
Grace

From: robertcircle17@gmail.com <robertcircle17@gmail.com>
Sent: Thursday, August 20, 2020 11:12 AM
To: City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Hotel Belvedere

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is Robert Circle and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

PC Attachment 5

CC Attachment 1

Robert D Circle

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Repurpose Hotel Belvedere
Date: Friday, August 21, 2020 10:45:42 AM

From: John Dickinson <capcty3@yahoo.com>
Sent: Thursday, August 20, 2020 11:44 AM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Repurpose Hotel Belvedere

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is John Dickinson and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

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I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

PC Attachment 5

CC Attachment 1

Sincerely,

John Dickinson

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Repurpose Hotel Belvedere
Date: Tuesday, August 25, 2020 9:11:23 AM

Hi Charity,
Another message below.

Thanks!

From: John Dickinson <capcty3@yahoo.com>
Sent: Tuesday, August 25, 2020 9:10 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Repurpose Hotel Belvedere

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is John Dickinson and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or

repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

John Dickinson

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: 502 Lincoln Street Roseville, CA 95678
Date: Tuesday, August 25, 2020 9:11:05 AM

Hi Charity,
Please see below.

Thanks!

From: Brian F <cabrian@hotmail.com>
Sent: Tuesday, August 25, 2020 9:08 AM
To: Planning External <PlanningDivision@roseville.ca.us>; City Council Mail <CityCouncil@roseville.ca.us>
Subject: 502 Lincoln Street Roseville, CA 95678

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is Brian Featherston and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

PC Attachment 5

CC Attachment 1

Brian Featherston

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Tuesday, August 25, 2020 7:32:45 AM

Good morning Charity,

Please see message below.

Thanks,
Grace

From: dgcgadb@surewest.net <dgcgadb@surewest.net>
Sent: Monday, August 24, 2020 6:31 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Planning Commissioners:

PLEASE!! PLEASE!! Do not destroy the Belvedere Hotel. It is one of the important historic buildings left in the west side of the original Roseville, which is the west side of the railroad tracks. By original Roseville, I am referring to when it was approximately 9 square miles. I know most of you on the planning commission are what I call new to Roseville. but it is very important to us that have lived in Roseville all of our lives to keep some of the historic memories so we can share them with our grandchildren and great grandchildren, so they can better understand where we grew up.

The best plan for the Belvedere Hotel is to make it a museum and let us have the Carnegie Library back. We are the only area in Roseville that does not have a library the we can either walk to or at least get there easily. If you really care about our side of town you will realize how important the library is to us. Children coming home from Roseville Joint Union High School, will have easy access to the library. and for our younger children, it will be easier for them to be able to have access to reading books.

Our area of Roseville has already been neglected in many ways so PLEASE let us keep the Belvedere Hotel, even if you have received big bucks from

Derek Lee or his sub contractors to demolish it.

Sincerely.

Caryl Fenton Gadberry

Street

304 West Duranta

Roseville, California, 95678

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Monday, August 24, 2020 8:54:06 AM

Hi Charity,

Please see below.

Thanks,
Grace

From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Monday, August 24, 2020 8:53 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Cc: dgcgadb@surewest.net
Subject: Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My name is Susan Gadberry Dickinson. I was born in Roseville Hospital, attended Kaseberg School, Warren T Eich, Roseville High School, and Sierra College. I work at Escape Technology, Frontline Education, on Douglas Blvd.

My mother still lives at 304 W. Duranta St, the house I grew up in.

I implore you to listen to your conscience and DO NOT approve the request by developers to destroy the Belvedere Hotel. It is a piece of Roseville's history. It is a beautiful structure, inside and out. It needs only tender loving care to be an elegant addition to the Roseville Old Town district. It would be an excellent complement to the Crooked bridge and Carnegie Library/Museum as a Railroad Museum.

Three very good reasons **not** to approve the proposed Townhome plan:

1. The traffic impact to the neighborhood would be horrible. The 5 way intersection at the Lincoln end of the Crooked bridge is already a nightmare.
2. There are no services nearby for residents.
3. The design of the proposed 18 condominiums is completely out of place for the neighborhood.

The #1 Goal of the city's General Plan is:

"Goal LU1 [Goal 1]: ... b. A commitment to preserving its small-town attributes **and cultural heritage**, and a dedication to promoting a **strong sense of community**, while preserving individual neighborhoods ..."

Please do Dolores Manring, along with the entire Manring family, and our community an honor by preserving a piece of our heritage.

SAVE THE BELVEDERE HOTEL

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From: ginag257@gmail.com
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel
Date: Tuesday, August 25, 2020 3:48:39 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Roseville Planning Commission:

I am writing in support of the townhomes project in old Roseville. This will be a significant project for old Roseville as we need additional local housing. The Belvedere property has never been properly maintained by the former owners and this housing will help old town Roseville residents with property values and be a boost to local business.

I live just about a half mile from this project and am supportive of the townhomes. This seems like a very good use and I hope that you will support the Belvedere Townhomes.

Thank you,

Gina Gibson

616 Shasta Oaks Circle

Roseville, CA

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Saving Hotel Belvedere and Roseville Moose
Date: Monday, August 24, 2020 8:32:51 AM

Hi Charity,
Another message below.

Thanks!
Grace

From: rickhipkins@surewest.net <rickhipkins@surewest.net>
Sent: Saturday, August 22, 2020 11:47 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Cc: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Saving Hotel Belvedere and Roseville Moose

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is Richard Hipkins and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse. Traffic conditions is bad enough this will make matters much worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

CC Attachment 1

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

Richard Hipkins

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Meeting on 8/27, Belvedere Hotel site
Date: Monday, August 24, 2020 8:32:29 AM

Hi Charity,
Please see message below.

Thanks,
Grace

From: Mia Hipkins <hipkins@surewest.net>
Sent: Saturday, August 22, 2020 11:33 AM
To: City Council Mail <CityCouncil@roseville.ca.us>
Cc: Planning External <PlanningDivision@roseville.ca.us>
Subject: RE: Meeting on 8/27, Belvedere Hotel site

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is **Mia Hipkins** and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

Mia Hipkins

From: [Leah Alberto](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel - From Mario Lopez
Date: Tuesday, August 25, 2020 3:46:09 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission and Staff:

I support the Belvedere Townhomes project on your Planning Commission agenda this Thursday evening.

This property has been underutilized or empty for over 50 years. It is in significant disrepair and I think we could use some housing in old town Roseville to help the businesses located there.

We should be very happy that the current owner wants to invest in old Roseville helping to create jobs, housing and commerce, especially in the middle of the current pandemic and economic downturn. We should be encouraging this kind of investment in our community.

Thank you for your consideration, I hope that you will approve the Belvedere Townhomes project.

Thank you,

Mario Lopez, 614 Lucy Lane, Roseville

--

Mario Lopez
Home (916) 773-7285

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: condo proposal
Date: Friday, August 21, 2020 7:46:22 AM

Good morning Charity,
Please see below.
Thanks!
Grace

From: prowse_r <prowse_r@yahoo.com>
Sent: Thursday, August 20, 2020 6:58 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Re: condo proposal

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My name is **Richard Prowse** and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our

PC Attachment 5

CC Attachment 1

community.

Sincerely,

Richard Prowse

Sent from my Metro By T-Mobile 4G LTE Android Device

Dear Moose members

The property surrounding the Roseville Moose Lodge was recently sold and a proposal to develop the property was submitted to the City of Roseville. The plan includes demolishing all the existing buildings (including the Hotel Belvedere) removing two native oak trees and putting in 18 four-story townhome buildings that will each be 47 ft. in height.

As you know - The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. One of our concerns is that having residential properties next door may not only hinder our fund-raising efforts but may impact the potential residents. Our goal is to find a way to restore or repurpose the Belvedere in a manner that enhances the historic charm of our city. The secondary benefit of saving Hotel Belvedere is that it will isolate our building from residential living space while we continue our mission to support children, seniors and other non-profits in our region through community fundraisers.

On August 27th @ 6:30pm, the Roseville Planning Commission will hold a “virtual” public meeting to discuss the proposal. The meeting will be viewable on Comcast Ch. 14, Consolidated Ch. 73, AT&T U-verse and will be streamed live on the [City's YouTube channel](#). During the meeting the public may comment by calling 916-774-5353 or emailing publiccomment@roseville.ca.us.

Ahead of the public meeting, we are starting a campaign to ensure our concerns are heard by City officials and the new property owner. If you have an opinion on this matter, please email the City groups listed below. We have provided an email template below that you may use outlining concerns that we feel are important. Feel free to edit the letter based on your personal opinions.

Thank you,

*Roseville Moose Lodge
Board of Directors
506 Lincoln Street
Roseville CA 95678*

[City Council Email](mailto:citycouncil@roseville.ca.us) (citycouncil@roseville.ca.us)

[Planning Commission Email](mailto:planningdivision@roseville.ca.us) (planningdivision@roseville.ca.us)

Dear Roseville City Council, City Planning Commission and Others,

My name is (enter your name here) and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

(enter your name here)

From: [Alexa Roberts](#)
To: [Gold, Charity](#)
Subject: Petition as a public comment:
Date: Monday, August 24, 2020 2:07:24 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I want to make sure that this petition statement and number of signatures is included as a public comment for the Belvedere project:

www.change.org/savehotelbelvedere



As of now, (it grows every day) there are exactly 920 Roseville signatures and 5,907 total signatures.

Here is the petition statement:

The historic Hotel Belvedere at 502 Lincoln street was built in 1917, just a few years after our beautiful Carnegie Library. The Roseville Historical Society recognizes it as a historically significant building. For over a year, they have been working non-stop on a big exhibit and event (currently postponed due to the pandemic) celebrating its rich history. Alexander B. McRae, early Roseville pioneer, sold this land to Alex L. Bell, who had the Belvedere built by Michael & Stoffels. John M. Stoffels, one of the most active building contractors in Roseville and Placer County during the 1920s-1940s, also built the Veterans' Memorial Hall in Auburn, The J. C. Penney building on Vernon Street, Cochrane's Chapel of The Roses, and the Citizens' Bank. The Lumber was provided by Adams Lumber Co., managed by Roy Matheny- who lived at the Belvedere in 1925. At one of his company's free annual Rose Theater parties, he vowed "that his company would always be found at the forefront of the upbuilding and boosting of the City of Roses." He went on to operate Matheny Bros. Lumber Co. and became Vice President of our Local Building & Loan Assoc. The Press Tribune stated that he and his brother had "staked their all on Roseville's Future, having recently opened one of the best and most modernly equipped lumber yards in the state." This Lumber Co. was sold to Diamond Match

Co. and they ended up purchasing G. W. Lohse's Real Estate & Insurance Business.

From its very beginning, the Craftsman-style hotel hosted upstanding individuals. Boasting of hot water in every room, the Belvedere was the higher-end place to stay in Roseville when it was built, proudly called an "ornament to Lincoln Street" by the Roseville Press Tribune in the week of its grand opening. We can see, based on guest books, census documents, and newspaper articles that the Belvedere was occupied by successful Engineers, Conductors, Trainmen and important business men who came to Roseville to work with the Southern Pacific Railroad and Pacific Fruit Express. Even the first owner of the Belvedere, Alexander L. Bell, was a Conductor from New York. The different women who lived at and owned the Belvedere contributed much to our community, taking leadership roles in groups such as the Ladies' Aid Society.

Mrs. Pearl Manring, who operated the hotel for 35 years until her passing in 1989, was a member of the Roseville Historical Society. Under her name, the Belvedere Hotel has been listed as a Major Contributor to the Old Town Roseville Historic District since 1981. According to the architectural report done last year, the building is at the very least a Supportive Contributor to the Old Town Roseville Hist. Dist. Reasons listed in this report for why the building shouldn't keep its Major listing, are that it's obstructed by trees (which would be easily pruned or removed), obstructed by the Moose Lodge, (which it's much taller than) and that the building's original signs are gone. The new owner, in the past year, allowed someone to remove and sell those signs without a permit to do so. Both signs have been purchased and donated to the Historical Society and could be reused or replicated. The building is listed on the RHS website. The Carnegie Museum holds much evidence of its important history and has made it clear, to all who ask, that the building is significant. Up until very recently, her daughter Dolores lived in the Hotel and only left to be in a nursing care facility. Since it was sold in June, 2019, it's been confirmed by a building inspector that the building is in surprisingly good shape and has very little asbestos to remove. The roof is new and the building is made with sturdy redwood, which has made it highly resistant to weather damage over time. Those who were outbid in 2019 and so many others had and continue to have hopes and plans to restore the Belvedere. We all know that the hotel is restoreable.

Now the new owner, Old Town Roseville LLC, has officially submitted a plan to demolish this historically intact, century-old building to build condos in its place. We ask that you not approve this plan. Plenty of new housing is under construction just up the street. Seeing as the Belvedere Hotel is on a 9,975 sqft lot, a compromise could be that condos or other buildings be built on the land around it, with the historic hotel as a restored feature adding value and interest. It could be restored to be something like Sacramento's "Kupros Craffthouse," an office space, event space, or so many other things. There are plenty of possibilities. We ask that this current plan, involving the hotel's demolition, be turned down in light of the Belvedere's local historical significance, Major Contributor listing for the Old Town

Roseville Historical Dist. and the overwhelming interest of our community in restoring it. We would absolutely come together to make it happen. The owner has other options, but we don't have another Hotel Belvedere. This building is a piece of our history we are proud of and have much hope for. All we ask is that you to hear the voices of Roseville locals and simply not approve this plan.

Recently, The Holbrooke Hotel in Grass Valley, The National Hotel in Nevada City (both restorations being funded by Acme Hospitality in Santa Barbara), The Gilded Drifter Inn of Loyaltown (the owner was inspired by Hotel Belvedere to purchase it), and Park Victorian in Auburn have been successfully and lovingly restored by their communities. We in Roseville deserve to see our very own beloved and irreplaceable Belvedere Hotel brought back to life as well.

Please respond, confirming that this will be included in the public comment report.

Thank you!

Alexa Roberts
Chairwoman, Preservation Committee
Roseville Historical Society

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Regarding Belvedere Proposal
Date: Tuesday, August 25, 2020 3:47:43 PM

Hi Charity,
Please see below.

Thanks!

From: LEAANN SIPPLE <leaannhall@comcast.net>
Sent: Tuesday, August 25, 2020 3:46 PM
To: City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Regarding Belvedere Proposal

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is LeaAnn Sipple and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-

raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

LeaAnn Sipple

From: [Alec Vogelsang](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Please Approve of the Belvedere Townhomes Project
Date: Tuesday, August 25, 2020 3:32:34 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Roseville Planning Commission,

I am writing in support of the Belvedere Townhomes project in historic Old Town Roseville.

I think this is a very good project and will help provide additional housing for the citizens of Roseville. As a young professional currently living in an apartment in East Roseville, I have looked for housing options which have been limited. There may be members of the community who would like to save the Belvedere Hotel, but it is my understanding that it has been abandoned and empty for over 50 years. It is not of significant historical relevance, and Old Town deserves better. In the spirit of the Belvedere Hotel that housed railroad conductors and engineers throughout its lifetime, please approve the Belvedere Townhomes project so that it can once again house the people of Roseville.

I hope you take this support into consideration and **approve the Belvedere Townhomes this Thursday evening.**

Thank you.

Alec Vogelsang, Rosemeade Apartments, East Roseville
UCSD | NanoEngineering | 2016
Phone: (916) 671-0652

Email: smartalecv@gmail.com

From: [Pam Compton](#)
To: [Gold, Charity](#)
Subject: Please - Belvedere Hotel - Turn it into a Retail Establishment w Stores / Museum
Date: Thursday, August 27, 2020 9:51:35 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please, please, please - consider alternatives to tearing down the Belvedere Hotel.

A retail establishment / museum would be great - it would keep the historical element in Historical Roseville.

Please. I'm not from Roseville - I live here, now, with my elder parents, and am a board member of the Roseville Historical Society.

I'm 61 years old. I'm not a youngster, but I'm not an elder (yet...). I treasure the historic element of Roseville that is disappearing. It's so important to the community and neighborhood.

Traffic is another HUGE concern. It will be a nightmare. The Roseville Historical Society is planning walking tours. The Belvedere Hotel, as a last stop - retail/museum would be an amazing finish to the tour. I'll volunteer to be a docent at the museum!!!

Please. Please, please consider the historic options of keeping Historic Roseville - historic.

Thank you -
Pam Compton
Board Member, Roseville Historical Society
(206) 715-7811

From: [Public Comment](#)
To: [Gold, Charity](#)
Cc: [Ogden, Derek](#)
Subject: FW: Planning Commission -- Save the Belvedere Hotel
Date: Thursday, August 27, 2020 10:23:22 AM
Attachments: [image001.png](#)

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Thursday, August 27, 2020 8:31 AM
To: Public Comment <publiccomment@roseville.ca.us>
Subject: Planning Commission -- Save the Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My name is Susan Gadberry Dickinson. I was born in Roseville Hospital, attended Kaseberg School, Warren T Eich, Roseville High School, and Sierra College. I work at Escape Technology, Frontline Education, on Douglas Blvd.

My mother still lives at 304 W. Duranta St, the house I grew up in.

I implore you to listen to your conscience and DO NOT approve the request by developers to destroy the Belvedere Hotel. It is a piece of Roseville's history. It is a beautiful structure, inside and out. It needs only tender loving care to be an elegant addition to the Roseville Old Town district. It would be an excellent complement to the Crooked bridge and Carnegie Library/Museum as a Railroad Museum.

Three very good reasons **not** to approve the proposed Townhome plan:

1. The traffic impact to the neighborhood would be horrible. The 5 way intersection at the Lincoln end of the Crooked bridge is already a nightmare.
2. There are no services nearby for residents.
3. The design of the proposed 18 condominiums is completely out of place for the neighborhood.

PC Attachment 6

CC Attachment 1

The #1 Goal of the city's General Plan is:

"Goal LU1 [Goal 1]: ... b. A commitment to preserving its small-town attributes **and cultural heritage**, and a dedication to promoting a **strong sense of community**, while preserving individual neighborhoods ..."

Please do our community an honor by preserving a piece of our heritage.

SAVE THE BELVEDERE HOTEL

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From: [Cyndi Hale](#)
To: [Gold, Charity](#)
Subject: Belvedere
Date: Wednesday, August 26, 2020 4:47:15 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is Cyndi Hale and I am a member of the Roseville Moose Lodge, and a resident/home owner of Roseville. I grew up in Roseville and attended Roseville schools. I consider Roseville my home town, and am fond of its history. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed. It's a beautiful building with so much history and charm for our beloved town.

I am opposed to the plans submitted that include 18 town homes. Had I been made aware of the apartment homes that were constructed at Main and Washington, resulting in the demolition of Fast Freddie's Pizza and the Roseville Hotel, I would have been opposed and written in then, as well. Those buildings, and the proposed buildings to replace the current Belvedere property, are out of place, don't match the feel and community of the old town/downtown Roseville area, and I personally feel they'd be an eyesore. Especially considering they'd be 4 stories high, when none of the other buildings in downtown/old town are that high.

I am opposed to the plans submitted because I believe residential properties next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge. We facilitate many community-based functions throughout the year, benefitting Placer Breast Cancer Foundation and in previous years, we've raised funds and held functions that benefit the Roseville Police Activities League, Stand Up Placer, Homestart, Paradise Camp Fire Victims and other charities.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse. The argument that the parking lot next to the Moose Lodge now, and the parking between the Belvedere property and the historic Fire House will be sufficient is ridiculous. If it's already difficult for our attendees to find parking during our special events, I can't imagine how many will opt not to attend if they now have to fight for parking with residents of an 18-town home development. I understand that these town homes will have their own garages, yet I'm doubtful that this will be sufficient to accommodate those who may have several driving-age residents in each home.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project where Lincoln Street connects to Sierra Blvd at the Sierra Vista Bridge (aka "The Crooked Bridge") is already dangerous for vehicles and pedestrians and adding additional traffic from a residential community with 18 homes and likely double the amount of cars in and out, will make this problem worse. When Roseville High School releases their students in the afternoons, and in the morning during drop-offs, it's only worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually

PC Attachment 6

CC Attachment 1

dinner with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

Cyndi Hale

From: [gordon.johnson](#)
To: [Gold, Charity](#)
Subject: Belevedere Hotel
Date: Thursday, August 27, 2020 12:22:45 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the demolition of the Belevedere Hotel. I have been friends with Dee since 1976, the Belevedere Hotel is such a important part of the history and culture of Roseville. Dee loved the Belevedere more than life itself. This is a sad day for Old Town, Historic Roseville,. Old Town doesn't have many buildings to begin with and to demolish one to put up new modern condos that's a tragic mistake.

From: [Pam Ori](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Wednesday, August 26, 2020 7:32:26 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I urge you to preserve the historic Hotel Belvedere as part of Roseville's past. Already, the integrity of Old Town is being compromised with new construction that has made no attempt to maintain the style of the surrounding buildings.

While the property was for sale, I happened to meet the owners, while walking by. They graciously shared the history of the buildings; their construction and past uses. Craftsmanship and character abound in the structure. This property could be renovated and put to use for years to come. It would be a sad mistake to demolish it, along with its proud history.

Our city leaders should always be aware of the role Roseville had in the building of California, and do whatever possible to preserve its legacy. The demolition of historic buildings shouldn't even be considered. Please save the Hotel Belvedere.

Pam Ori

Sent from my iPad

From: [Dana Repan](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Wednesday, August 26, 2020 4:37:50 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am petitioning the City of Roseville to please consider stopping the demolition of the Hotel Belvedere. The Hotel is an iconic feature of Roseville, representing its historic value as a resting place for travelers and the railroad workers. It is a piece of Roseville that we will never get back again if it is demolished and replaced with a project that lacks the connection to our city's past. The city should value these historic places that tell our story for future generations. As Roseville chips away at its past, Rosevillians are left little remnants of what originally built the city.

Has there been any consideration for re-use of the building with the proposed condo project? Or moving the building to @theGrounds as a potential venue for events?

Please reconsider the demolition of this contribution to our city's history.

Sincerely,
Dana Repan

From: [Suzanne Ruiz](#)
To: [Gold, Charity](#)
Subject: Belvedere hotel
Date: Wednesday, August 26, 2020 8:54:24 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I understand the need for affordable housing in our area. But why must it come at the cost of ruining our small town feel by building modern buildings in our old downtown. The new ones going up are an eye sore. They are ugly modern buildings that look totally out of place. Now you want to allow more in an area that has no room for that kind of traffic. Traffic let's look at that too. Our city has become so congested and at times a dangerous place to drive. All this continued growth is choking out city. We used to be so unique now we are just another carbon copy. Please do not allow them to be built there. It's too busy there, no room for traffic flow, and will be an eye sore.

Thank you

S Ruiz

Sent from my iPhone

From: [Luke](#)
To: [Gold, Charity](#)
Subject: 502 Lincoln Street/ Hotel Belvedere
Date: Wednesday, August 26, 2020 9:58:16 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm writing to ask that the planning department of the City of Roseville require the preservation of the historic Hotel Belvedere at 502 Lincoln Street.

I've been involved in preservation projects, have in fact restored a 1927 cottage myself, and I'm absolutely convinced historic buildings do more than just beautify our city- they give it a tie to the past that books and museums just cannot do. Our historic buildings are under threat and are not replaceable. We cannot even rebuild them to resemble anything like what they were, due to building codes and lack of the old growth lumber used to build them the first time.

Please consider this: the wood used in this old hotel is almost certainly old growth lumber from an old growth forest that no longer exists. Do we really want to send that irreplaceable wood into the landfill? Shouldn't we instead preserve what is left of our past, not just the buildings but of the forest it came from?

Thank you kindly for your consideration of this matter,

Luke VonderOhe
2303 North Cirby Way
Roseville

From: [Allison Foster](#)
To: [Gold, Charity](#)
Subject: Comment on Hotel Belvedere
Date: Thursday, August 27, 2020 2:54:44 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

To the Planning Commission of the City of Roseville:

I was born and raised in Roseville and I care deeply about this city. The entire backdrop of my life is centered around this town. I learned about the history of Railroad Junction during class at Sargeant Elementary. I sat outside the classroom with my classmates and sculpted a salt dough art piece to hopefully be bronzed and placed under "The Rose Sculpture". The small indentations from my life in Roseville are there. My name is hanging in the office of Sargeant for being awarded the Principal's Award in 6th Grade. If you chip off layers of paint in the cheer box at Oakmont High School, you'd find my name from Senior year. Roseville has a rich history and it is so very important that we honor that. By wiping out this beautiful building, you are wiping out history. While you may continue to claim that The Belvedere Hotel holds no significant historical value, that is utterly untrue. The people of your town are standing up and telling you this.

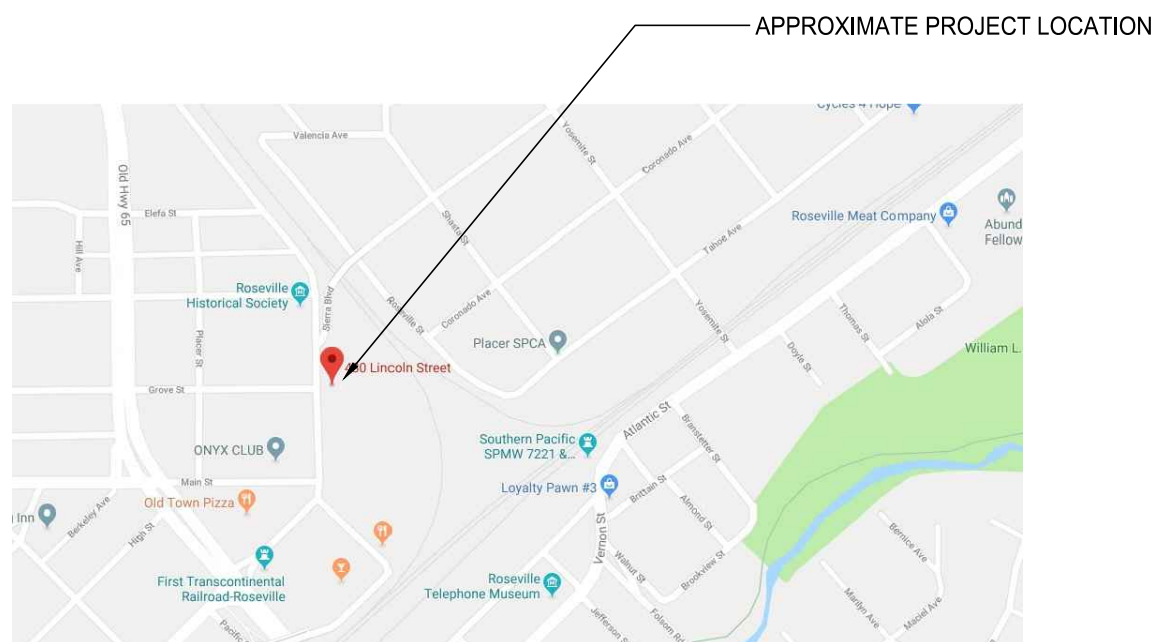
Do right by the citizens of your city and preserve the history.

There are many other options to save and preserve the history of this building when you choose to see through the selfish view of purely monetary gain. The upcoming generation holds values of less waste and more repurposing. We have to, we have inherited a world that forces us to. This is the perfect chance for you to look toward the future generation while saving a piece of Roseville History. I beg you to honor the past and future by not allowing the demolition of this historical building of Roseville.

Thank you for your time.

Respectfully,
Allison Foster

510 LINCOLN ST.
ROSEVILLE, CA
CITY OF ROSEVILLE



ZONING SUMMARY:

CURRENT ZONING DESIGNATION - HD/SA-DT
DOWNTOWN SPECIFIC PLAN OVERLAY
OLD TOWN COMMERCIAL DISTRICT (DT-4)
EXISTING USE: RESIDENTIAL AND COMMERCIAL / SINGLE FAMILY

ALLOWABLE BUILD TO LINE - 0'-10'
PROPOSED BUILD TO LINE - 6"
 ALLOWABLE SIDE SETBACKS - 0'
PROPOSED SIDE SETBACKS - 0'
 ALLOWABLE REAR SETBACKS - 0'
PROPOSED REAR SETBACKS - 0'

MAXIMUM HEIGHT - FOUR STORIES / 60 FEET
 PROPOSED HEIGHT - FOUR STORIES / +/- 47 FEET

LOT COVERAGE:

MINIMUM ALLOWABLE FAR - 1.5
MAXIMUM ALLOWABLE FAR - 3.0

COMBINED TOTAL LOT AREA - 42,673 SQUARE FEET
PROPOSED FLOOR AREA - 65,260 SQUARE FEET
PROPOSED TOTAL FAR - 65,260 / 42,673 = 1.53

PARKING SUMMARY:

REQUIRED:
2+ BEDROOM = 1.5 PER UNIT
10+ UNITS = 1 GUEST SPACE FOR EVERY 10 UNITS

PROPOSED:
2 CAR GARAGE AT EACH UNIT
9 GUEST PARKING STALLS ON SITE

CODE SUMMARY:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA FIRE CODE
2019 NFPA 1932

OCCUPANCY SUMMARY:

R3 SINGLE FAMILY ATTACHED TOWNHOUSES
(2) HOUR FIRE WALL SEPARATION BETWEEN EACH TOWNHOUSE
UNIT (1) HOUR RATING EACH UNIT WITH 1" AIR SPACE ALONG
PROPERTY LINE
FIRE WALL TO EXTEND FROM FOUNDATION TO UNDERSIDE OF
ROOF DECK.
HORIZONTAL CONTINUITY OF FIREWALL TO BE MAINTAINED PER
2019 CBC SECTION 706.5

PROJECT DESCRIPTION:

FOUR STORY ATTACHED TOWNHOUSES R3
ATTACHED TWO CAR GARAGES U
PROJECT SITE CONTAINS 6 BUILDINGS AS FOLLOWS:

BUILDING 1 - FOUR ATTACHED TOWNHOUSE UNITS
BUILDING 2 - TWO ATTACHED TOWNHOUSE UNITS
BUILDING 3 - TWO ATTACHED TOWNHOUSE UNITS
BUILDING 4 - TWO ATTACHED TOWNHOUSE UNITS
BUILDING 5 - FOUR ATTACHED TOWNHOUSE UNITS (REUSE OF
BUILDING 1)
BUILDING 6 - FOUR ATTACHED TOWNHOUSE UNITS (REUSE OF
BUILDING 1)

PROJECT LOCATION:

510 LINCOLN STREET
ROSEVILLE CA.

ARCHITECTURAL

A0.01	ARCHITECTURAL COVERSHEET
A0.02	BUILDINGS (5) (6) LADDER EXHIBIT
A0.03	TRASH ENCLOSURE
A0.04	FIREWALL SECTION
A1.01	ARCHITECTURAL SITE PLAN
A2.01	FLOOR PLANS
A2.02	FLOOR PLANS
A2.03	FLOOR PLANS
A2.04	FLOOR PLANS
A2.05	ROOF PLAN
A2.06	EXTERIOR ELEVATIONS
A2.08	EXTERIOR ELEVATIONS
A3.01	FLOOR PLANS
A3.02	FLOOR PLANS
A3.03	ROOF PLAN
A3.04	EXTERIOR ELEVATIONS
A3.05	EXTERIOR ELEVATIONS
A4.01	FLOOR PLANS
A4.02	FLOOR PLANS
A4.03	ROOF PLAN
A4.04	EXTERIOR ELEVATIONS
A4.05	EXTERIOR ELEVATIONS
A5.01	FLOOR PLANS
A5.02	FLOOR PLANS
A5.03	ROOF PLAN
A5.04	EXTERIOR ELEVATIONS
A5.06	EXTERIOR ELEVATIONS

AREA ANALYSIS

[illegible]

PROJECT TEAM

					LANDSCAPE ARCH	CIVIL ENGINEER	ARCHITECT	OWNER/BUILDER
					YAMASAKI LANDSCAPE ARCHITECTURE 1223 HIGH STREET AUBURN, CA 95603 (530) 885-0040	KING ENGINEERING INC. 200 AUBURN FOLSOM RD. SUITE 201 AUBURN, CA 95603 (530) 272-8328	HMA ARCHITECTURE, INC. 2330 EAST BIDWELL STREET SUITE 204 FOLSOM, CA 95630 (916) 597-1500	OLD ROSEVILLE LLC 520 LINCOLN STREET ROSEVILLE, CA

THESE RECORD DOCUMENTS HAVE BEEN
PREPARED BASED UPON INFORMATION SUBMITTED,
IN PART, BY OTHERS. WHILE THIS INFORMATION
IS BELIEVED TO BE RELIABLE, HMA IS NOT
RESPONSIBLE FOR THEIR ACCURACY, NOR FOR
ERRORS OR OMISSIONS WHICH MAY HAVE BEEN
INCORPORATED INTO THESE DOCUMENTS AS A RESULT.

THE BELVEDERE

510 LINCOLN STREET
CITY OF ROSEVILLE, CA
OLD ROSEVILLE, LLC

HMA Architecture

East Bidwell St. Suite 204
olsom, CA 95630
(916) 597-1500

REVISIONS		
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	1. PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

A circular professional seal for Christopher A. Heinritz, a Licensed Architect in the State of California. The seal features the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. In the center, the name "CHRISTOPHER A. HEINRITZ" is written above the license number "C23507" and the expiration date "EXP. 03-31-21".

ARCHITECTURAL COVERSHEET

BELVEDERE

SHEET

A0.01

PC Exhibit C

THE BEL VEDERE
510 LINCOLN STREET
CITY OF ROSEVILLE, CA
OLD ROSEVILLE, LLC

HMA Architecture
2330 East Bidwell St. Suite 204
Folsom, CA 95630
(916) 597-1500

REVISIONS		
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	△ PLANNING COMMENTS	05/27/2020

DRAWN
HMA

SCALE
AS NOTED

DATE
2019

JOB NO.
19032

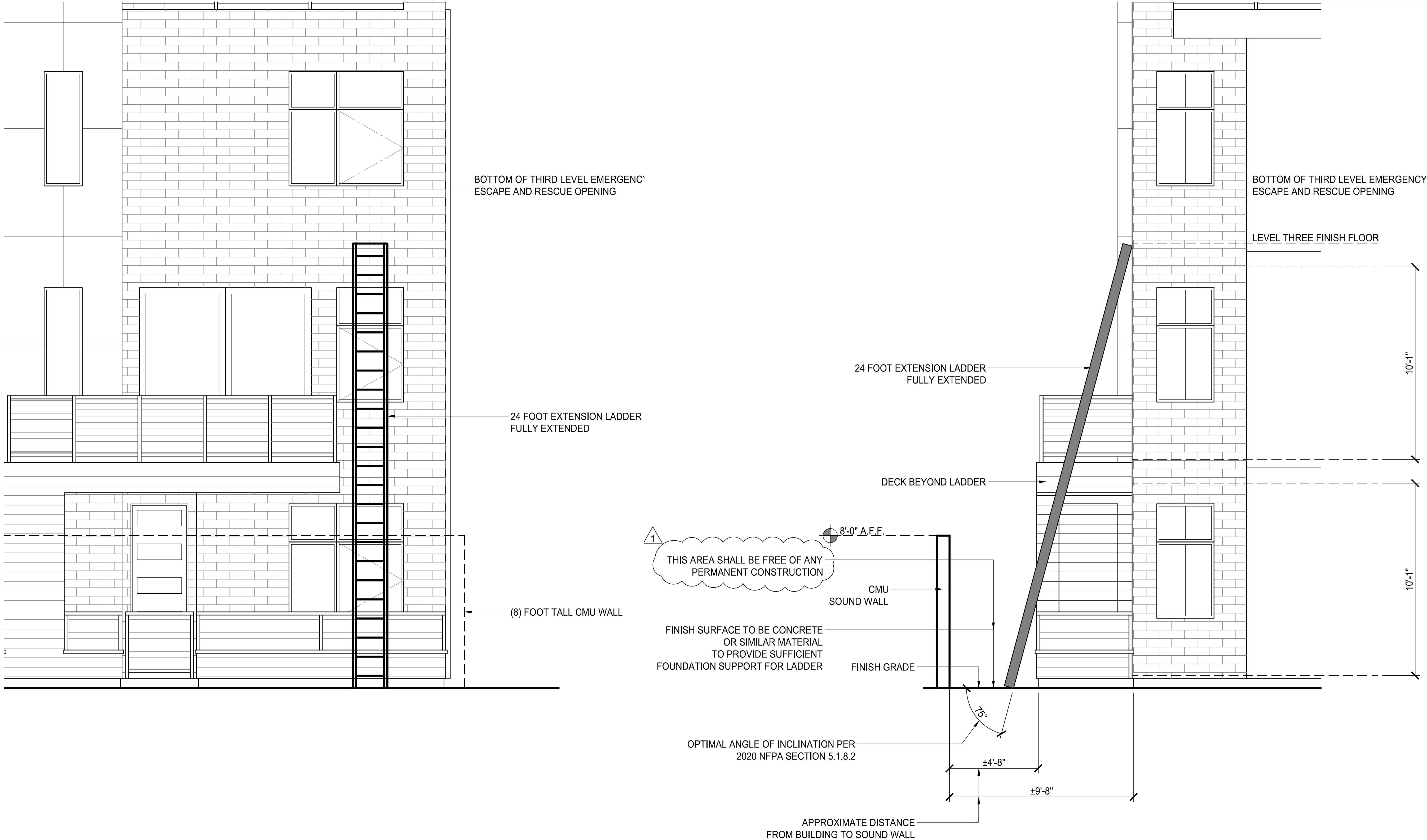
LICENSED ARCHITECT
CHRISTOPHER A. HEINRITZ
C23507
EXP. 03-31-21
STATE OF CALIFORNIA

BUILDINGS (5) (6)
LADDER EXHIBIT

BELVEDERE
SHEET
A0.02

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020

- 5.1.8 Angle of Inclination.
- 5.1.8.1 To provide the optimum combination of load carrying capacity and stability, ground ladders shall be set at the correct angle of inclination by positioning the base section a horizontal distance from the vertical wall equal to one-quarter the working length of the ground ladder.
- 5.1.8.2* An angle of inclination of between 70 and 76 degrees shall be permitted, with an angle of 75½ degrees being optimum.
- 5.1.9* Ground ladders shall be secured at the base, either by a fire fighter or by mechanical means, to prevent slippage.
- 5.1.9.1* Extreme caution shall be used when the angle of inclination is less than 70 degrees.
- 5.1.9.2 At angles less than 70 degrees, mechanical means shall be used to prevent slippage.
- 5.1.10 Any time a ladder is positioned or repositioned, a visual determination that the pawls are correctly latched shall be made before the ladder is climbed.
- 5.1.11 Ground ladders shall be secured at the top, to prevent slippage, by the first person to climb the ladder.
- 5.1.12 Raised ground ladders shall not be slid along cornices or roof edges.



PC Exhibit C

THE BEL VEDERE
510 LINCOLN STREET
CITY OF ROSEVILLE, CA
OLD ROSEVILLE, LLC

HMA Architecture
2330 East Bidwell St. Suite 204
Folsom, CA 95630
(916) 597-1500

NOTES:
TRASH ENCLOSURE DESIGN TO COMPLY WITH CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
DEPARTMENT DETAIL SW-1. EXTERIOR WALL FINISH AS SHOWN BELOW IS BRICK VENEER OVER
CMU. BRICK FINISH TO MATCH BRICK FINISH ON EXTERIOR OF BUILDINGS



REVISIONS		
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1.	△ PLANNING COMMENTS	05/27/2020

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JOB NO.	19032	

TRASH
ENCLOSURE

BELVEDERE

SHEET
A0.03

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THE BEL VEDERE
510 LINCOLN STREET
CITY OF ROSEVILLE, CA
OLD ROSEVILLE, LLC

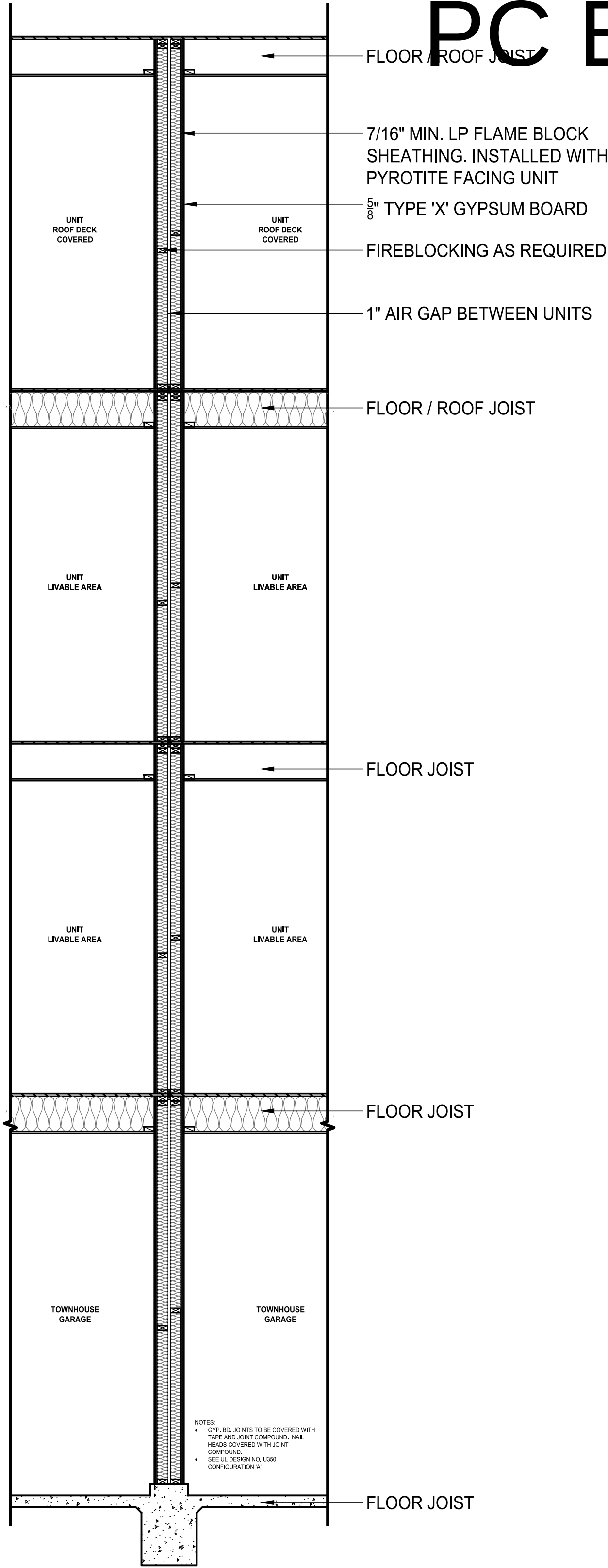
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FIREWALL
SECTION

TYPICAL SECTION
SHEET
A0.04



WALL SECTION

SCALE: 3/8" = 1'-0"

CODE USED:	2019 C.B.C., C.M.C., C.E.C., C.P.C., C.F.C. 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
OCCUPANCY:	R-3 SINGLE FAMILY ATTACHED TOWNHOME U PRIVATE GARAGE
OCCUPANCY SEPARATION:	PROVIDE A 2 HOUR FIREWALL BETWEEN EACH R3 TOWNHOUSE ALONG PROPERTY LINE IN COMPLIANCE WITH 2019 CBC SECTION 706.
PROPERTY LINE SEPARATION	PROVIDE A 1 HOUR RATED EXTERIOR WALL ALONG PROPERTY WHEN PROPERTY LINE IS LESS THAN 5 FEET FROM BUILDING IN COMPLIANCE WITH 2019 CBC SECTION 602
CONSTRUCTION:	TYPE V-B
FIRE SPRINKLER SYSTEM:	RESIDENCE SHALL HAVE APPROVED FIRE SPRINKLER SYSTEM PER 2019 C.R.C R313.2 AND R313.3

- NOTES:
- 706.5.1 Exterior walls.
- Where the fire wall intersects exterior walls, the fire-resistance rating and opening protection of the exterior walls shall comply with one of the following:
1. The exterior walls on both sides of the fire wall shall have a 1-hour fire-resistance rating with 3//4-hour protection where opening protection is required by Section 705.8. The fire-resistance rating of the exterior wall shall extend not less than 4 feet (1220 mm) on each side of the intersection of the fire wall to exterior wall. Exterior wall intersections at fire walls that form an angle equal to or greater than 180 degrees (3.14 rad) do not need exterior wall protection.
 2. Buildings or spaces on both sides of the intersecting fire wall shall assume to have an imaginary lot line at the fire wall and extending beyond the exterior of the fire wall. The location of the assumed line in relation to the exterior walls and the fire wall shall be such that the exterior wall and opening protection meet the requirements set forth in Sections 705.5 and 705.8. Such protection is not required for exterior walls terminating at fire walls that form an angle equal to or greater than 180 degrees (3.14 rad).

- 706.5.2 Horizontal projecting elements.
- Fire walls shall extend to the outer edge of horizontal projecting elements such as balconies, roof overhangs, canopies, marquees and similar projections that are within 4 feet (1220 mm) of the fire wall.
- Exceptions:
1. Horizontal projecting elements without concealed spaces, provided that the exterior wall behind and below the projecting element has not less than 1-hour fire-resistance-rated construction for a distance not less than the depth of the projecting element on both sides of the fire wall. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3//4 hour.
 2. Noncombustible horizontal projecting elements with concealed spaces, provided that a minimum 1-hour fire-resistance-rated wall extends through the concealed space. The projecting element shall be separated from the building by not less than 1-hour fire-resistance-rated construction for a distance on each side of the fire wall equal to the depth of the projecting element. The wall is not required to extend under the projecting element where the building exterior wall is not less than 1-hour fire-resistance rated for a distance on each side of the fire wall equal to the depth of the projecting element. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3//4 hour.
 3. For combustible horizontal projecting elements with concealed spaces, the fire wall need only extend through the concealed space to the outer edges of the projecting elements. The exterior wall behind and below the projecting element shall be of not less than 1-hour fire-resistance-rated construction for a distance not less than the depth of the projecting elements on both sides of the fire wall. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3//4 hour.

- 706.6 Vertical continuity.
- Fire walls shall extend from the foundation to a termination point not less than 30 inches (762 mm) above both adjacent roofs.
- Exceptions:
1. Stepped buildings in accordance with Section 706.6.1.
 2. Two-hour fire-resistance-rated walls shall be permitted to terminate at the underside of the roof sheathing, deck or slab, provided that:
 - 2.1. The lower roof assembly within 4 feet (1220 mm) of the wall has not less than a 1-hour fire-resistance rating and the entire length and span of supporting elements for the rated roof assembly has a fire-resistance rating of not less than 1 hour.
 - 2.2. Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall.
 - 2.3. Each building shall be provided with not less than a Class B roof covering.
 3. Walls shall be permitted to terminate at the underside of noncombustible roof sheathing, deck or slabs where both buildings are provided with not less than a Class B roof covering. Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall.
 4. In buildings of Types III, IV and V construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks, provided that all of the following requirements are met:
 - 4.1. Roof openings are not less than 4 feet (1220 mm) from the fire wall.
 - 4.2. The roof is covered with a minimum Class B roof covering.
 - 4.3. The roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4 feet (1220 mm) on both sides of the wall or the roof is protected with 5//8-inch (15.9 mm) Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by not less than 2-inch (51 mm) nominal ledgers attached to the sides of the roof framing members for a distance of not less than 4 feet (1220 mm) on both sides of the fire wall.
 5. In buildings designed in accordance with Section 510.2, fire walls located above the 3-hour horizontal assembly required by Section 510.2, Item 1 shall be permitted to extend from the top of this horizontal assembly.
 6. Buildings with sloped roofs in accordance with Section 706.6.2.

- 706.5 Horizontal continuity.
- Fire walls shall be continuous from exterior wall to exterior wall and shall extend not less than 18 inches (457 mm) beyond the exterior surface of exterior walls.
- Exceptions:
1. Fire walls shall be permitted to terminate at the interior surface of combustible exterior sheathing or siding provided that the exterior wall has a fire-resistance rating of not less than 1 hour for a horizontal distance of not less than 4 feet (1220 mm) on both sides of the fire wall. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3//4 hour.
 2. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing, exterior siding or other noncombustible exterior finishes provided that the sheathing, siding or other exterior noncombustible finish extends a horizontal distance of not less than 4 feet (1220 mm) on both sides of the fire wall.
 3. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing where the building on each side of the fire wall is protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

- 706.2 Structural stability.
- Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. Fire walls designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.

- 706.1.1 Party walls.
- Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.
- Exceptions:
1. Openings in a party wall separating an anchor building and a mall shall be in accordance with Section 402.4.2.2.1.
 2. Fire walls are not required on lot lines dividing a building for ownership purposes where the aggregate height and area of the portions of the building located on both sides of the lot line do not exceed the maximum height and area requirements of this code. For the code official's review and approval, he or she shall be provided with copies of dedicated access easements and contractual agreements that permit the owners of portions of the building located on either side of the lot line access to the other side for purposes of maintaining fire and life safety systems necessary for the operation of the building.

- 706.11 Ducts and air transfer openings.
- Ducts and air transfer openings shall not penetrate fire walls.
- Exception: Penetrations by ducts and air transfer openings of fire walls that are not on a lot line shall be allowed provided that the penetrations comply with Section 717. The size and aggregate width of all openings shall not exceed the limitations of Section 706.8.

- 714.4.1 Through penetrations.
- Through penetrations of fire-resistance-rated walls shall comply with Section 714.4.1.1 or 714.4.1.2.
- Exception: Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the annular space between the penetrating item and the fire-resistance-rated wall is permitted to be protected by either of the following measures:
1. In concrete or masonry walls where the penetrating item is a maximum 6-inch (152 mm) nominal diameter and the area of the opening through the wall does not exceed 144 square inches (0.0929 m2/), concrete, grout or mortar is permitted where installed the full thickness of the wall or the thickness required to maintain the fire-resistance rating.
 2. The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste when subjected to ASTM E119 or UL 263 time-temperature fire conditions under a minimum positive pressure differential of 0.01 inch (2.49 Pa) of water at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

The Belvedere

Design Concept



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

The Belvedere



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

Building 3

The Belvedere

Design Concept



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

Building 4

The Belvedere

Design Concept



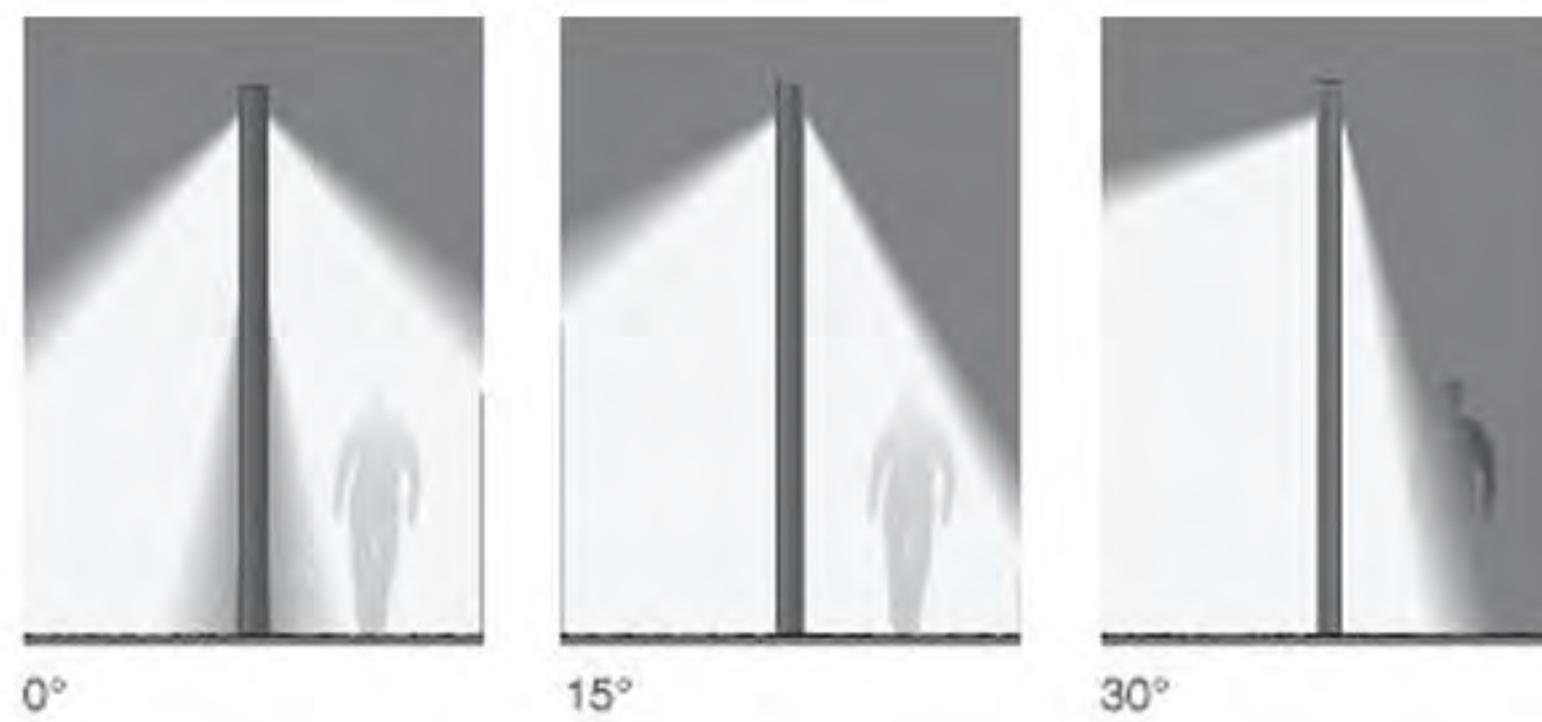
a.) exterior led post
w/adjustable light
distribution



b.) exterior bollards



c.) in ground led luminaire



d.) exterior wall washer



e.) wall sconce at front door



f.) recessed down light



Belvedere Townhomes

Exterior Lighting Package

PC Exhibit C

Belvedere Townhomes



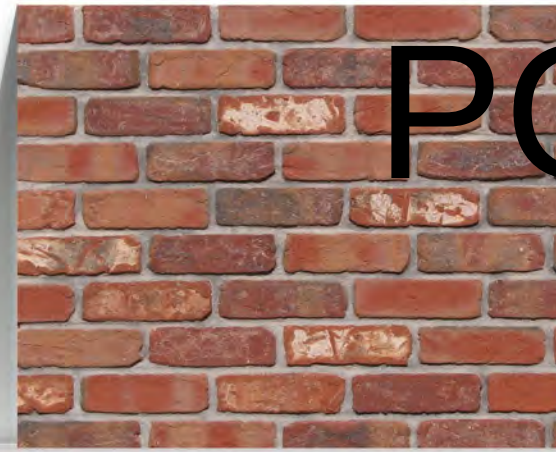
- SCORED STUCCO -

Sherwin Williams
SW6990 Caviar



- SCORED STUCCO -

Sherwin Williams
SW7086 Grizzle Gray



- THIN BRICK -

McNear Brick & Block
Sandmold Series - Stratford



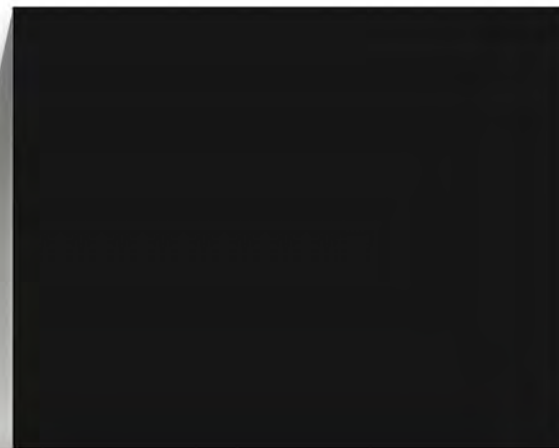
- WOOD EFFECT STONE -

El Dorado Stone
Vintage Ranch - Saddlewood



- DOOR/METAL RAIL -

Sherwin Williams
SW6990 Caviar



- METAL FLASHING AT FASCIA -

Sherwin Williams
SW6990 Caviar



- GARAGE DOOR -

Raynor Garage Doors
Aspen AP200 Steel w/
Versa View Windows
Color SW7086 Grizzle Gray



- WINDOWS -

Jeld-Wen
Color Black

Color & Material Board

PC Exhibit C

THE BEL VEDERE
510 LINCOLN STREET
CITY OF ROSEVILLE, CA
OLD ROSEVILLE, LLC

HMA Architecture
2330 East Bidwell St. Suite 204
Folsom, CA 95630
(916) 597-1500

REVISIONS		
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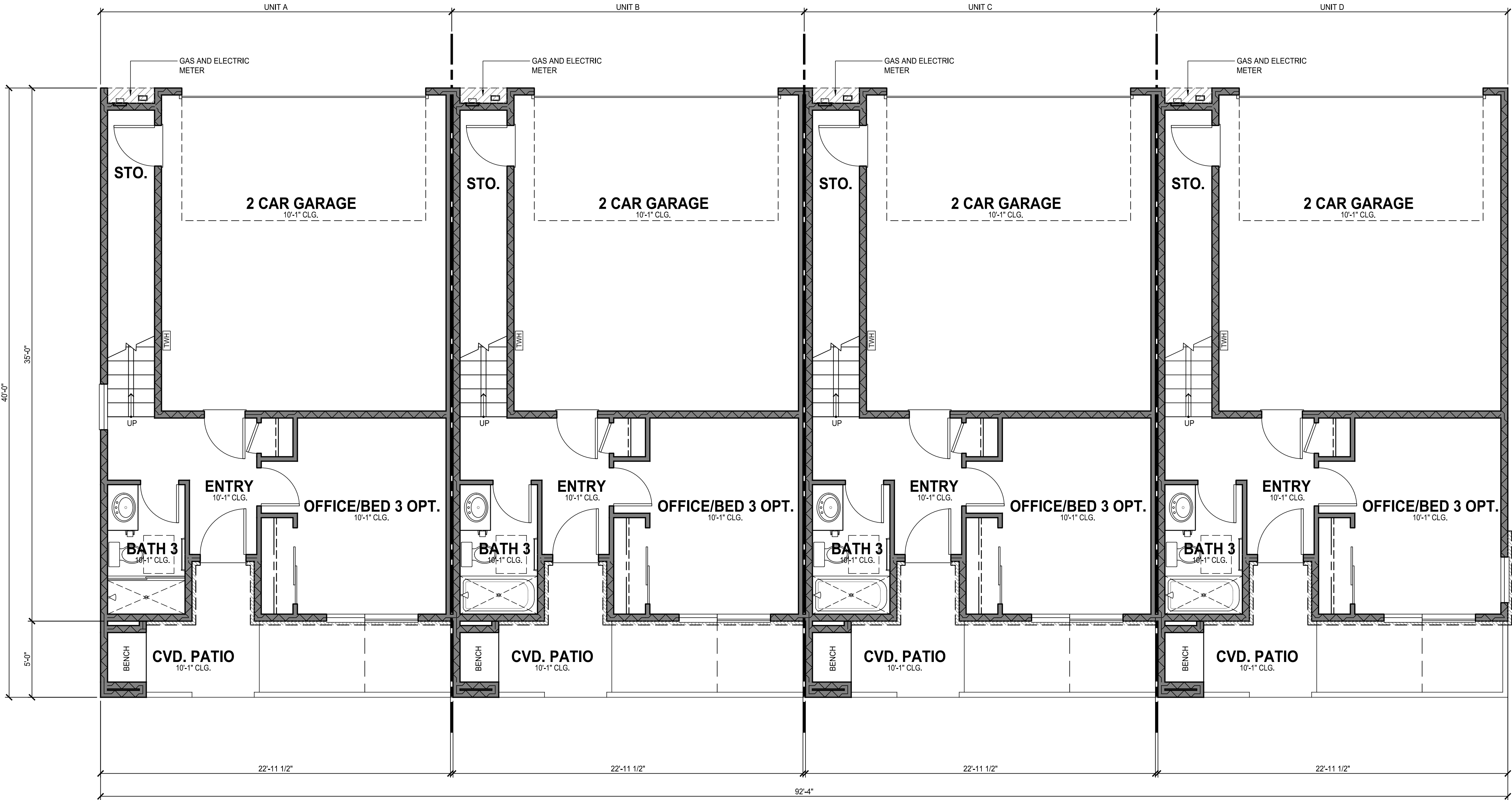
FLOOR PLANS

BUILDINGS 1,5,6

SHEET

A2.01

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

FIRST FLOOR

1/4" = 1'-0"

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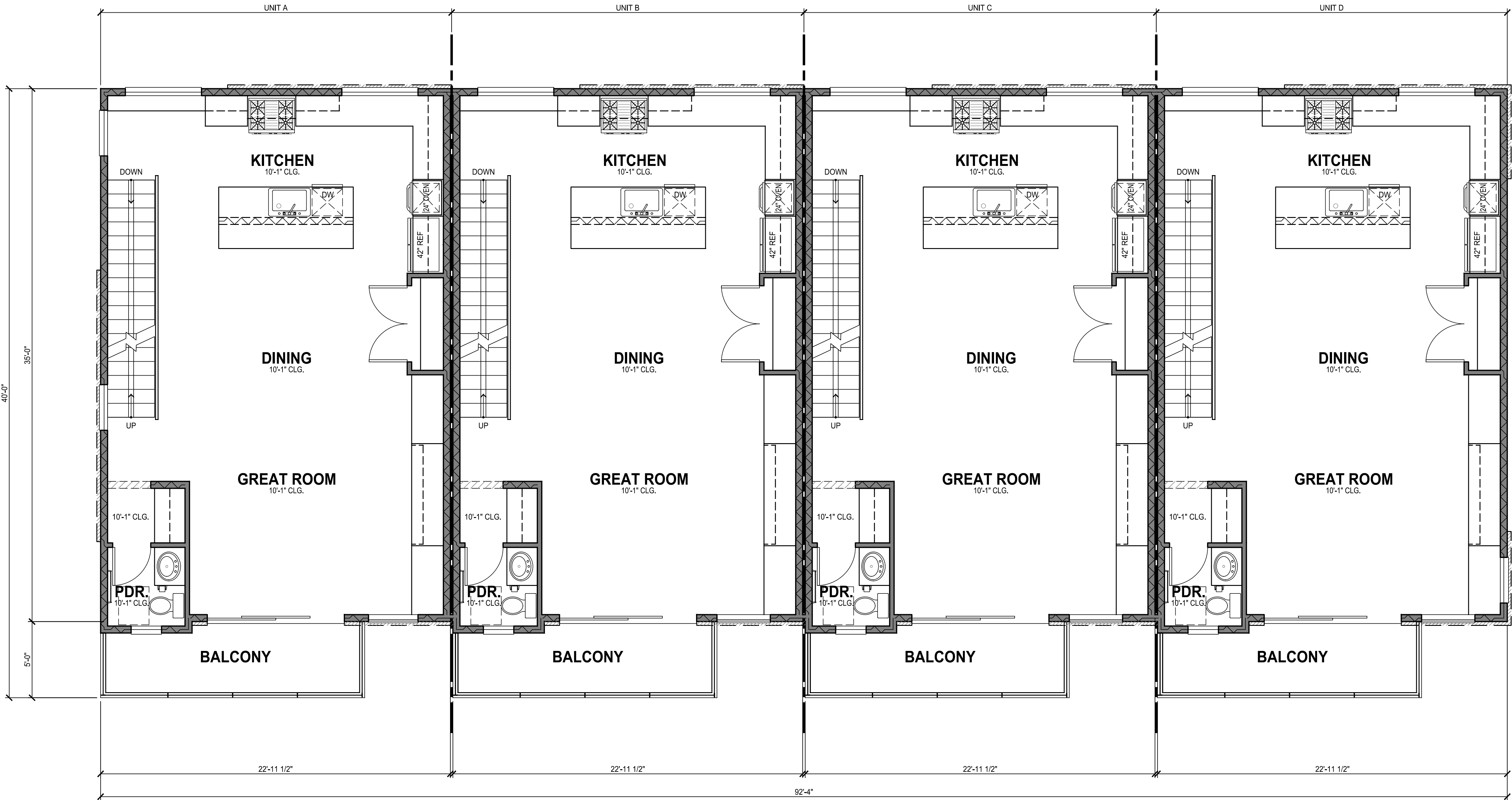
FLOOR PLANS

BUILDINGS 1,5,6

SHEET

A2.02

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

SECOND FLOOR

1/4" = 1'-0"

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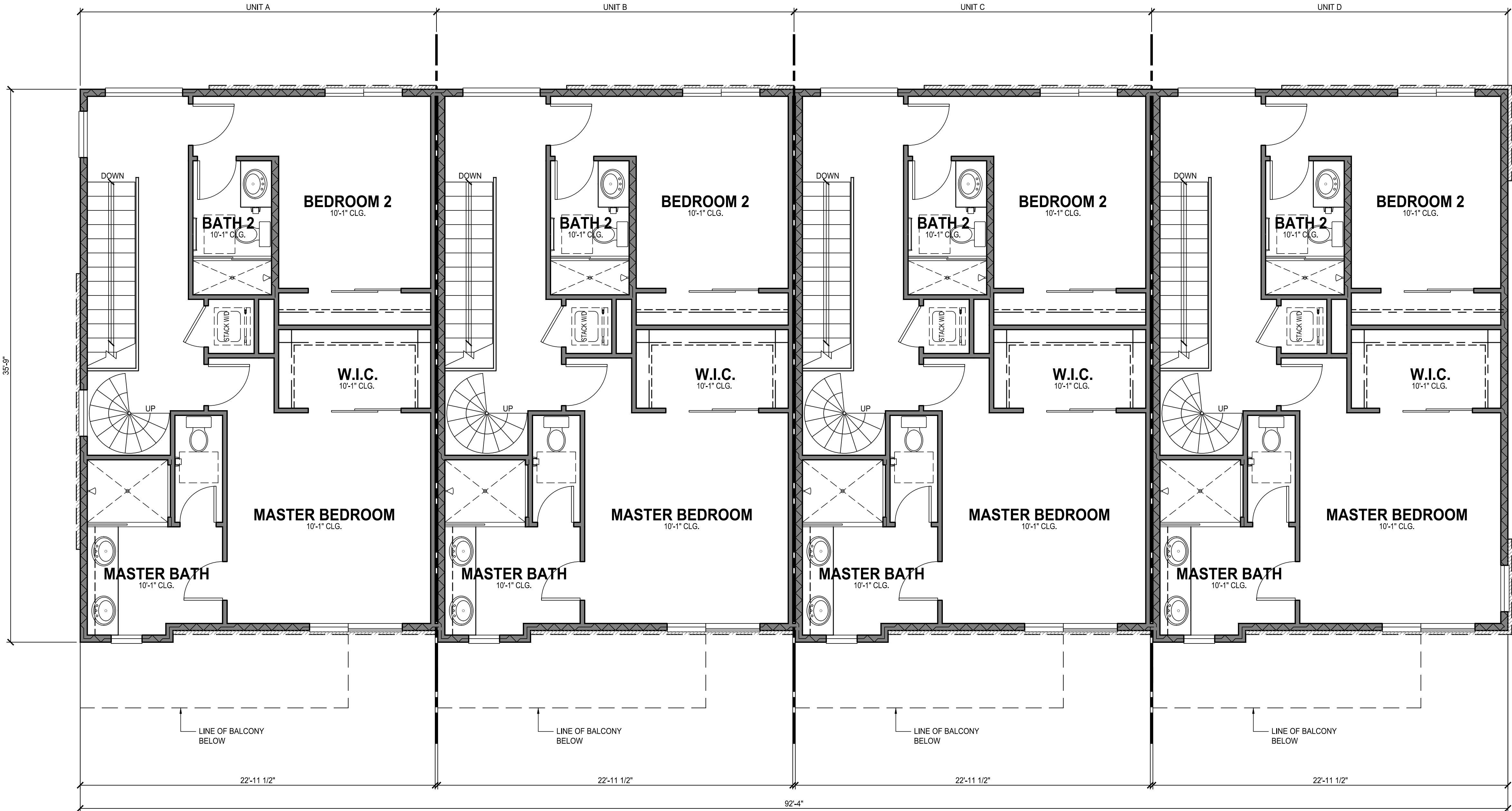
FLOOR PLANS

BUILDINGS 1,5,6

SHEET

A2.03

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

THIRD FLOOR

1/4" = 1'-0"

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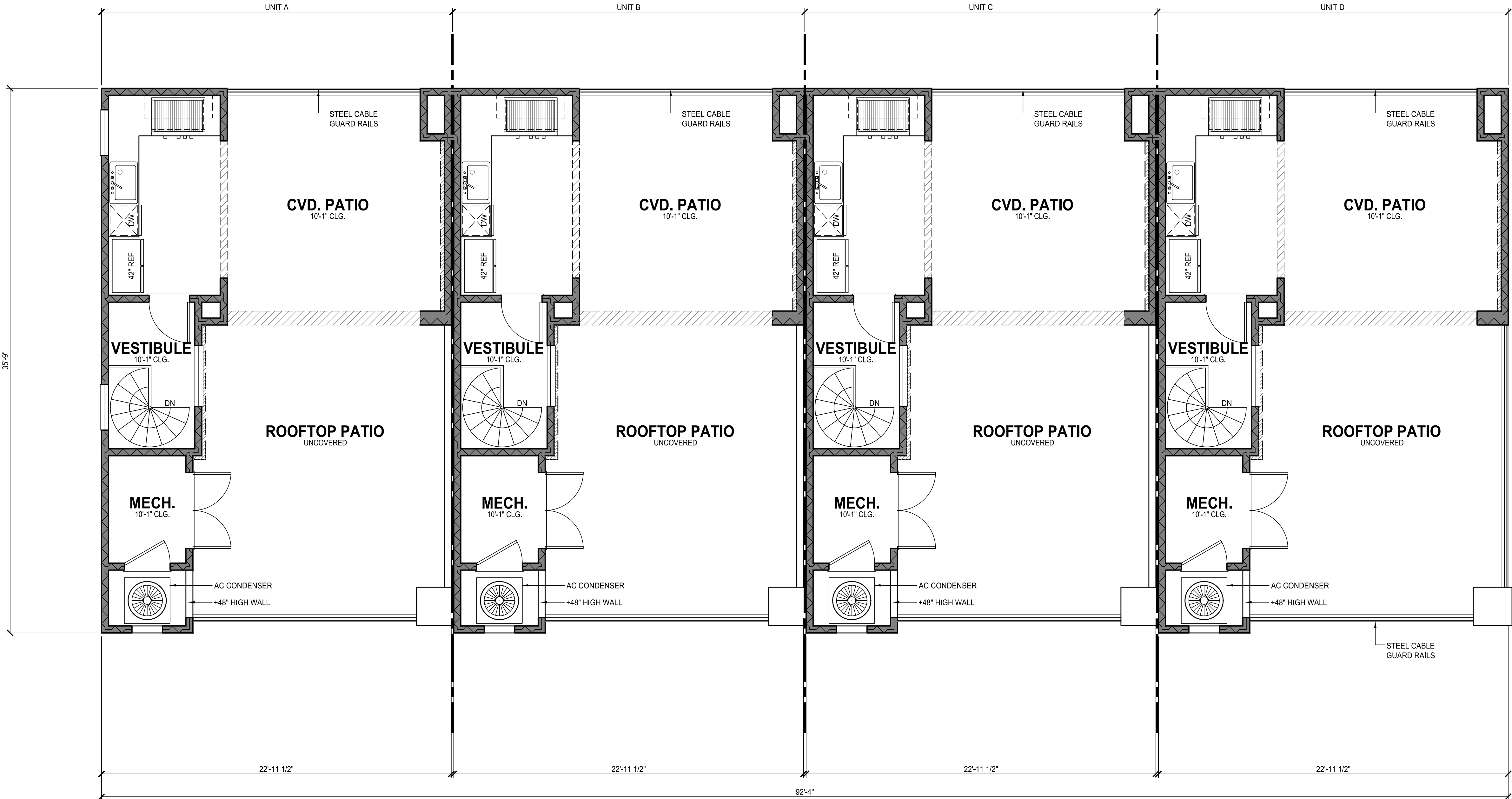
FLOOR PLANS

BUILDINGS 1,5,6

SHEET

A2.04

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

FOURTH FLOOR

1/4" = 1'-0"

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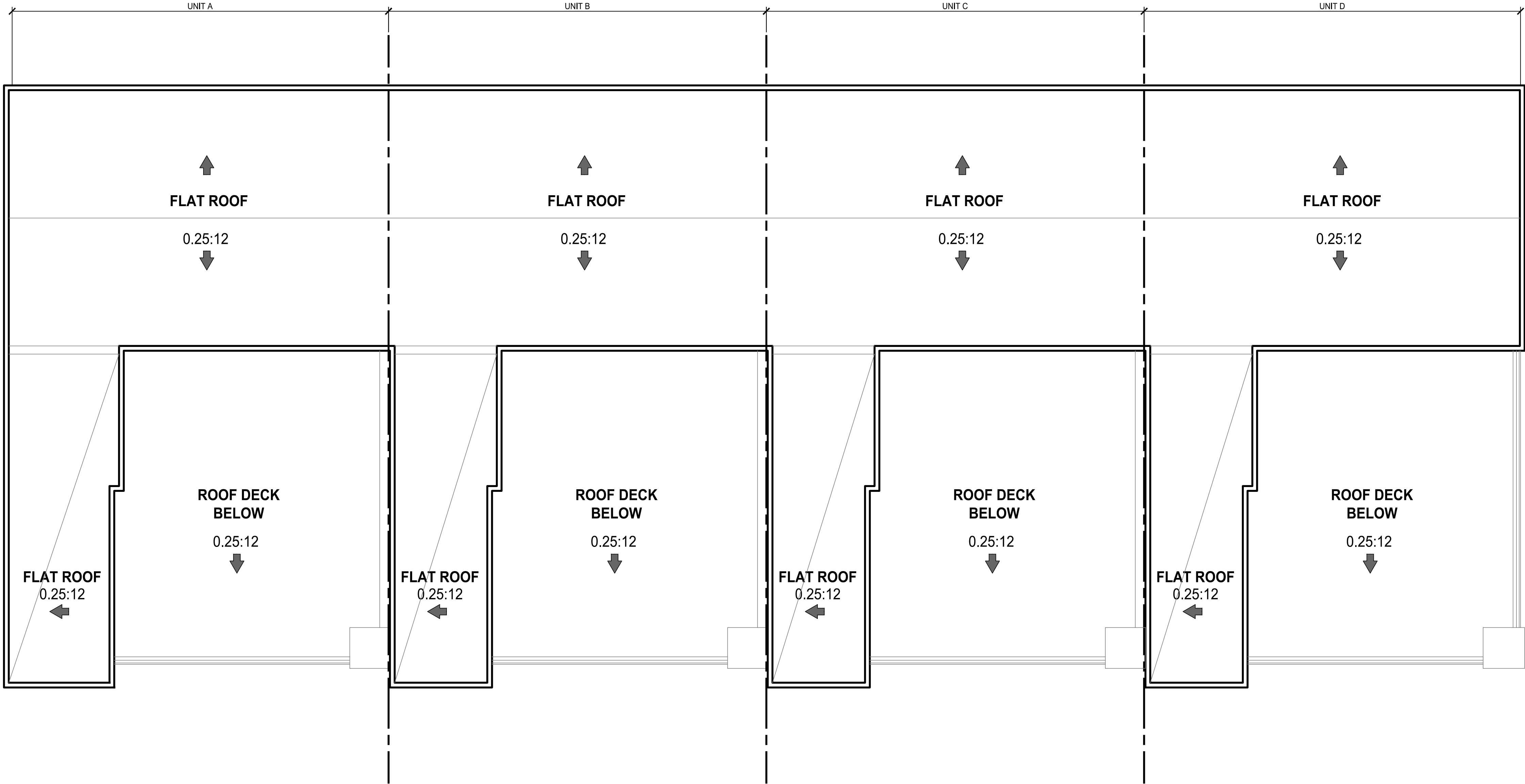
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JOB NO. 19032	

ROOF PLAN

BUILDINGS 1,5,6

SHEET
A2.05

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

ROOF PLAN

1/4" = 1'-0"

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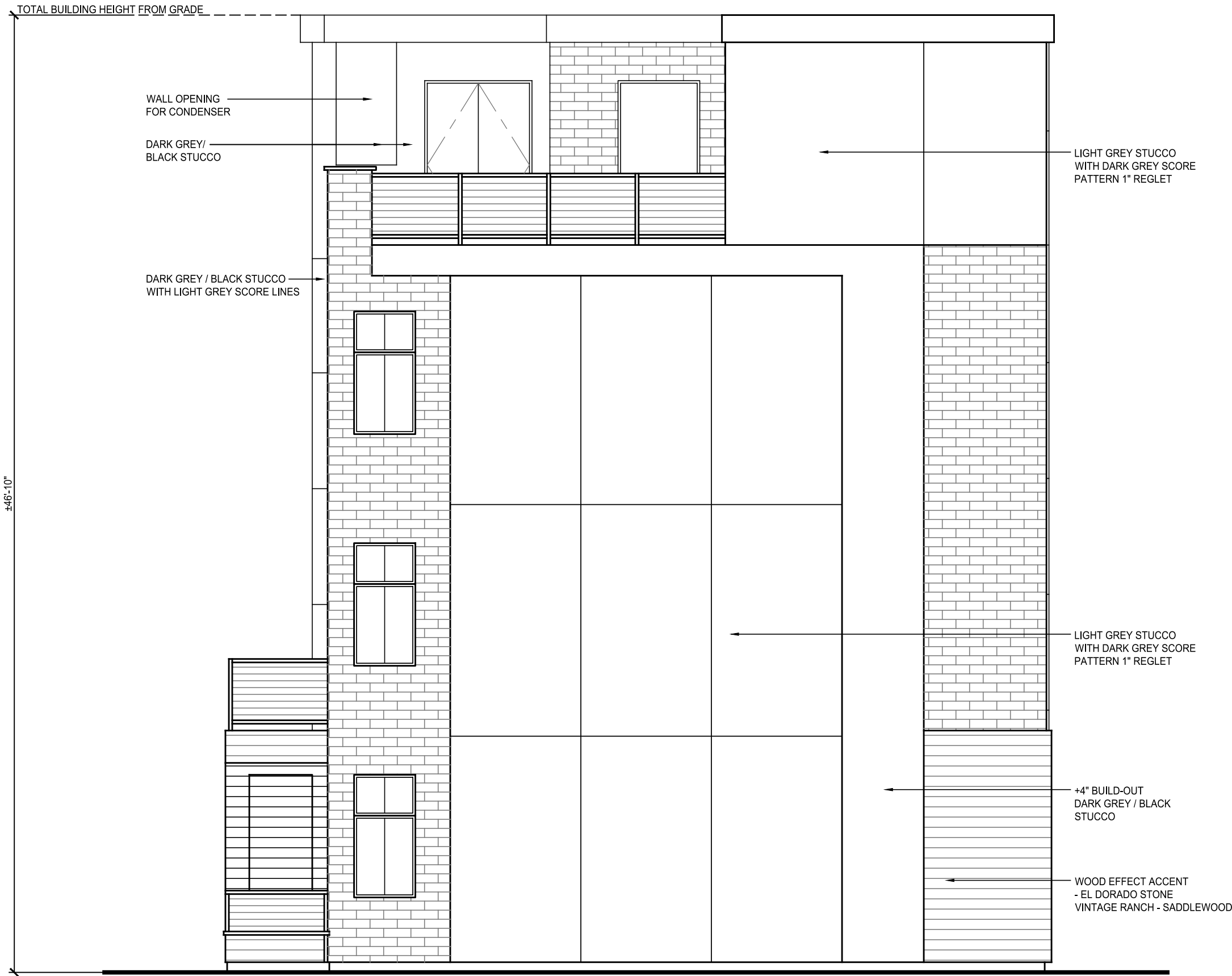
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EXTERIOR ELEVATIONS

BUILDINGS 1,5,6
SHEET
A2.06

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RIGHT ELEVATION 3/16" = 1'-0"



FRONT ELEVATION 3/16" = 1'-0"

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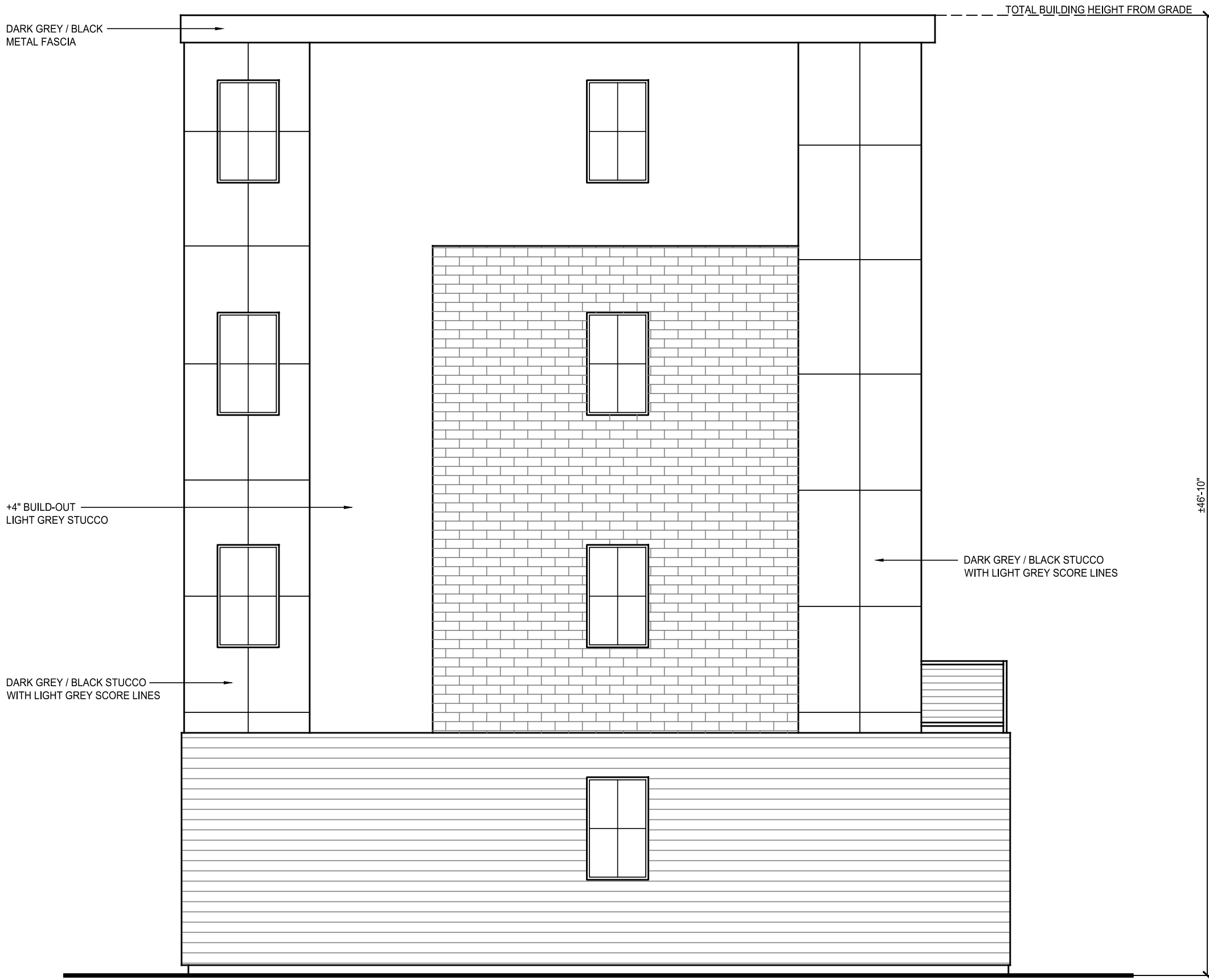
EXTERIOR
ELEVATIONS

BUILDINGS 1,5,6

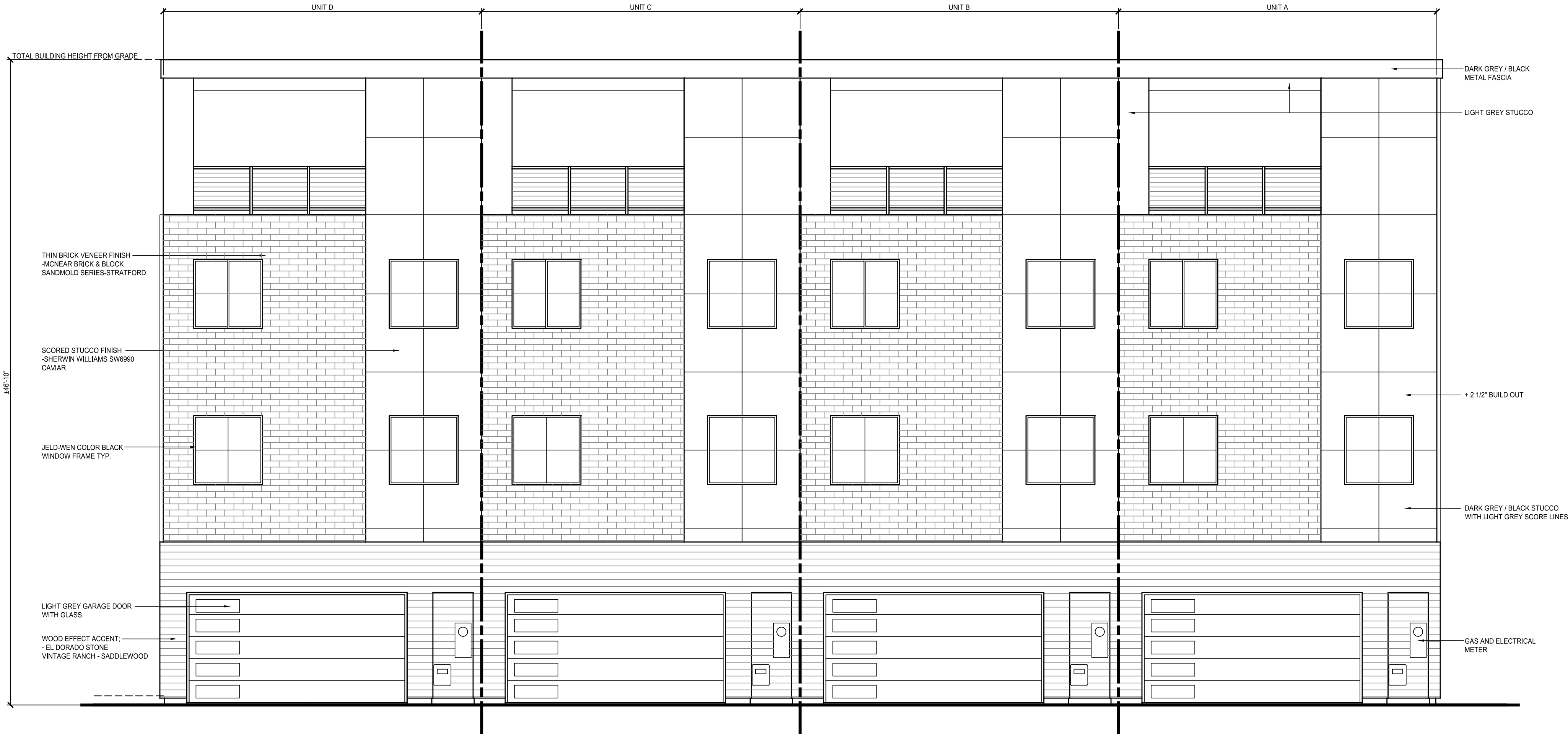
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LEFT ELEVATION 3/16" = 1'-0"



REAR ELEVATION 3/16" = 1'-0"

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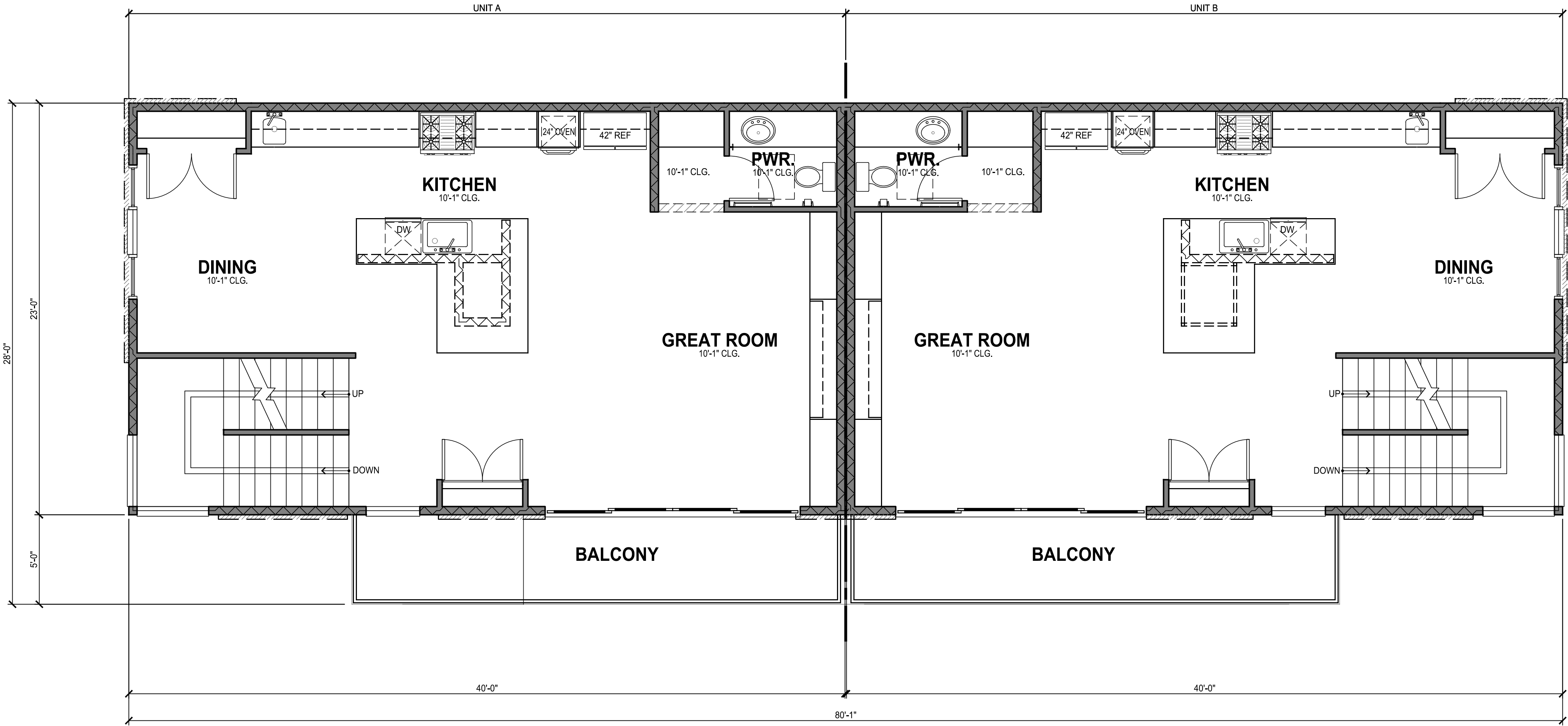
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FLOOR PLANS

BUILDING 2

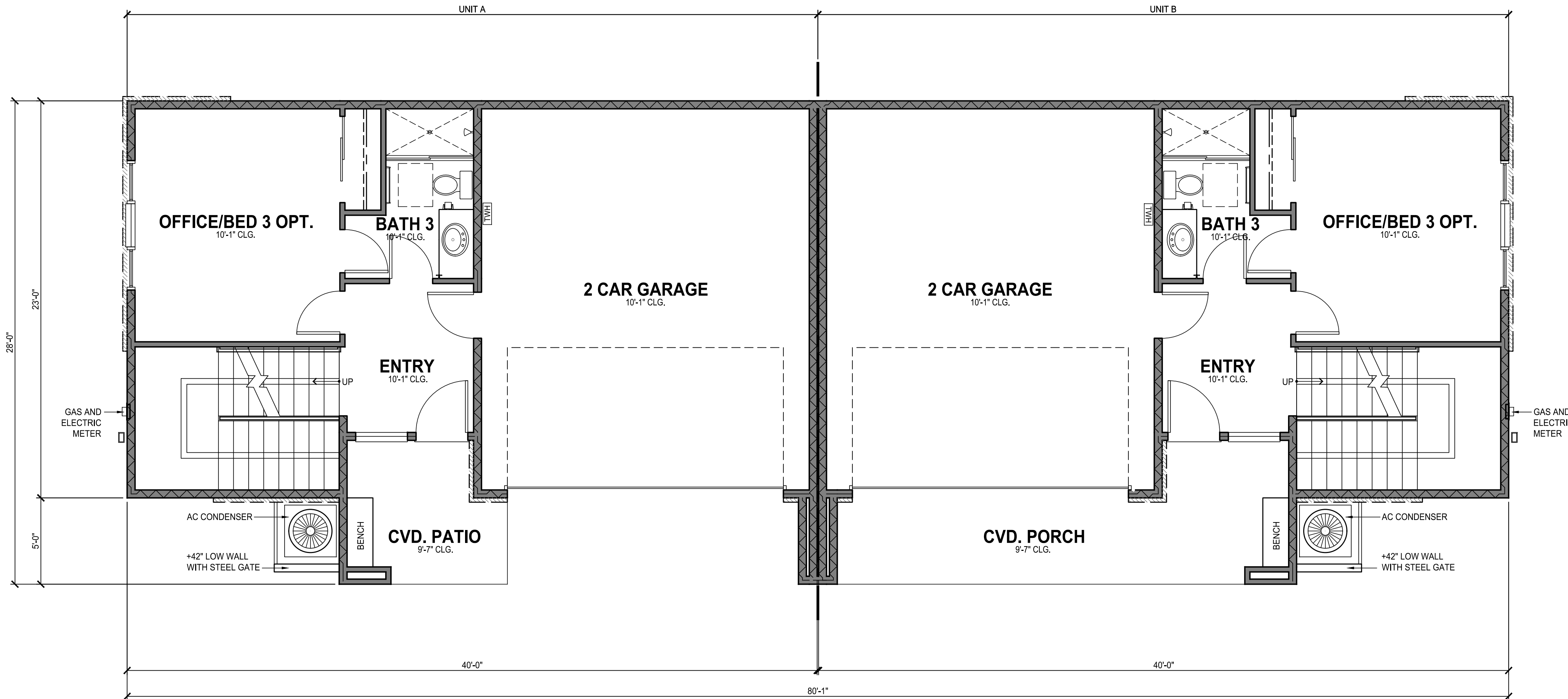
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THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



SECOND FLOOR

1/4" = 1'-0"



FIRST FLOOR

1/4" = 1'-0"

WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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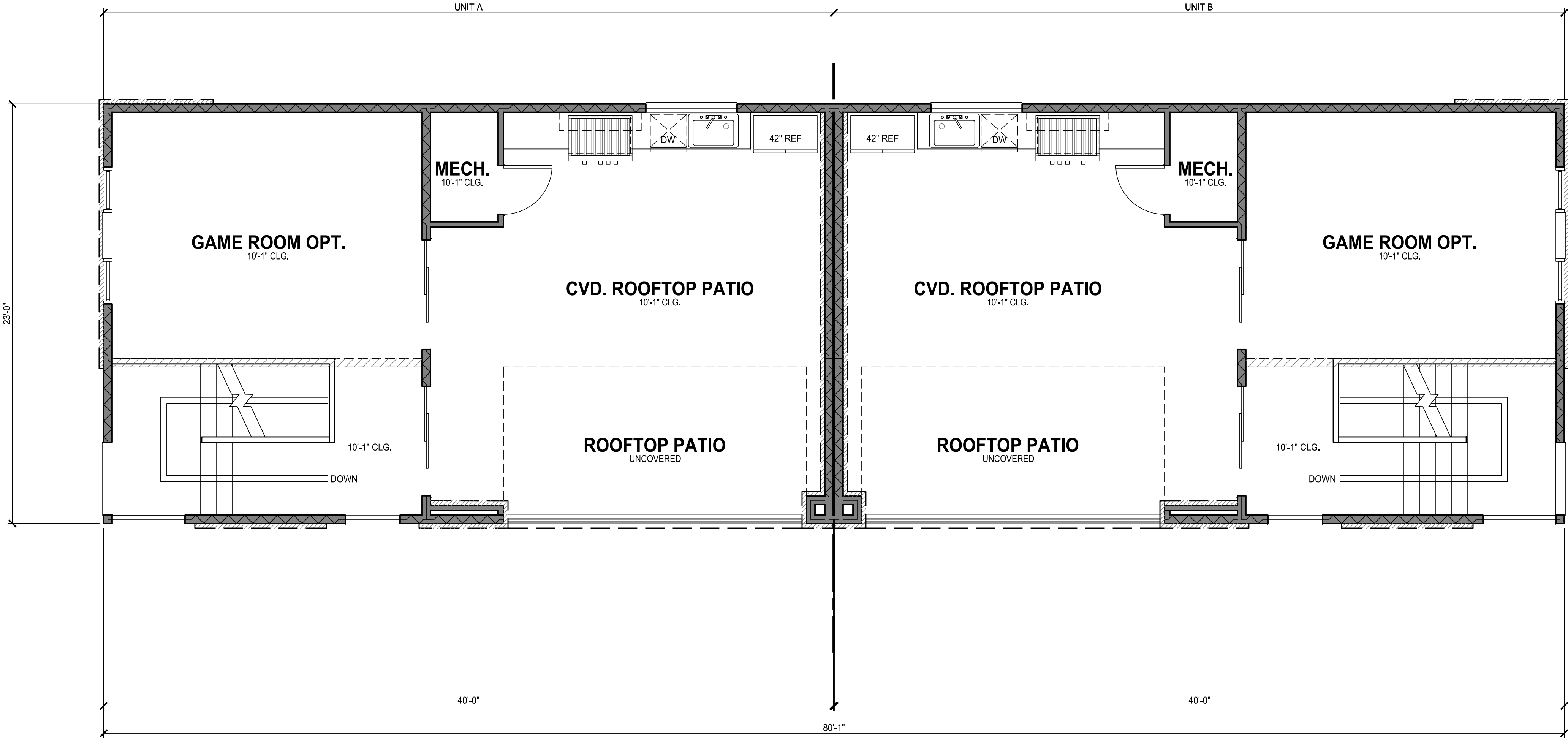
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FLOOR PLANS

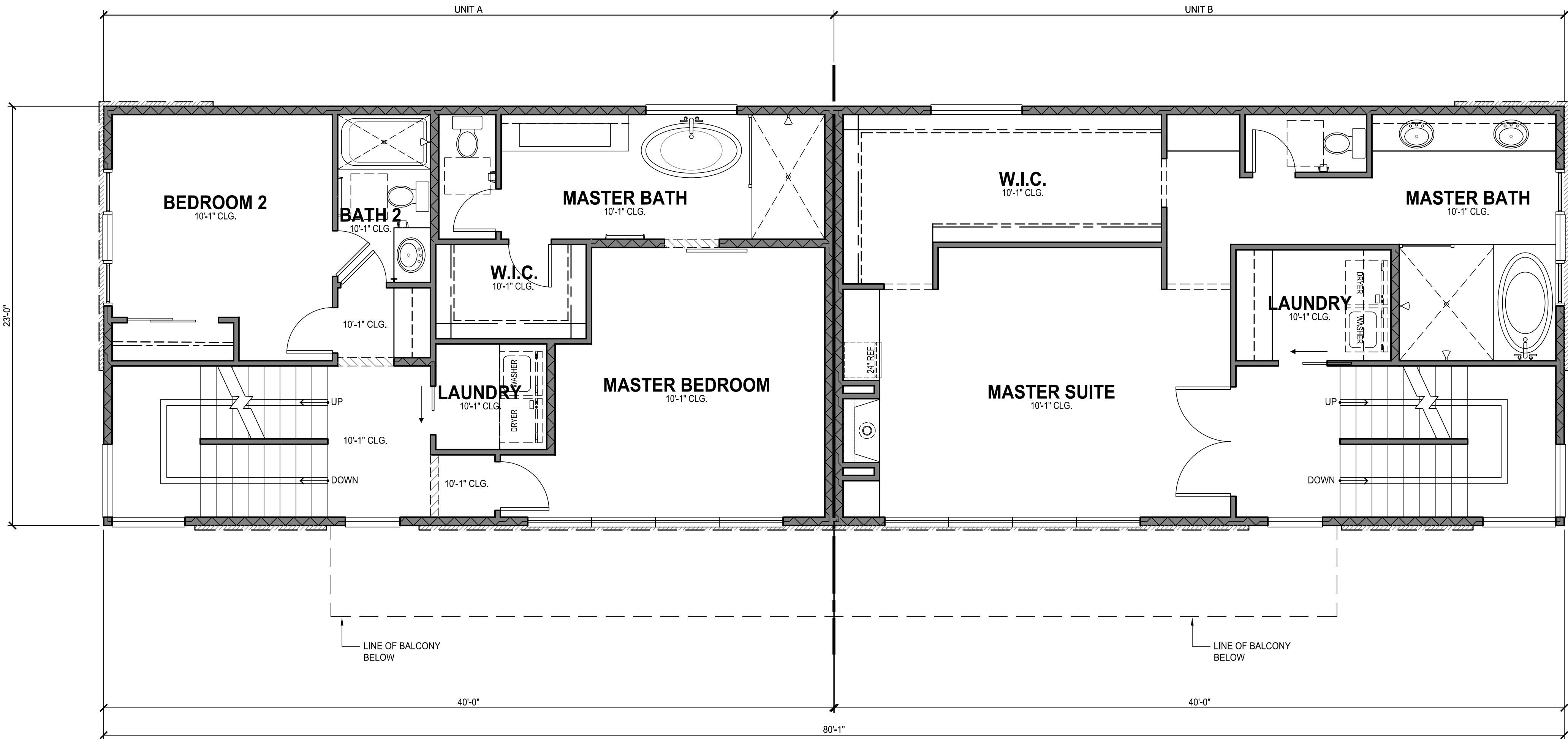
BUILDING 2

SHEET
A3.02

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



FOURTH FLOOR 1/4" = 1'-0"



THIRD FLOOR 1/4" = 1'-0"

WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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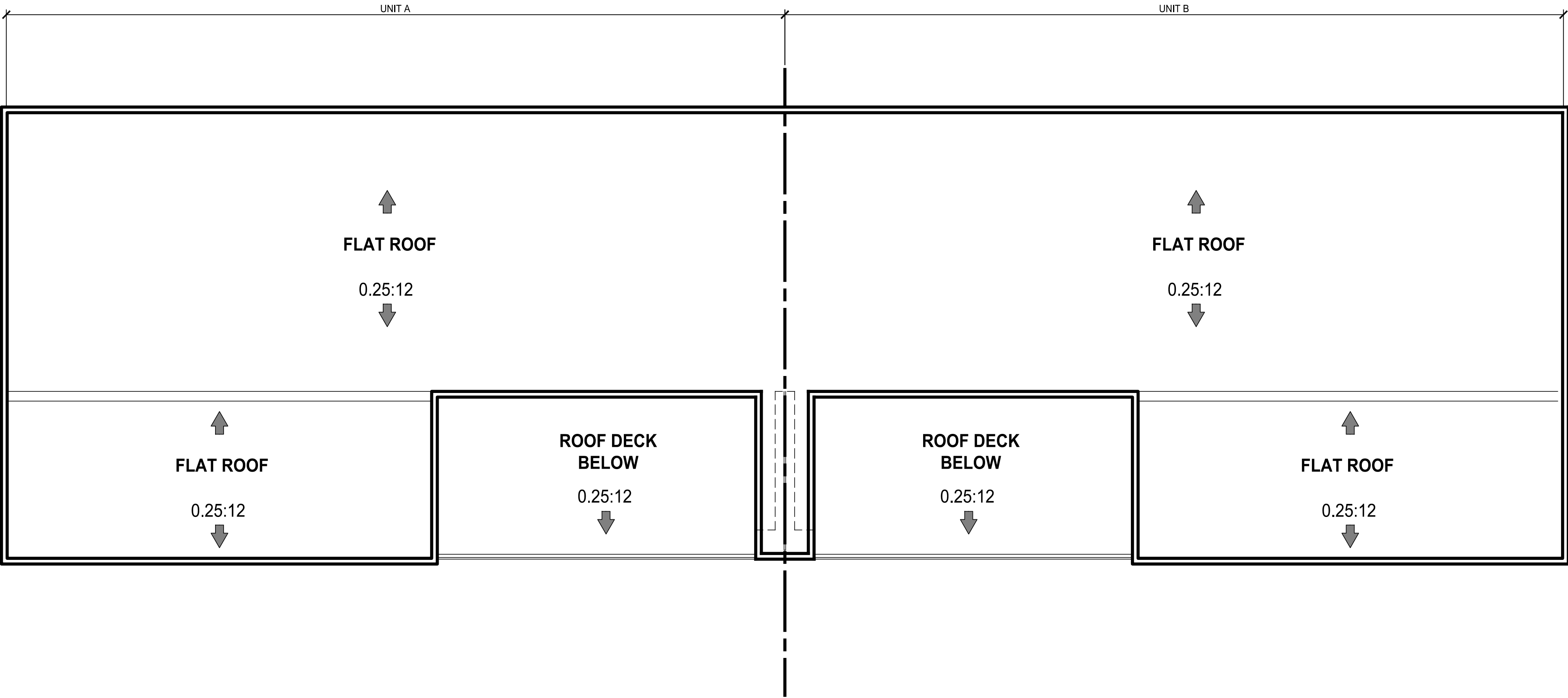
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ROOF PLAN

BUILDING 2

SHEET
A3.03

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

ROOF PLAN

1/4" = 1'-0"

PC Exhibit C

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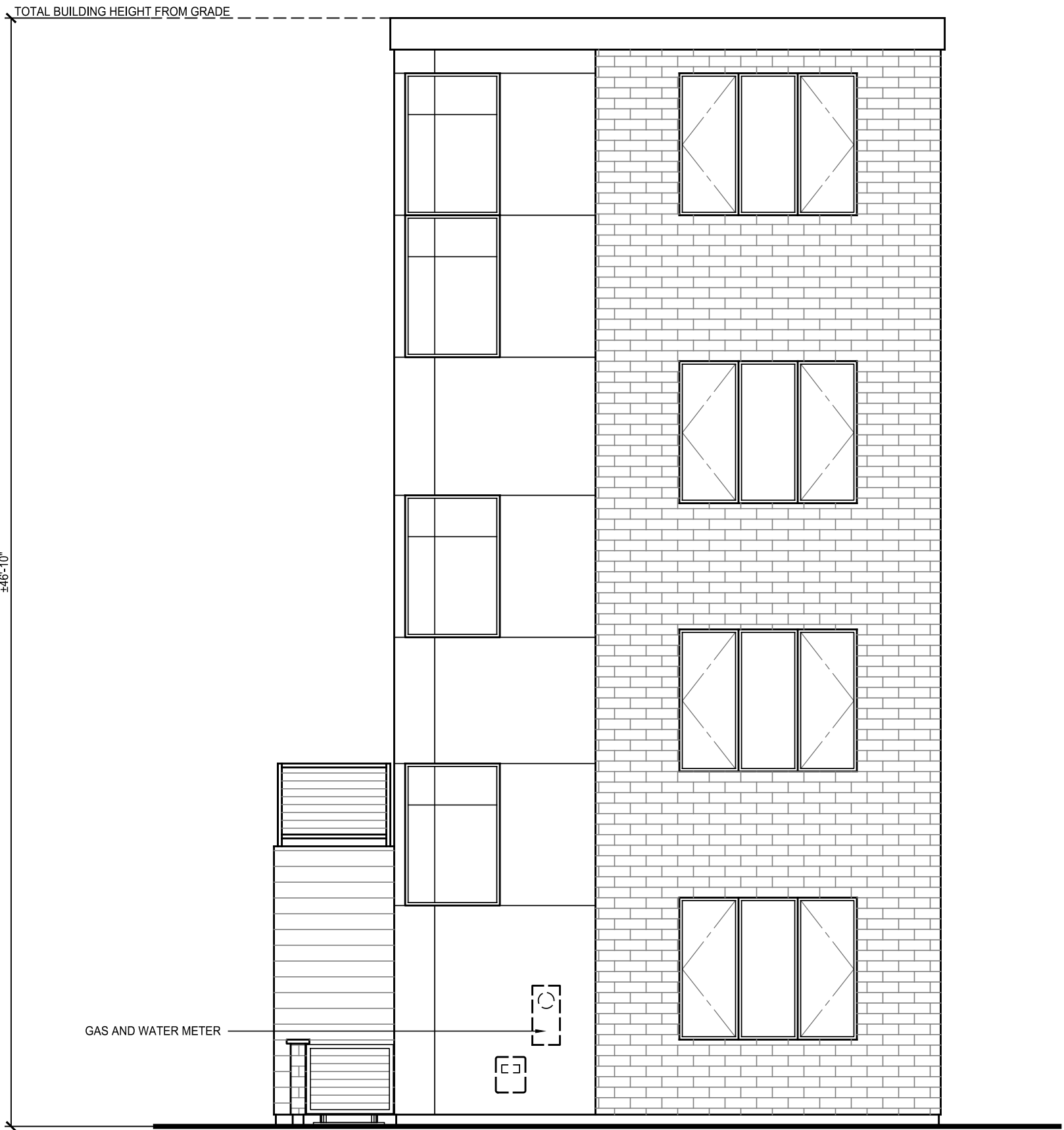
EXTERIOR
ELEVATIONS

BUILDING 2

SHEET

A3.04

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



RIGHT ELEVATION 3/16" = 1'-0"



FRONT ELEVATION 3/16" = 1'-0"

PC Exhibit C

THE BEL VEDERE
510 LINCOLN STREET
CITY OF ROSEVILLE, CA
OLD ROSEVILLE, LLC

HMA Architecture
2330 East Bidwell St. Suite 204
Folsom, CA 95630
(916) 597-1500

REVISIONS		
NO	DESCRIPTION	DATE
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1.	⚠ PLANNING COMMENTS	05/27/2020

DRAWN HMA	
SCALE AS NOTED	
DATE 2019	
JOB NO. 19032	

EXTERIOR
ELEVATIONS

BUILDING 2

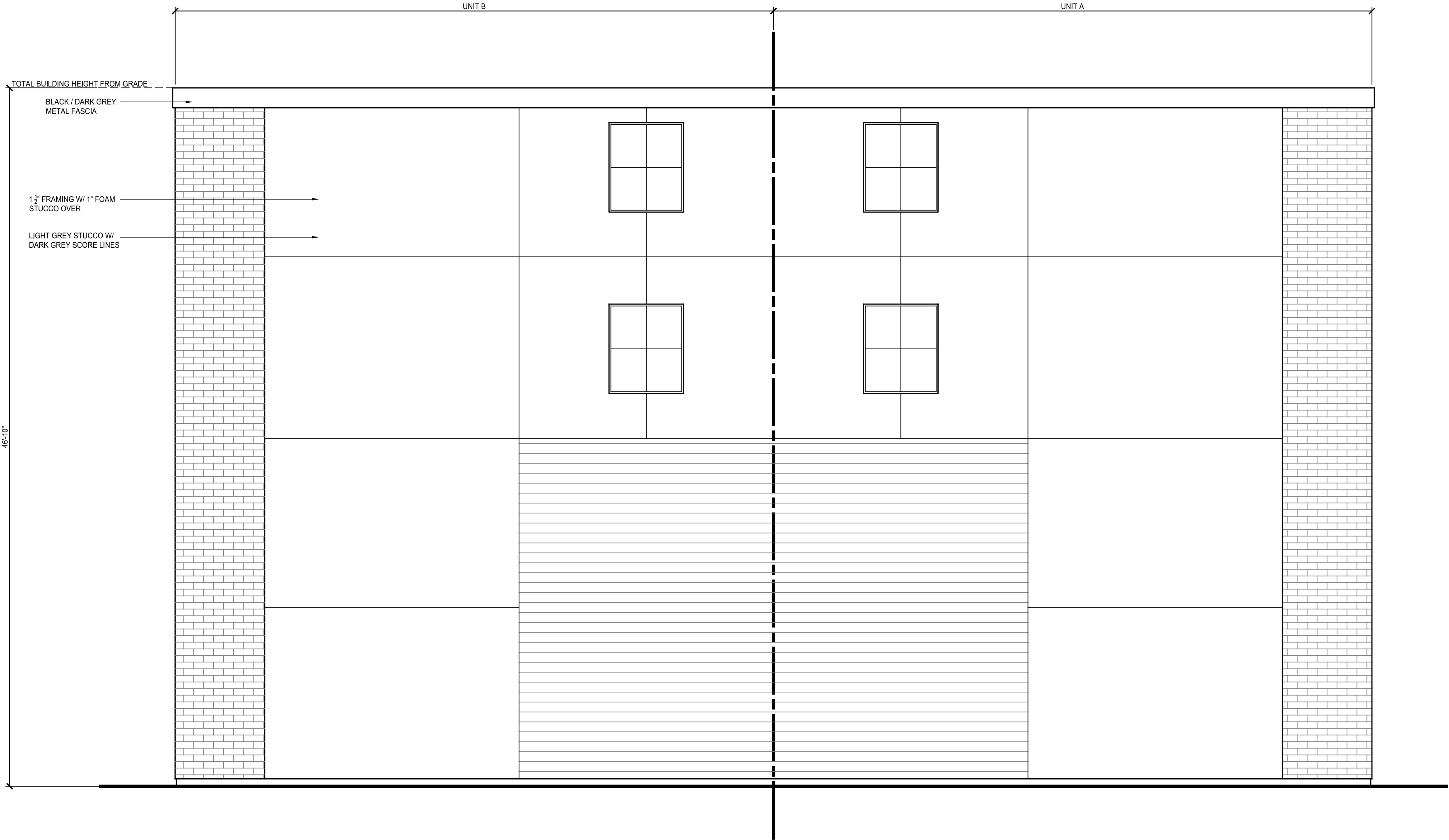
SHEET

A3.05

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



LEFT ELEVATION 3/6" = 1'-0"



REAR ELEVATION 3/16" = 1'-0"

PC Exhibit C

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SCALE	AS NOTED
DATE	2019
JOB NO.	19032

FLOOR PLANS

BUILDING 3

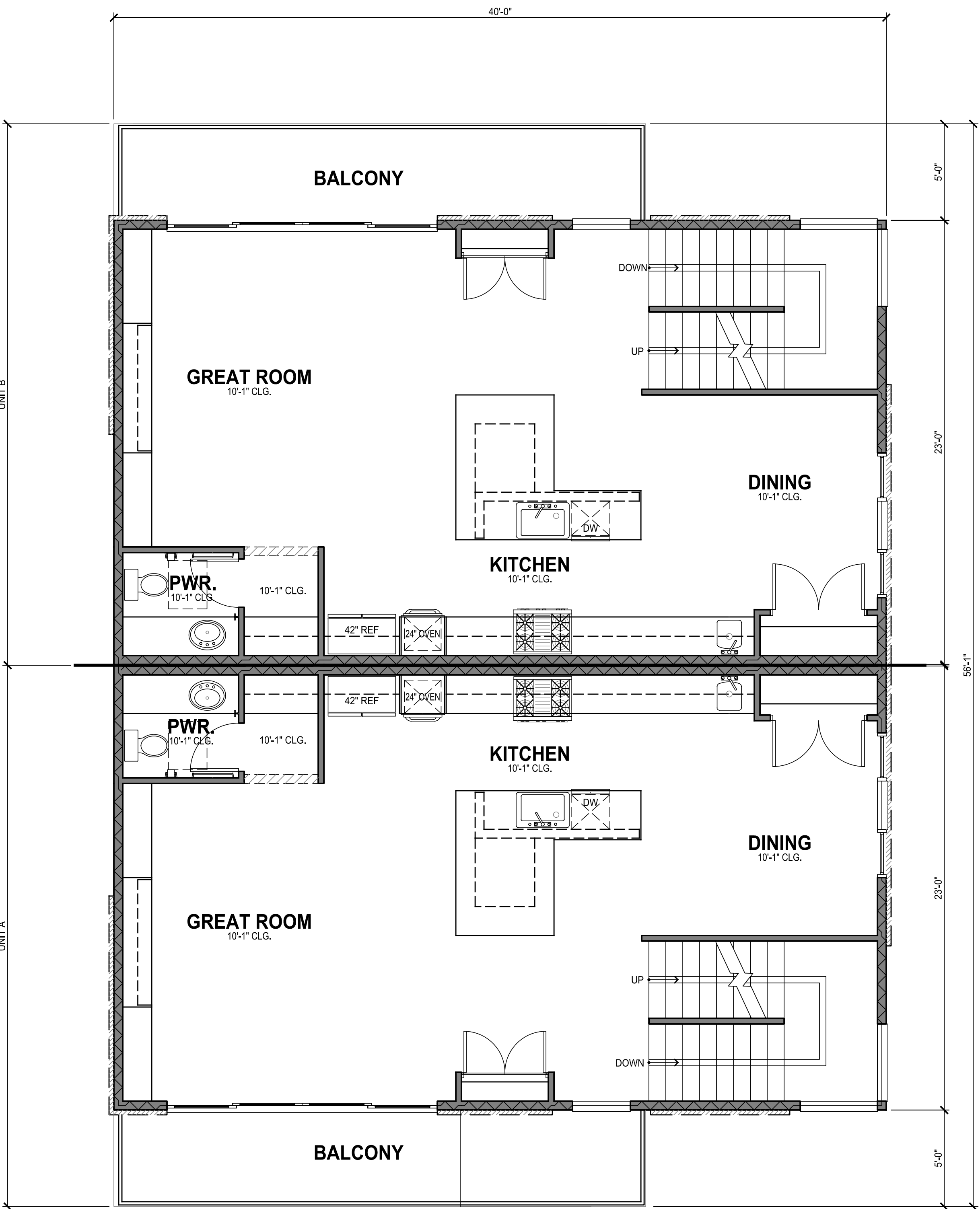
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A4.01

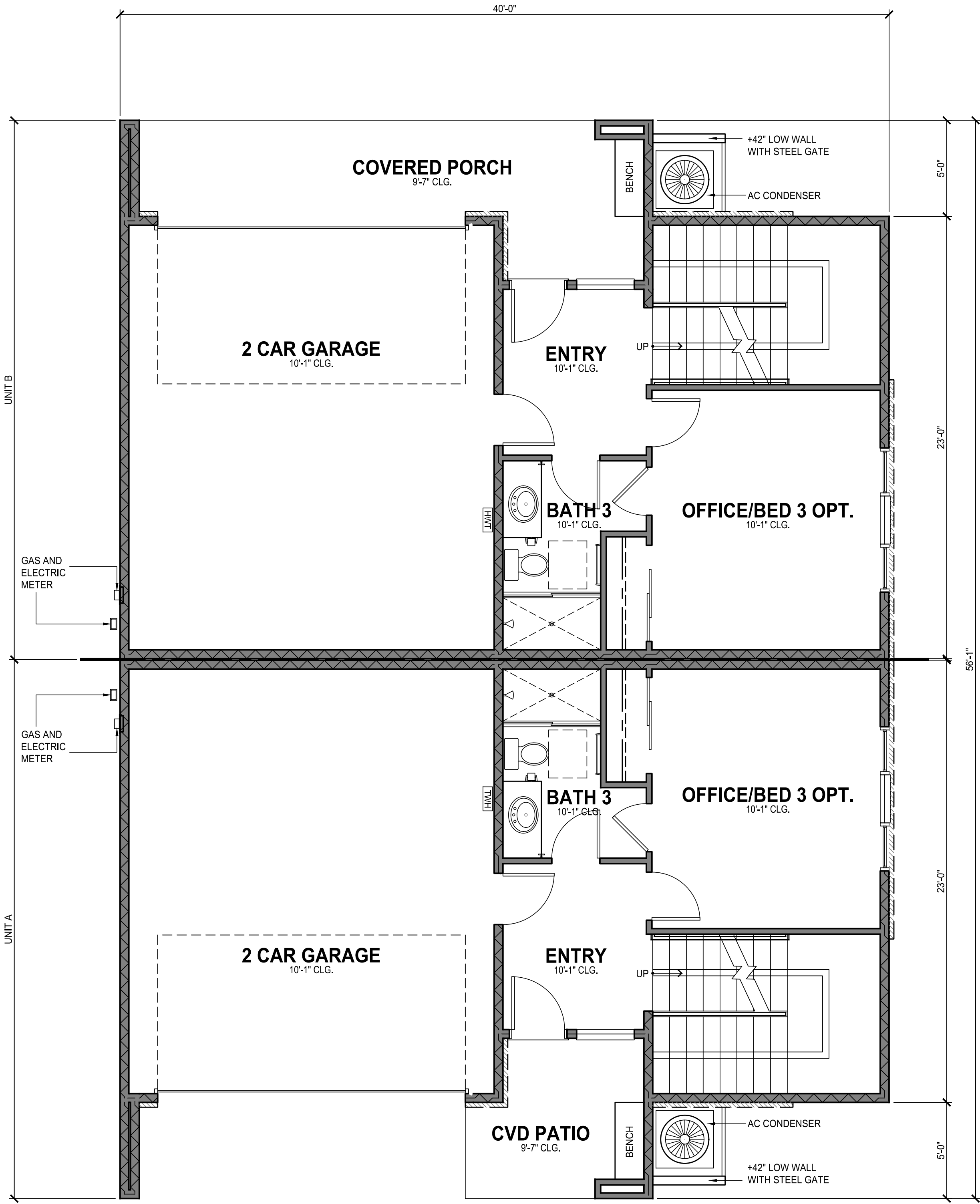
THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020

WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING



SECOND FLOOR 1/4" = 1'-0"



FIRST FLOOR 1/4" = 1'-0"

PC Exhibit C

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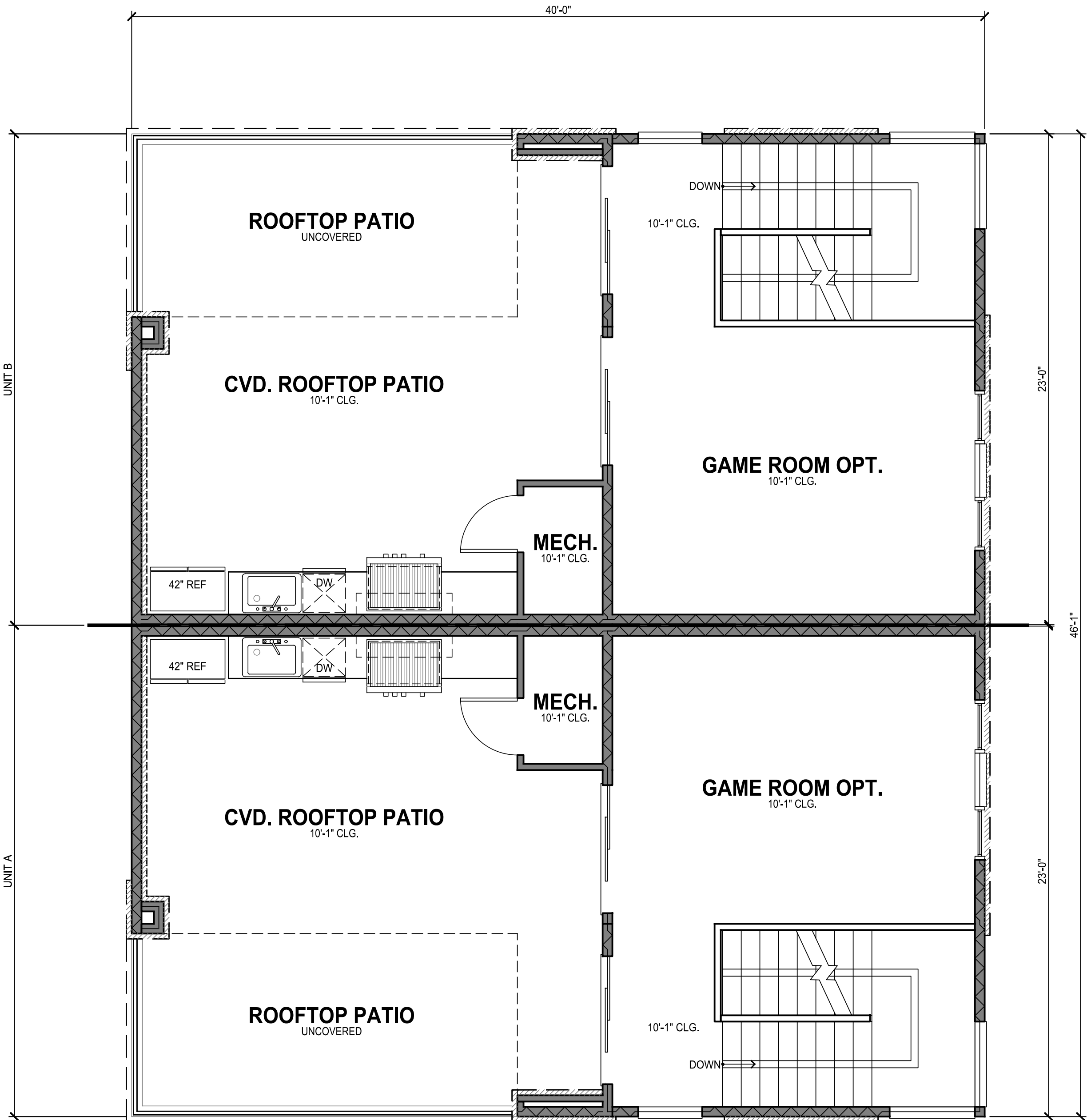
FLOOR PLANS

BUILDING 3

SHEET

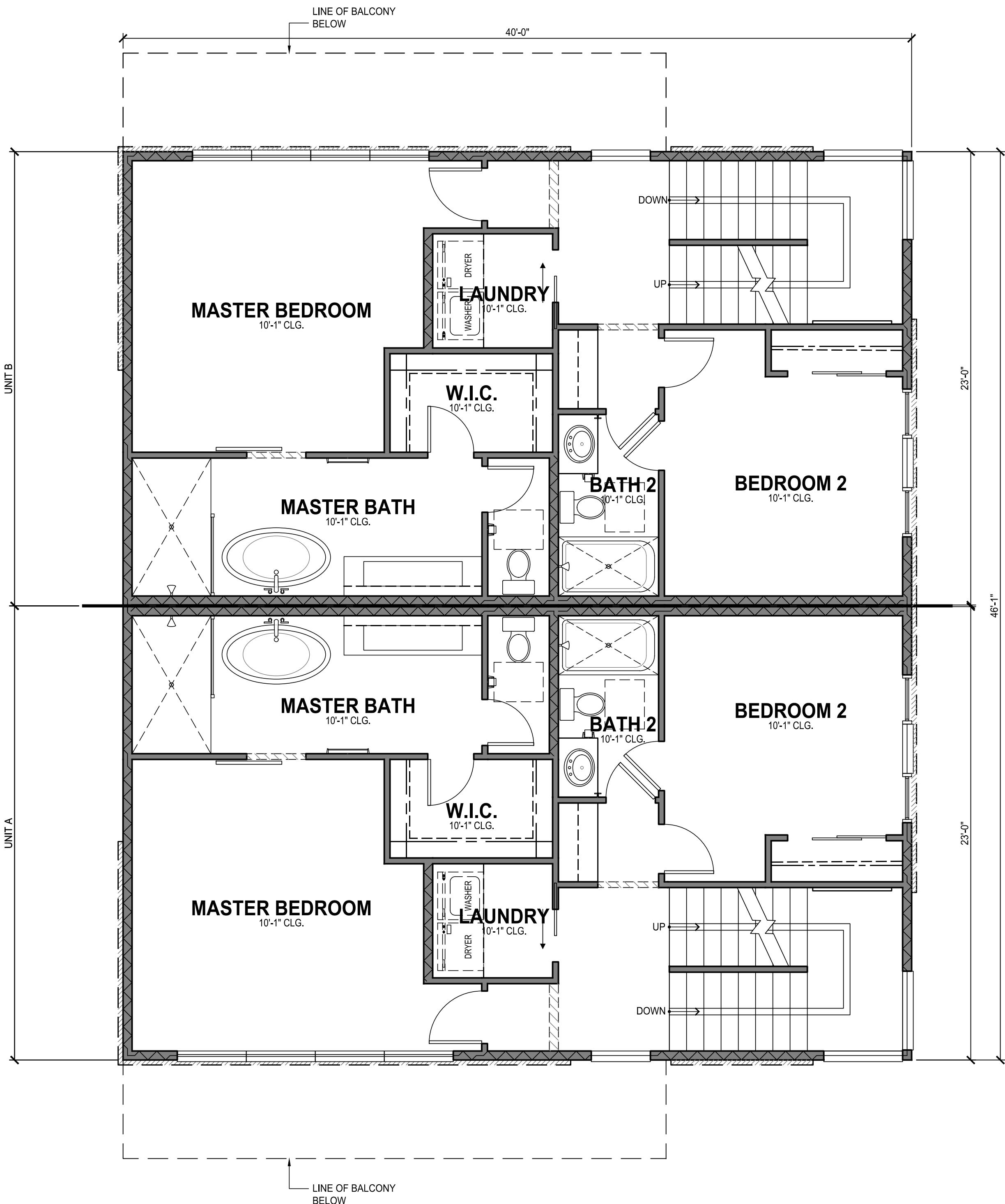
A4.02

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



FOURTH FLOOR

1/4" = 1'-0"



THIRD FLOOR

1/4" = 1'-0"

WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

PC Exhibit C

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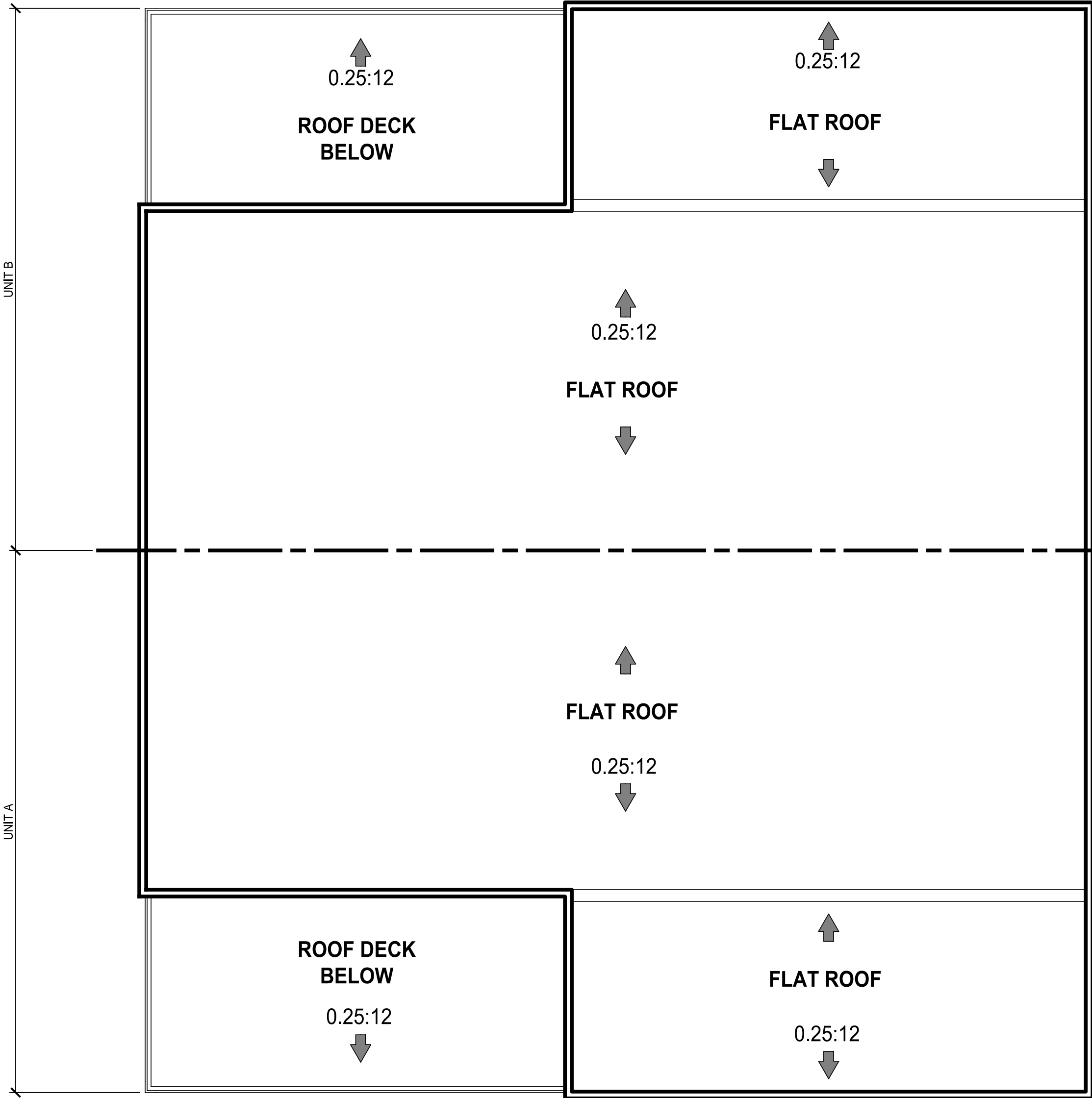
DRAWN HMA	
SCALE AS NOTED	
DATE 2019	
JOB NO. 19032	

ROOF PLAN

BUILDING 3

SHEET
A4.03

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

ROOF PLAN

1/4" = 1'-0"

PC Exhibit C

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EXTERIOR
ELEVATIONS

BUILDING 3

SHEET

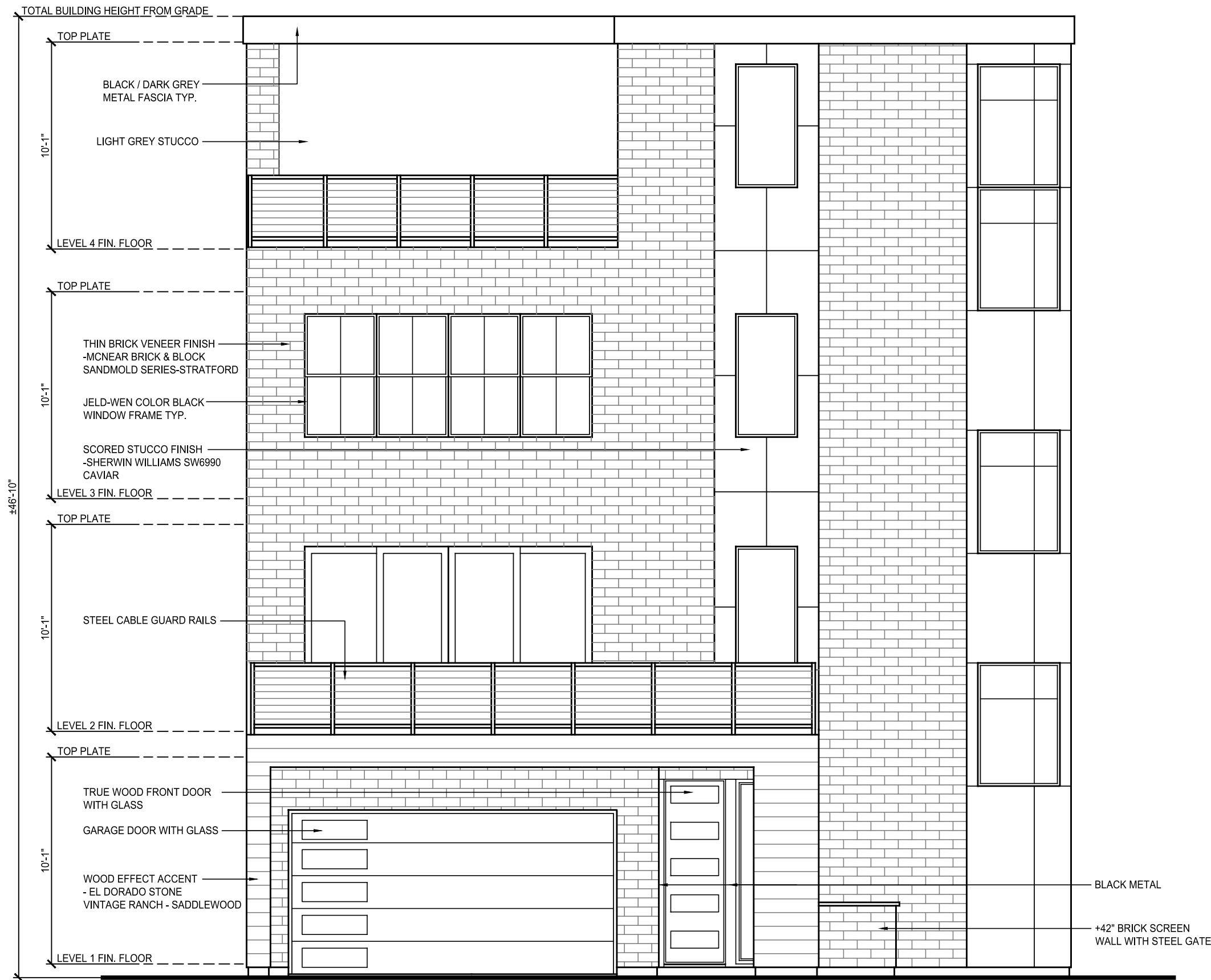
A4.04

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



RIGHT ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

PC Exhibit C

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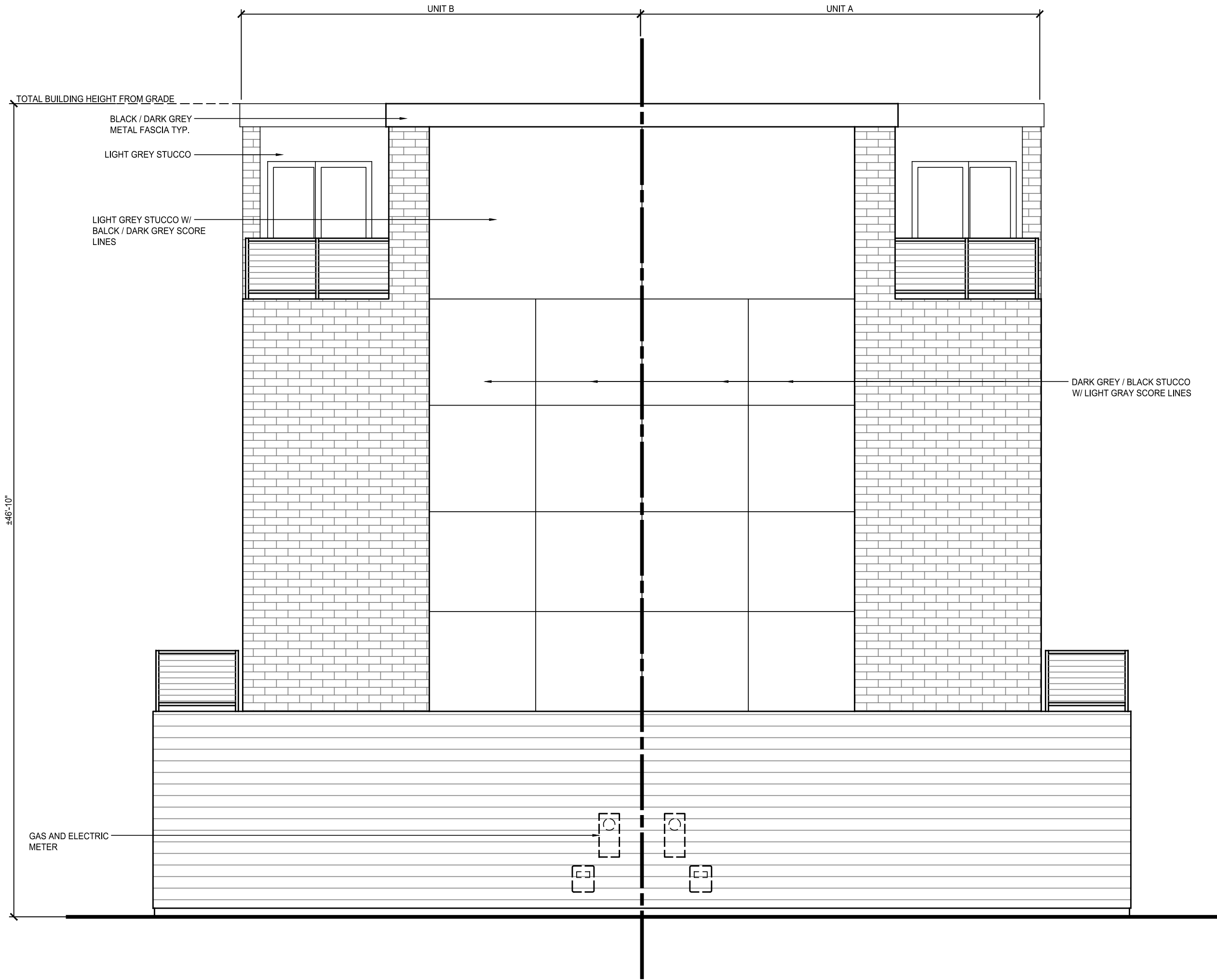
EXTERIOR
ELEVATIONS

BUILDING 3

SHEET

A4.05

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



LEFT ELEVATION 3/16" = 1'-0"



REAR ELEVATION 3/16" = 1'-0"

PC Exhibit C

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SCALE	AS NOTED
DATE	2019
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FLOOR PLANS

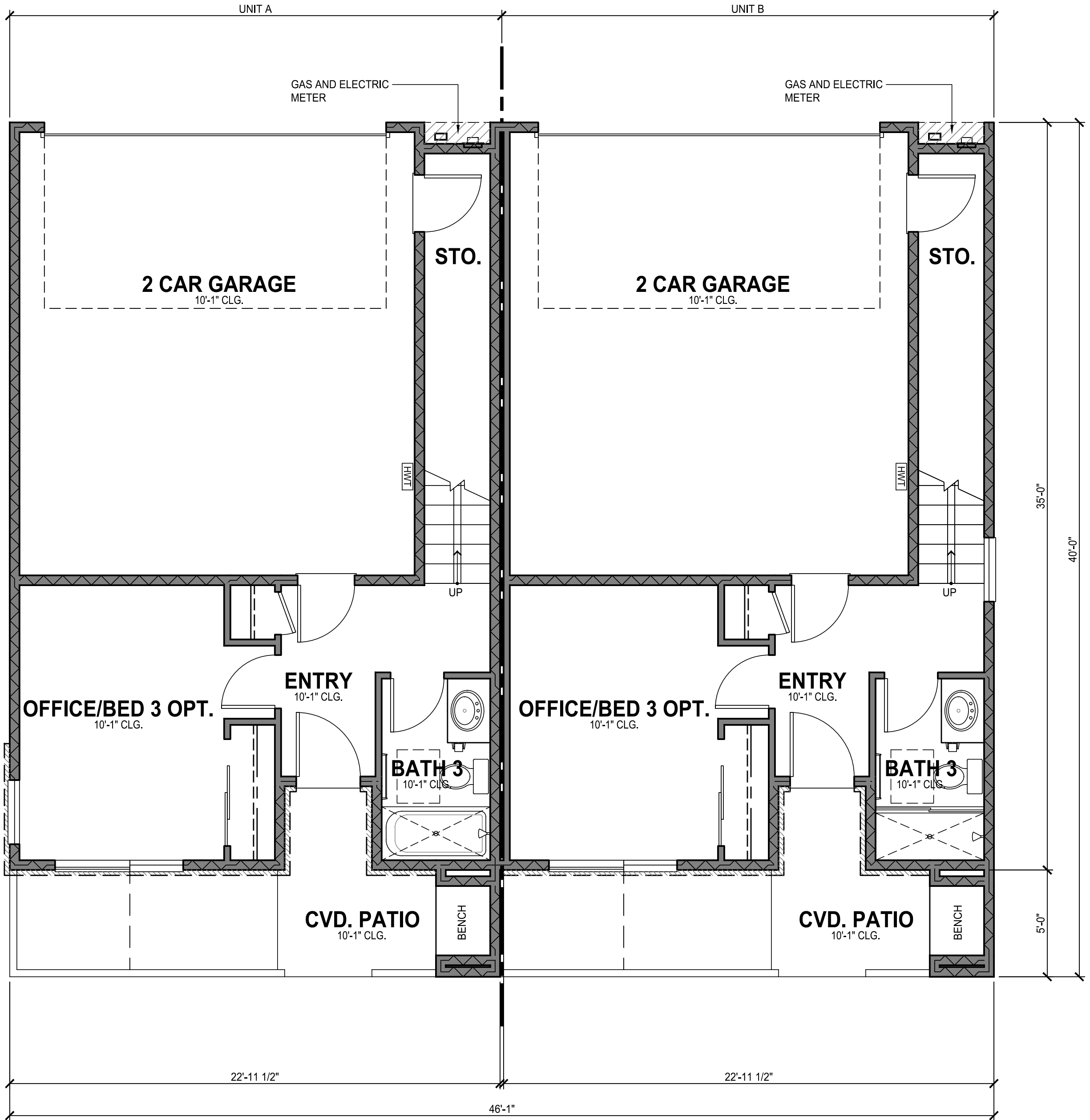
BUILDING 4

SHEET

A5.01

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020

WALL LEGEND	
	2X4 FULL HEIGHT WALL
	2X WALL W/ BRICK VENEER
	2X HALF WALL
	2X6 FULL HEIGHT WALL
	2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING



FIRST FLOOR

1/4" = 1'-0"



SECOND FLOOR

1/4" = 1'-0"

PC Exhibit C

THE BEL VEDERE
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CITY OF ROSEVILLE, CA
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JOB NO.	19032	

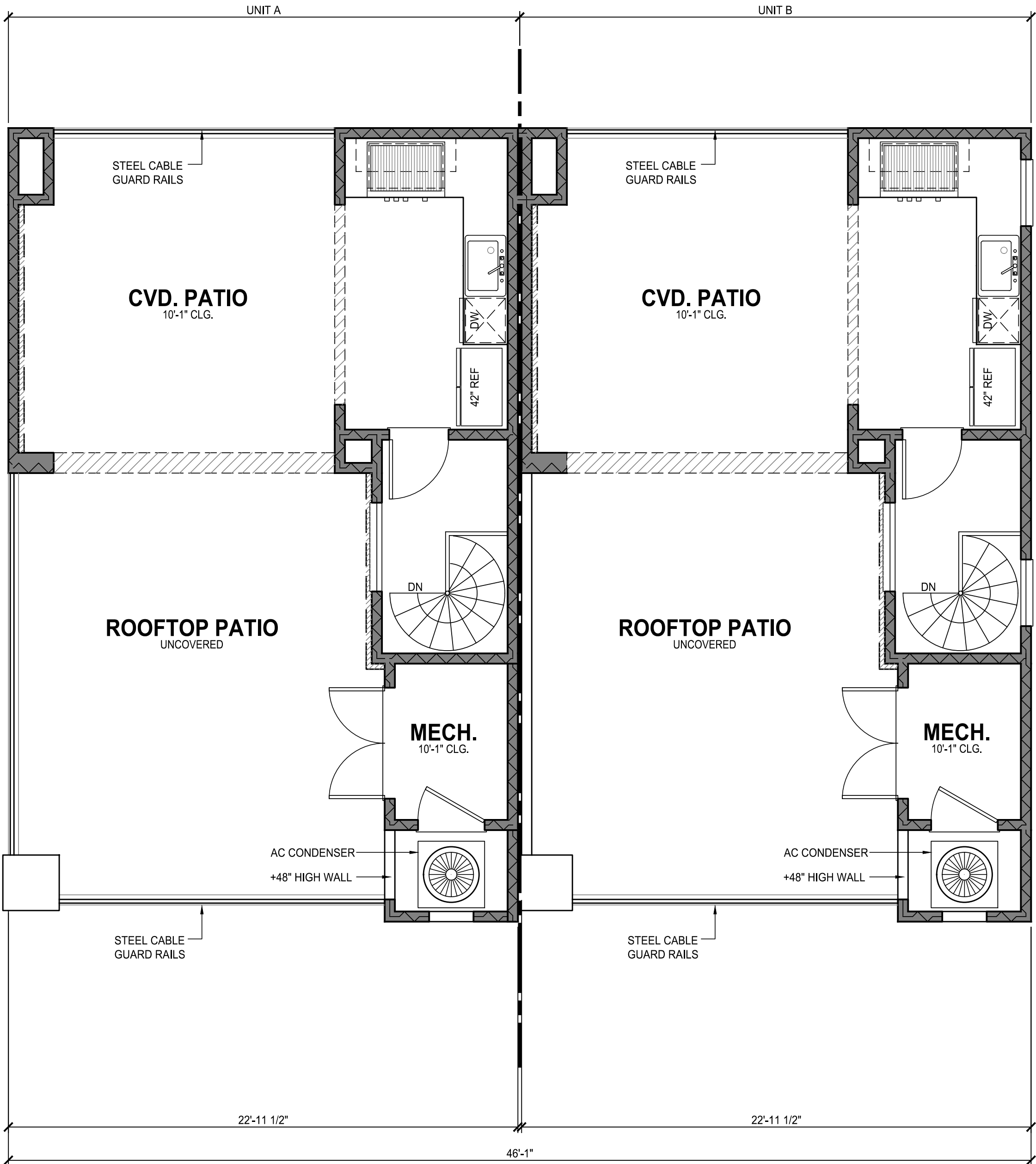
FLOOR PLANS

BUILDING 4

SHEET

A5.02

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



FOURTH FLOOR

1/4" = 1'-0"



THIRD FLOOR

1/4" = 1'-0"

WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

PC Exhibit C

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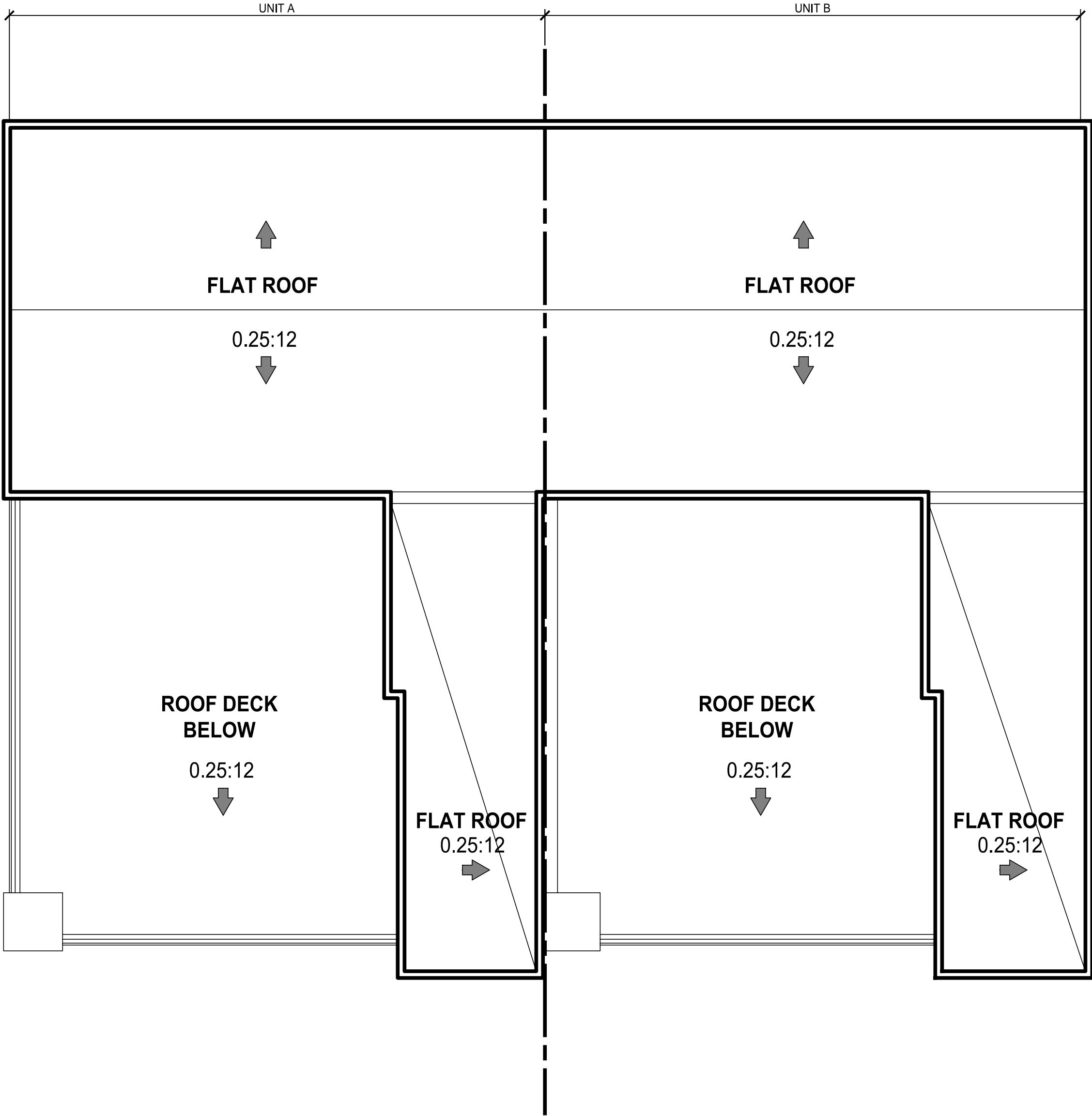
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ROOF PLAN

BUILDING 4

SHEET
A5.03

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
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- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

ROOF PLAN

1/4" = 1'-0"

PC Exhibit C

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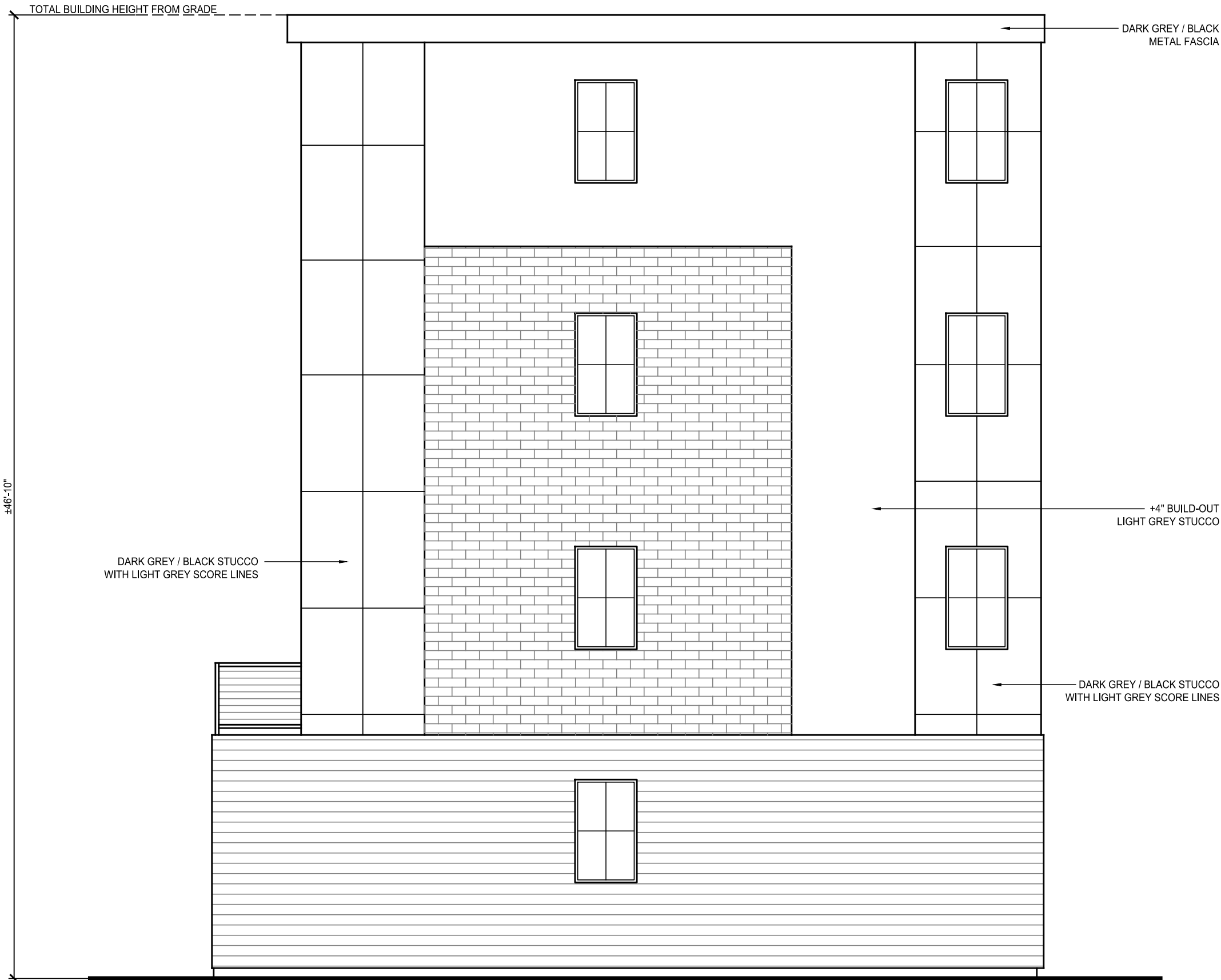
EXTERIOR
ELEVATIONS

BUILDING 4

SHEET

A5.04

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



RIGHT ELEVATION

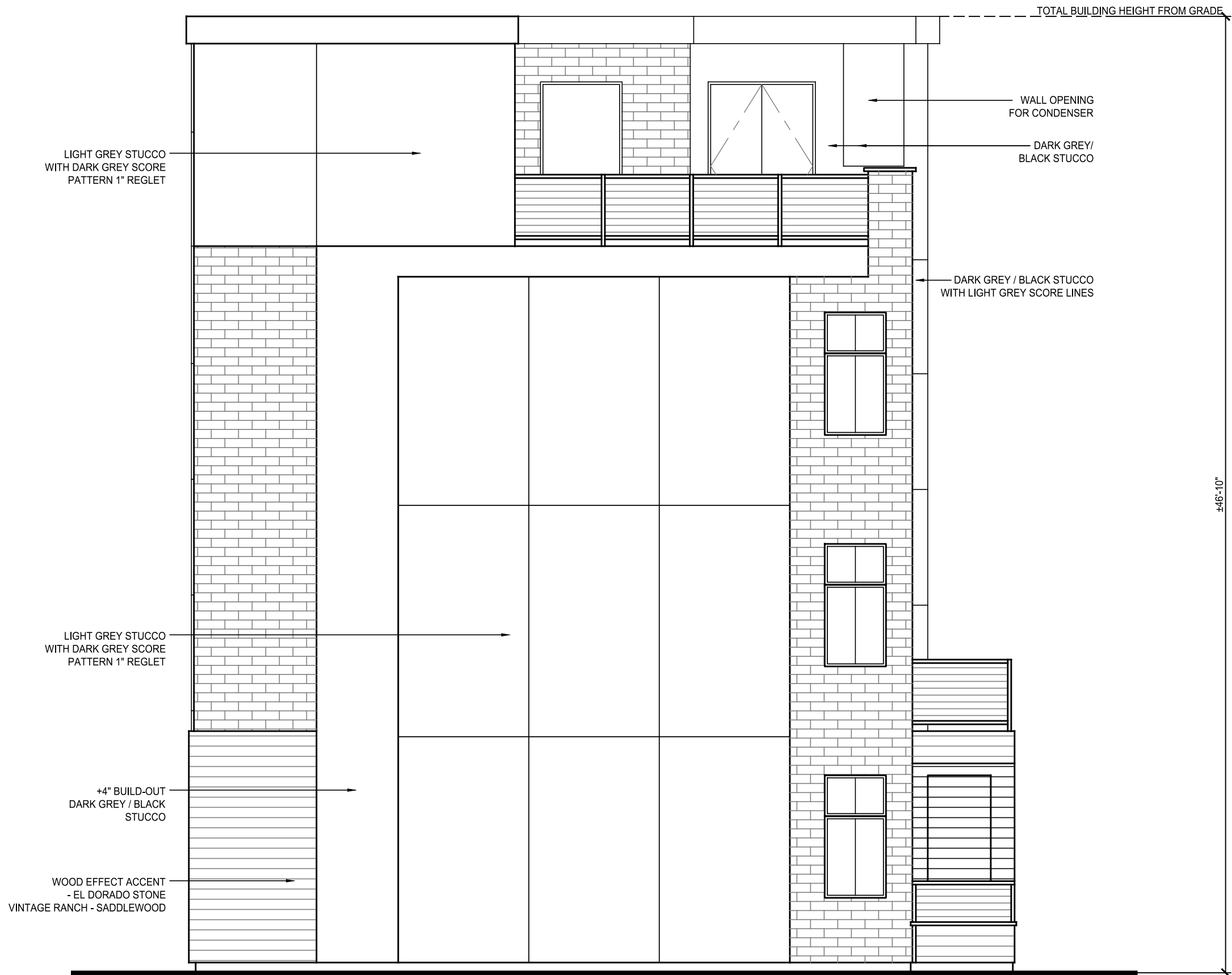
3/16" = 1'-0"



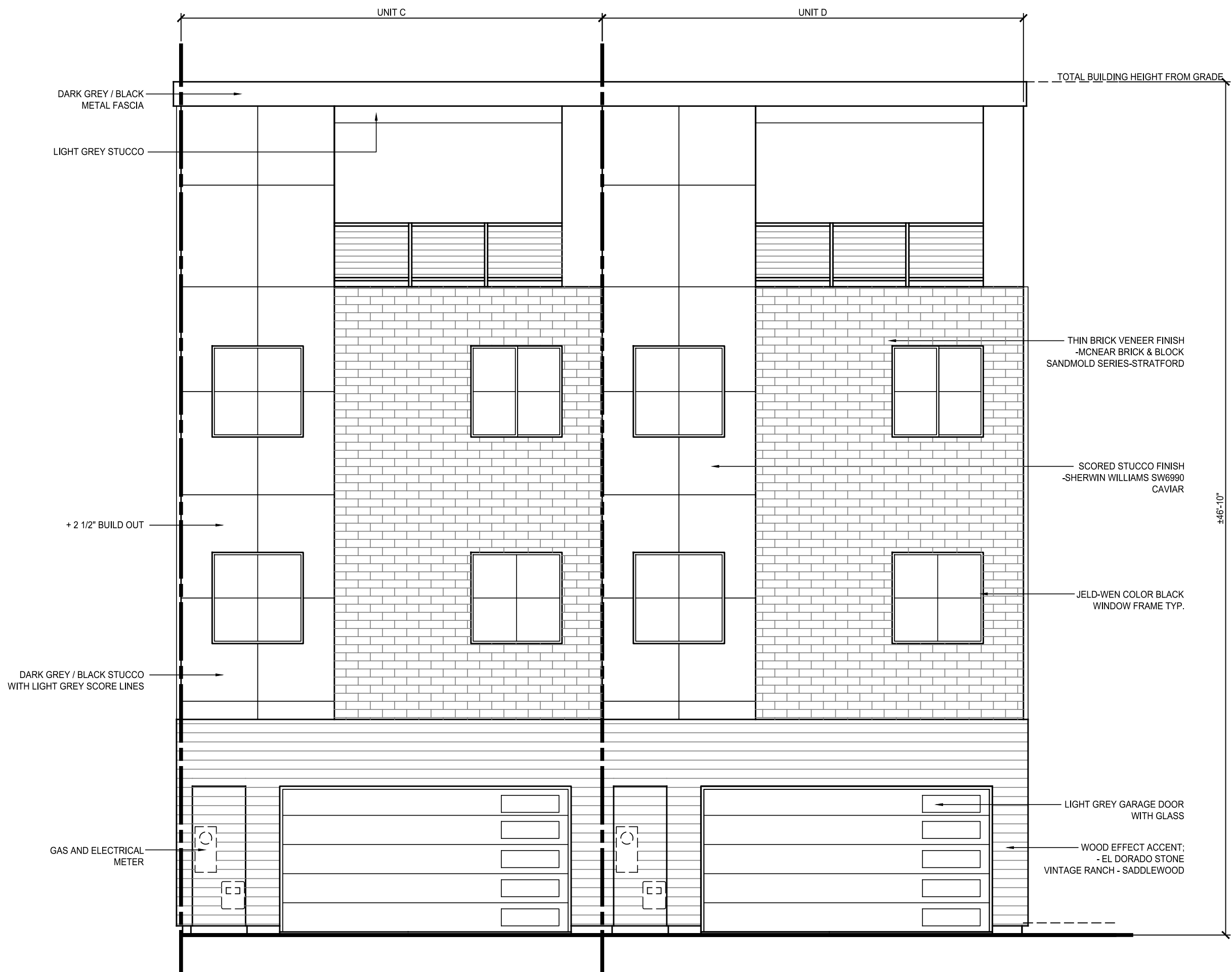
FRONT ELEVATION

3/16" = 1'-0"

PC Exhibit C



LEFT ELEVATION 3/16" = 1'-0"



REAR ELEVATION 3/16" = 1'-0"

THE BEL VEDERE

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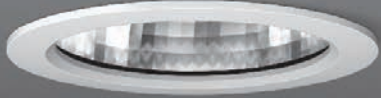
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SCALE	AS NOTED
DATE	2019
JOB NO.	19032

EXTERIOR
ELEVATIONS

BUILDING 4

SHEET

A5.06



LED recessed ceiling downlights with symmetrical light distribution

A new series of LED recessed ceiling mounted downlights available in a variety of housing sizes, light distributions, and light outputs. Interior silicone optic allows for superior light control. These luminaires are designed for down lighting atriums, canopies, passages and other interior and exterior locations featuring symmetrical narrow or wide beam distributions.

Die-cast aluminum housing and trim ring · Clear safety glass · Silicone optical lens · Reflector surface made of pure anodized aluminum

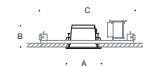
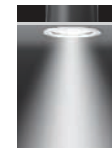
LED color temperature 3000 K – for 4000 K add suffix **K4**

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com.

BEGA luminaires are provided with polyester powder coat finish in four standard colors – Black, White, Bronze, or Silver. These luminaires are optionally available in RAL and custom colors.

UL or CSA listed, suitable for wet locations · Protection class IP 65



Recessed ceiling downlights · narrow beam					
	LED	β	A	B	C
24817	8.3 W	21°	5 5/8"	5	18
24820	16.8 W	21°	5 5/8"	5	18
24818	11.5 W	16°	6 7/8"	5	18
24821	24.5 W	16°	6 7/8"	5	18
24819	17.3 W	20°	8 1/2"	5	18
24822	36.0 W	20°	8 1/2"	5	18

Recessed ceiling downlights · wide beam					
	LED	β	A	B	C
24823	8.3 W	38°	5 5/8"	5	18
24826	16.8 W	38°	5 5/8"	5	18
24824	11.5 W	29°	6 7/8"	5	18
24827	24.5 W	29°	6 7/8"	5	18
24825	17.3 W	32°	8 1/2"	5	18
24828	36.0 W	32°	8 1/2"	5	18

Recessed ceiling downlights · very wide beam					
	LED	β	A	B	C
24829	8.3 W	59°	5 5/8"	5	18
24832	16.8 W	59°	5 5/8"	5	18
24830	11.5 W	56°	6 7/8"	5	18
24833	24.5 W	56°	6 7/8"	5	18
24831	17.3 W	56°	8 1/2"	5	18
24834	36.0 W	56°	8 1/2"	5	18

β = Beam angle





One-sided

Two-sided



LED wall washers
with shielded light in one or two directions

A series of LED wall washer luminaires with light output in one or two directions. These luminaires are ideally suited for the even illumination of vertical mounting surfaces. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Die-cast aluminum · Safety glass · Reflector made of pure anodized aluminum

LED color temperature 3000 K – for 4000 K add suffix **K4**

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com.

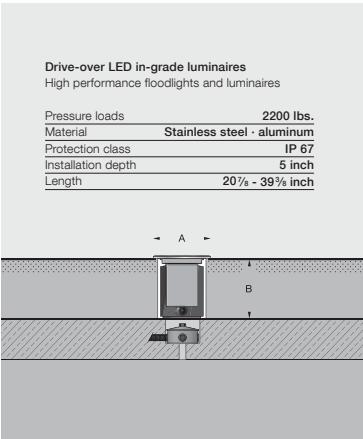
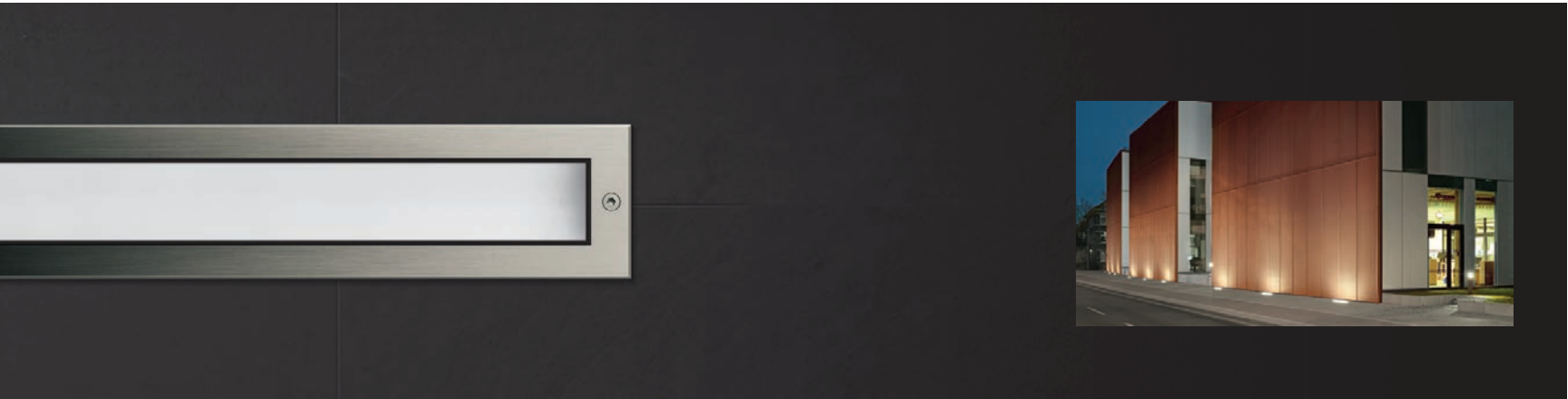
BEGA luminaires are provided with polyester powder coat finish in four standard colors – Black, White, Bronze, or Silver. These luminaires are optionally available in RAL and custom colors.

UL or CSA listed, suitable for wet locations · Protection class IP 64



Light emission on one side				
	LED	A	B	C
24 370	8.4 W	4%	5%	5½%

Light emission on two sides				
	LED	A	B	C
24 371	16.8 W	4%	5%	5½%



Drive-over LED in-grade luminaires	
High performance floodlights and luminaires	
Pressure loads	2200 lbs.
Material	Stainless steel · aluminum
Protection class	IP 67
Installation depth	5 inch
Length	20 7/8 - 39 1/2 inch

Drive-over LED in-grade luminaires
High performance floodlights and luminaires

A series of linear LED in-grade floodlights with symmetrical or asymmetrical light distribution. The symmetrical floodlights are ideal for up-lighting canopies or landscape details. The asymmetrical floodlights are ideal for illuminating signage and building facades. This family of luminaires is also available with RGBW color mixing technology. These luminaires are designed to bear pressure loads up to 2200 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Aluminum housing · Stainless steel luminaire housing and faceplate · Matte safety glass · Aluminum reflector with high gloss coating

LED color temperature 4000K – for 3000K add suffix **K3**

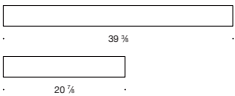
RGBW units are DMX and RDM compatible

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com.

Luminaires are provided with #4 brushed stainless steel finish.

UL or CSA listed, suitable for wet locations · Protection class IP 67



Symmetrical · Floodlights			
	LED	A	B
77915	19.8W	20 7/8 x 3 1/2	5
77916	39.6W	39 1/2 x 3 1/2	5

Symmetrical · Floodlights RGBW			
	LED	A	B
77849	36.4W	39 1/2 x 3 1/2	5

Asymmetrical · Floodlights			
	LED	A	B
77917	19.8W	20 7/8 x 3 1/2	5
77918	39.6W	39 1/2 x 3 1/2	5

Asymmetrical · Floodlights RGBW			
	LED	A	B
77843	36.4W	39 1/2 x 3 1/2	5





LED garden and pathway luminaires for the Home & Garden
with shielded light

A series of LED pathway luminaires with shielded light for use in the private sector. These luminaires are ideally suited for garden, entryways, and for many applications on paths and terraces. Anchorage units are available for direct burial in concrete or soil, or with a hardscape base for installation on foundations or paved surfaces.

Die cast and extruded aluminum · Clear safety glass · Galvanized steel anchorage

LED color temperature 3000 K

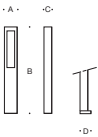
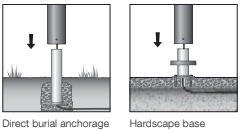
These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Luminaires in this series require a remote 12V AC magnetic power supply suitable to operate the intended LED wattage, see page 411.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com.

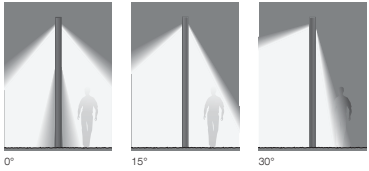
BEGA luminaires are provided with polyester powder coat finish in two standard colors – Black and Bronze

UL or CSA listed, suitable for wet locations · Protection class IP 65



		LED	A	B	C	D
77 265	with direct burial anchorage	4.2W	3 1/2	27 1/2	2	-
77 266	with hardscape base	4.2W	3 1/2	27 1/2	2	3 1/8





LED light building element
with adjustable light distribution

A series of LED light building elements with adjustable light distribution. An internal adjusting device allows the optical system to be adjusted from 0°, 15° and 30° on either side of the luminaire. Light building elements are luminous design features for public areas. They are ideally suited for delineating and structuring interior and exterior spaces such as landscape areas, plazas, building entrances and atria.

Die-cast and extruded aluminum · Clear safety glass · Reflector made of pure anodized aluminum · Anchorage unit made of galvanized steel

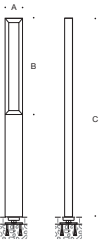
LED color temperature 4000 K – for 3000 K add suffix **K3**

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com.

BEGA luminaires are provided with polyester powder coat finish in four standard colors – Black, White, Bronze, or Silver. These luminaires are optionally available in RAL and custom colors.

UL or CSA listed, suitable for wet locations · Protection class IP 65



	LED	A	B	C	Anchorage
99075	50.6W	15¼x7	85½	177½	79814



AVANT GARDE Exterior Sconces

WS-W17909 / WS-W17912 / WS-W17917

MODERN FORMS

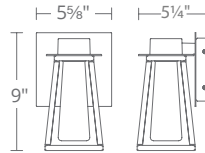


Fixture Type:

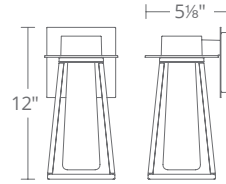
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Project:

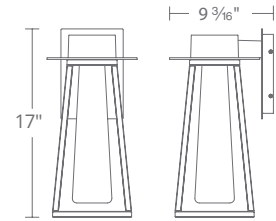
Location:



WS-W17909



WS-W17912



WS-W17917

PRODUCT DESCRIPTION

Classic lantern profile artfully expressed in black lines. A clear mouth blown glass element within reveals a spectral reference to an Edison filament lamp of old. A contemporary art piece idea for welcoming friends and family in entryways and lobbies in residential and hospitality venues.

SPECIFICATIONS

Construction: Aluminum

Light Source: High output LED

Finish: Black (BK)

Standards: ETL & cETL Wet Location listed

FEATURES

- Mouth-blown grooved etched glass
- Weather-resistant powder coat
- Dimmer: ELV, TRIAC, 0-10V
- Universal Driver (120-277V)
- Rated Life: 50,000 hours
- Color temp: 3000K
- CRI: 90

ORDER NUMBER

Model	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W17909	9"	9W	343	242	BK <i>Black</i> 
WS-W17912	12"	12.5W	555	426	
WS-W17917	17"	17.5W	610	503	

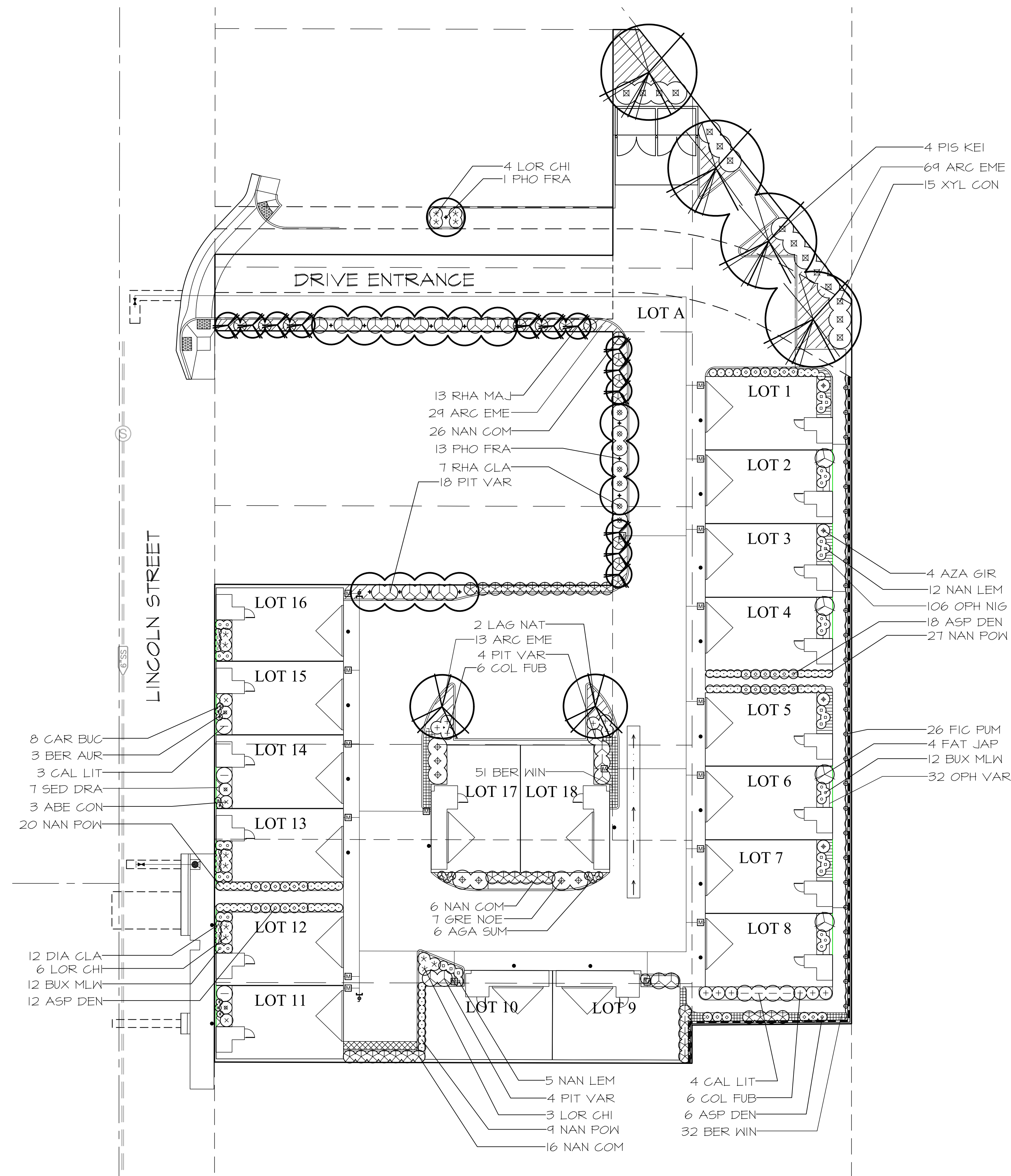
Example: **WS-W17909-BK**

modernforms.com
Phone (866) 810.6615
Fax (800) 526.2585

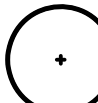
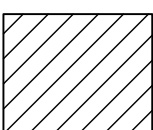
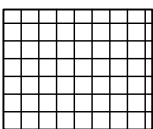
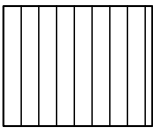
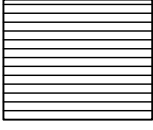
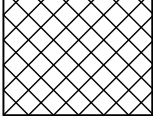
Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760



PLANT SCHEDULE

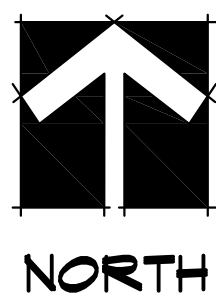
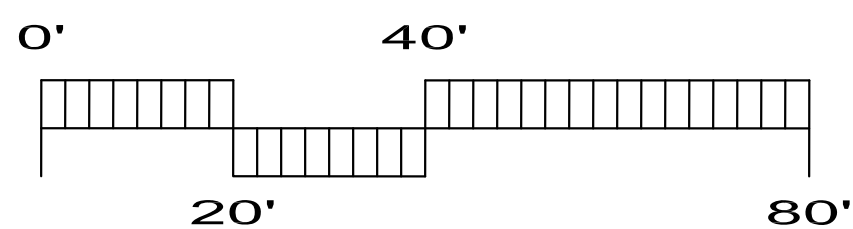
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	LAG NAT	2	Lagerstroemia x 'Natchez' / Grape Myrtle	15 gal	
	PHO FRA	14	Photinia x fraseri / Red Tip Photinia Standard	15 gal	
	PIS KEI	4	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	
	RHA MAJ	13	Raphiolepis indica 'Majestic Beauty' / Majestic Beauty Indian Hawthorne Standard	15 gal	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ABE CON	3	Abelia x grandiflora 'Confetti' / Variegated Glossy Abelia	5 gal	
	AGA SUM	6	Agapanthus africanus 'Summer Gold' / Summer Gold Agapanthus	5 gal	
	AZA GIR	4	Azalea x 'Girard's Rose' / Girard's Rose Azalea	5 gal	
	BER AUR	3	Berberis thunbergii 'Aurea Nana' / Japanese Barberry	5 gal	
	BUX MLW	24	Buxus microphylla 'Golden Dream' / Golden Dreamf Boxwood	5 gal	
	CAL LIT	7	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal	
	COL FUB	12	Coleonema pulchellum 'Sunset Gold' / Sunset Gold Breath of Heaven	5 gal	
	FAT JAP	4	Fatsia japonica / Japanese Fatsia	5 gal	
	GRE NOE	7	Grevillea x 'Noellii' / Grevillea	5 gal	
	LOR CHI	13	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	5 gal	
	NAN COM	48	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal	
	NAN POW	56	Nandina domestica 'Fire Power' / Firepower Nandina	5 gal	
	NAN LEM	17	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina	5 gal	
	PIT VAR	26	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	
	RHA CLA	7	Raphiolepis indica 'Clara' / Clara Indian Hawthorn	5 gal	
	XYL CON	15	Xylosma congestum / Shiny Xylosma	5 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ASP DEN	36	Asparagus densiflorus 'Myers' / Myers Asparagus	1 gal	
	CAR BUC	8	Carex buchananii / Curly Top Sedge	1 gal	
	DIA CLA	12	Dianella x 'Clarity Blue' / Clarity Blue Dianella	1 gal	
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	FIC PUM	26	Ficus pumila / Creeping Fig	1 gal	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC EME	111	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.
	BER WIN	83	Bergenia cordifolia 'Winterglut' / Winterglow Heartleaf Bergenia	1 gal	18" o.c.
	OPH VAR	32	Ophiopogon japonicus / Mondo Grass	1 gal	18" o.c.
	OPH NIG	106	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	1 gal	12" o.c.
	SED DRA	7	Sedum spurium 'Dragon's Blood' / Two Row Stone Crop	1 gal	24" o.c.

IRRIGATION STATEMENT

The irrigation design will consist of low volume point source drip irrigation. Overhead spray and rotator type irrigation heads are discouraged. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design shall incorporate hydrozones by locating plants of different water needs into groups for ease of water application.

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	75%	50%	25%
LAG NAT.			2 (157) = 314	
PIS KEI.	1 (962) = 962		2 (481) = 962	
TOTAL PAVED AREA	2,430 s.f.			
SHADE REQUIRED	1,215 s.f.			
SHADE PROVIDED	2,238 s.f.			
PERCENT SHADE	92%			



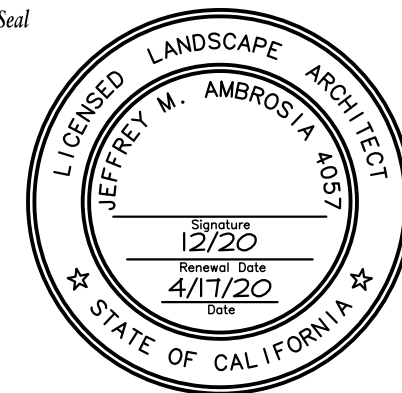
JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

THE BELVEDERE
LANDSCAPE DEVELOPMENT PLANS
510 LINCOLN STREET
ROSEVILLE, CALIFORNIA

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title
PLANTING PLAN



No.	Date	Revision
1		
2		
3		
4		

Project Mgr.: JMA	Sheet No.:
Drawn By: DS	
Scale: 1"=20'-0"	L1.1
Date: 2/2/20	
File Name: RS-PL	of 1 sheets

OWNER

OLD ROSEVILLE, LLC
1204 WOOD OAK COURT
ROSEVILLE, CA 95747

ENGINEER



200 Auburn Folsom Road, Ste. 201
Auburn, California 95603
T: (530) 272-8328
E: info@king-engineering-inc.com

ARCHITECT

HMA ARCHITECTURE
2330 E BIDWELL ST, FOLSOM, CA 95630

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FOOT

SOURCE OF TOPOGRAPHY

CENTERPOINT ENGINEERING
1217 PLEASANT GROVE BLVD
ROSEVILLE, CA 95678
916-773-4006

BENCHMARK

CITY OF ROSEVILLE BENCHMARK NO. 9: 3-1/4" BRASS DISK IN TOP OF CURB AT DRAIN INLET WEST SIDE OF WASHINGTON BLVD. APPROXIMATELY 80' SOUTH OF ALL AMERICAN CITY BLVD. ELEVATION = 162.418

BASIS OF BEARING

THE SOUTH LINE OF THE PROPERTY SURVEYED ON "RECORD OF SURVEY #1405" RECORDED IN BOOK 11 OF SURVEYS AT PAGE 103, BETWEEN THE MONUMENTS SHOWN HEREON AS FOUND AND TAKEN AS NORTH 89°51'11" WEST.

SECTION, TOWNSHIP and RANGE

SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST MDB&M

ASSESSOR'S PARCEL NUMBERS

APN(S): 011-147-003, 011-147-012 AND 011-147-014

EXISTING ZONING

HD/SA-DT - SPECIFIC PLAN DISTRICT, DOWNTOWN SPECIFIC PLAN, DT-4
EXISTING USE: RESIDENTIAL (RES) AND COMMERCIAL/ SINGLE FAMILY

PROPOSED ZONING

SPECIFIC PLAN DISTRICT, DOWNTOWN SPECIFIC PLAN, DT-4

UTILITY INFORMATION

SERVICE:	PROVIDERS	CONTACT	PHONE
SEWER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
WATER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
RECYCLED WATER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
DRAINAGE:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
ELECTRIC:	ROSEVILLE ELECTRIC	RICK CORAL	916-774-5616
GAS:	PG&E	MIKE WILLIAMS	530-537-4006
TELEPHONE:	CONSOLIDATED COMMUNICATIONS	TONY NOLASCO	916-786-1212
TELECOM:	COMCAST	GARY ABELIA	916-830-6743
SCHOOL DISTRICT:	ROSEVILLE CITY SCHOOL DISTRICT		
REFUSE:	CITY OF ROSEVILLE SOLID WASTE DIVISION		
POLICE PROTECTION:	CITY OF ROSEVILLE		
FIRE PROTECTION:	CITY OF ROSEVILLE		

SITE ADDRESS

510 LINCOLN STREET

NOTES:

- SEE SHEET 2 FOR GRADING AND DRAINAGE INFORMATION
- SEE SHEET 3 FOR UTILITY INFORMATION

TENTATIVE MAP

THE BELVEDERE
RESIDENTIAL SUBDIVISION

CITY OF ROSEVILLE

STATE OF CALIFORNIA

MAY 2020

LOT A USAGE

THE LOT A - COMMON AREA PARCEL HAS THE FOLLOWING USAGE:
INGRESS/EGRESS, ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, AND DRAINAGE EASEMENT.
MAINTENANCE ENTITY FOR LOT A IS THE HOMEOWNERS ASSOCIATION (HOA).

EXISTING USES

ADDRESS	AREA (SF)	%COVERAGE
510 LINCOLN ST (VACANT, COMMERCIAL)	22,173	52.0
502 LINCOLN ST (RES)	10,000	23.4
430 LINCOLN ST (RES)	10,500	24.6
TOTAL	42,673	100.0

PROPOSED USES

TYPE	NO. LOTS	AREA (SF)	%COVERAGE
RESIDENTIAL (RES)	18	17,091	40.1
LOT A (REMAINDER)	1	25,582	59.9
TOTAL		42,673	100.0

STANDARDS

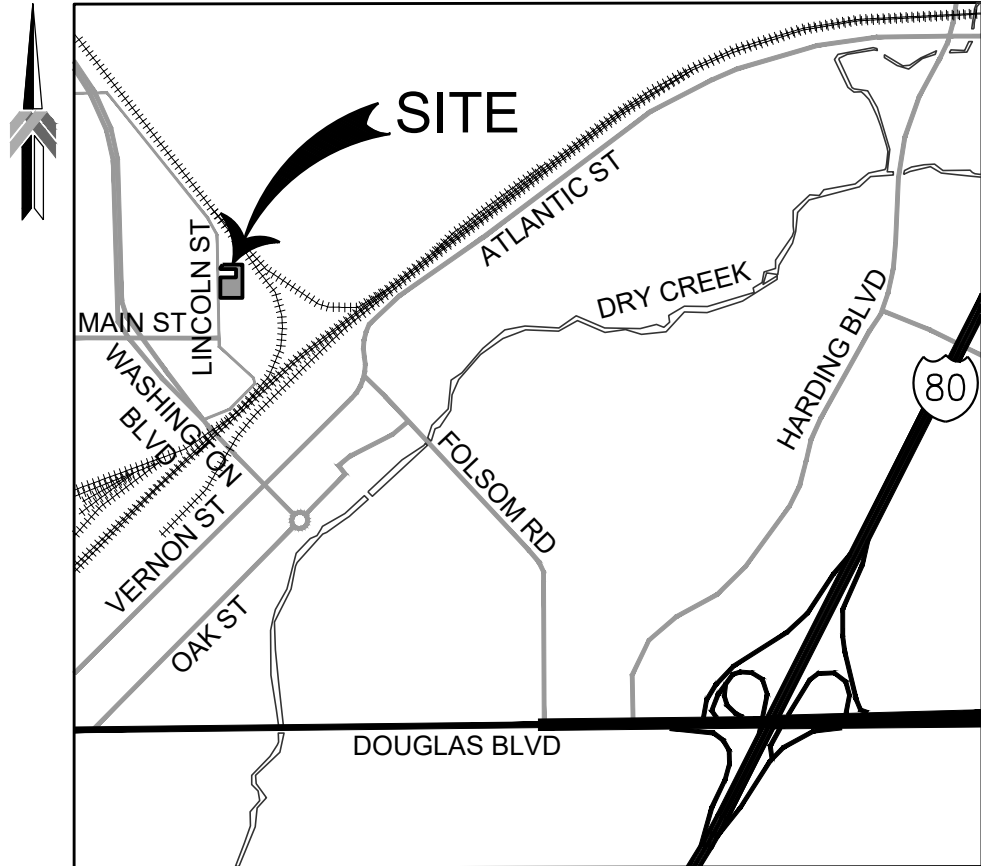
ALLOWABLE BUILD TO LINE	0-10 FEET
PROPOSED BUILD TO LINE	6 INCHES
ALLOWABLE SIDE SETBACK	0 FEET
PROPOSED SIDE SETBACK	0 FEET
ALLOWABLE REAR SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
MAXIMUM HEIGHT	4 STORY/60 FEET
PROPOSED HEIGHT	4 STORY/47 FEET
MINIMUM DENSITY	16 UNITS/ACRE
MAXIMUM DENSITY	32 UNITS/ACRE
PROPOSED DENSITY	18.4 UNITS/ACRE

DATE OF PREPARATION

APRIL, 2020

MINIMUM LOT AREA

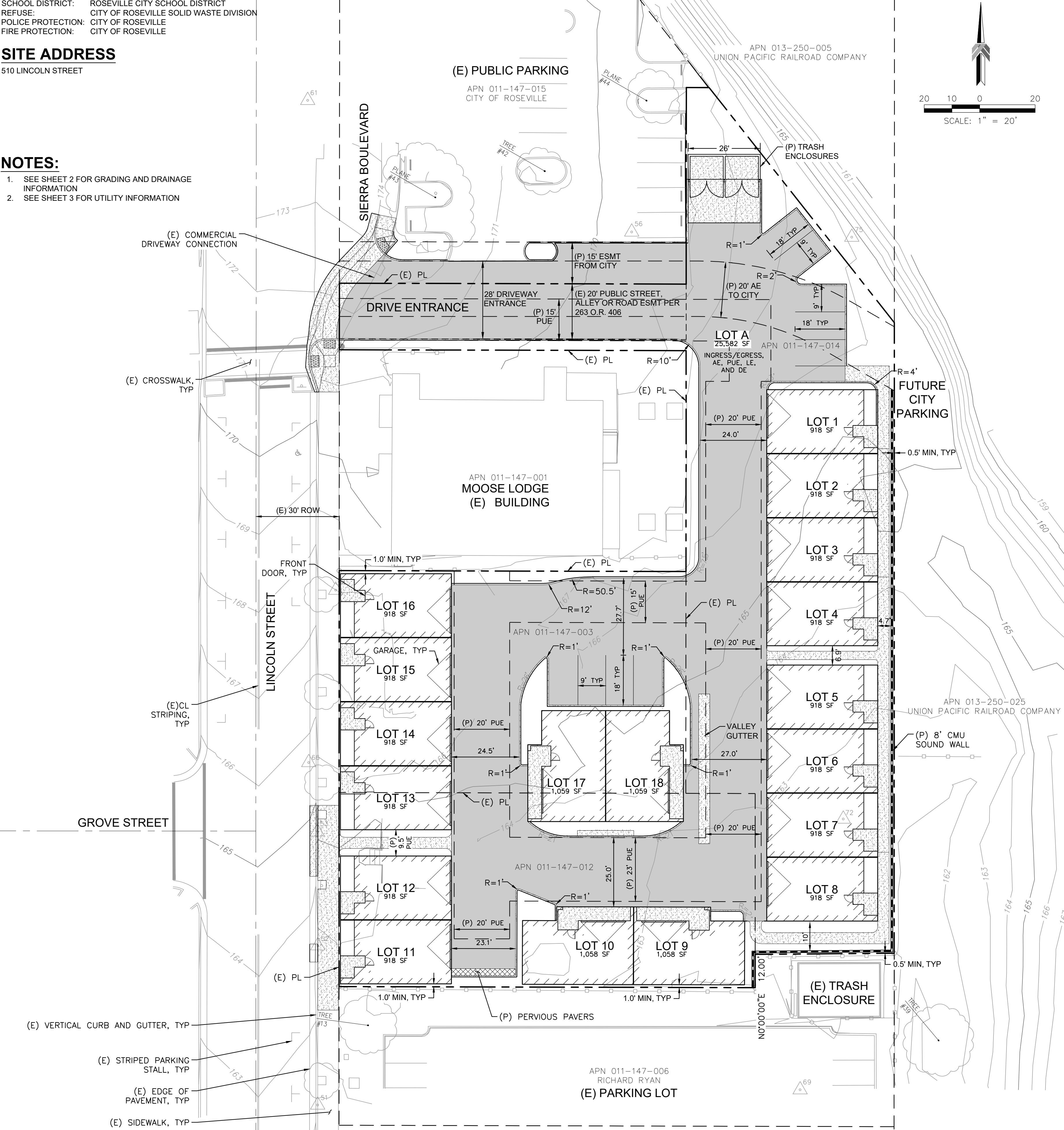
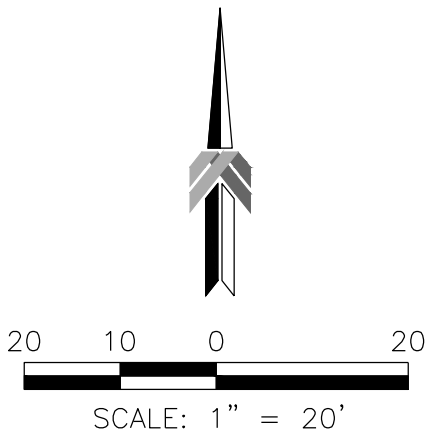
918 SQUARE FEET



VICINITY MAP
NTS

LEGEND

ESMT	EASEMENT	TYP	TYPICAL
AE	ACCESS EASEMENT	X	TREE TO BE REMOVED
PUE	PUBLIC UTILITY EASEMENT	WQB	WATER QUALITY BASIN
LE	LANDSCAPE EASEMENT	12+00 13+00	CENTERLINE (C/L) & STATION
DE	DRAINAGE EASEMENT	2%	DIRECTION OF FLOW AND SLOPE
---	BOUNDARY LINE	TREE TAG#	TREE LABEL WITH TAG #
---	CENTERLINE	+166.5	EXISTING SPOT ELEVATION
---	EASEMENT LINE	166.60	PROPOSED SPOT ELEVATION
---	EXISTING PROPERTY LINE	120	CONTOUR
---	EXISTING LOT LINE	▲	TRANSFORMER
---	PROPOSED LOT LINE	☀	STREET LIGHT
CL	CENTERLINE	☼	WATER FIRE HYDRANT ASSEMBLY (FH)
CMU	CONCRETE MASONRY UNIT	☼	WATER METER (WM)
(E)	EXISTING	☼	WATER GATE VALVE, END OF MAIN 2" BLOW-OFF
EG	EXISTING GROUND ELEVATION	☼	WATER LINE (W)
FF	FINISHED FLOOR ELEVATION	☼	SANITARY SEWER CLEANOUT (SSCO)
FG	FINISHED GROUND ELEVATION	☼	SANITARY SEWER LINE (SS)
GB	GRADE BREAK	☼	SANITARY SEWER MANHOLE (SMH)
(P)	PROPOSED	☼	STORM DRAIN LINE
PL	PROPERTY LINE	☼	STORM DRAIN MANHOLE (DMH)
R	RADIUS	☼	PAD ELEVATION
RIM	RIM ELEVATION	☼	
ROW	RIGHT OF WAY	☼	



REVISIONS		
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	1. PLANNING COMMENTS	05/27/2020

DRAWN	
HMA	
SCALE	
AS NOTED	
DATE	
2019	
JOB NO.	
19032	

ARCHITECTURAL SITE PLAN

BELVEDERE

ET

A1.01

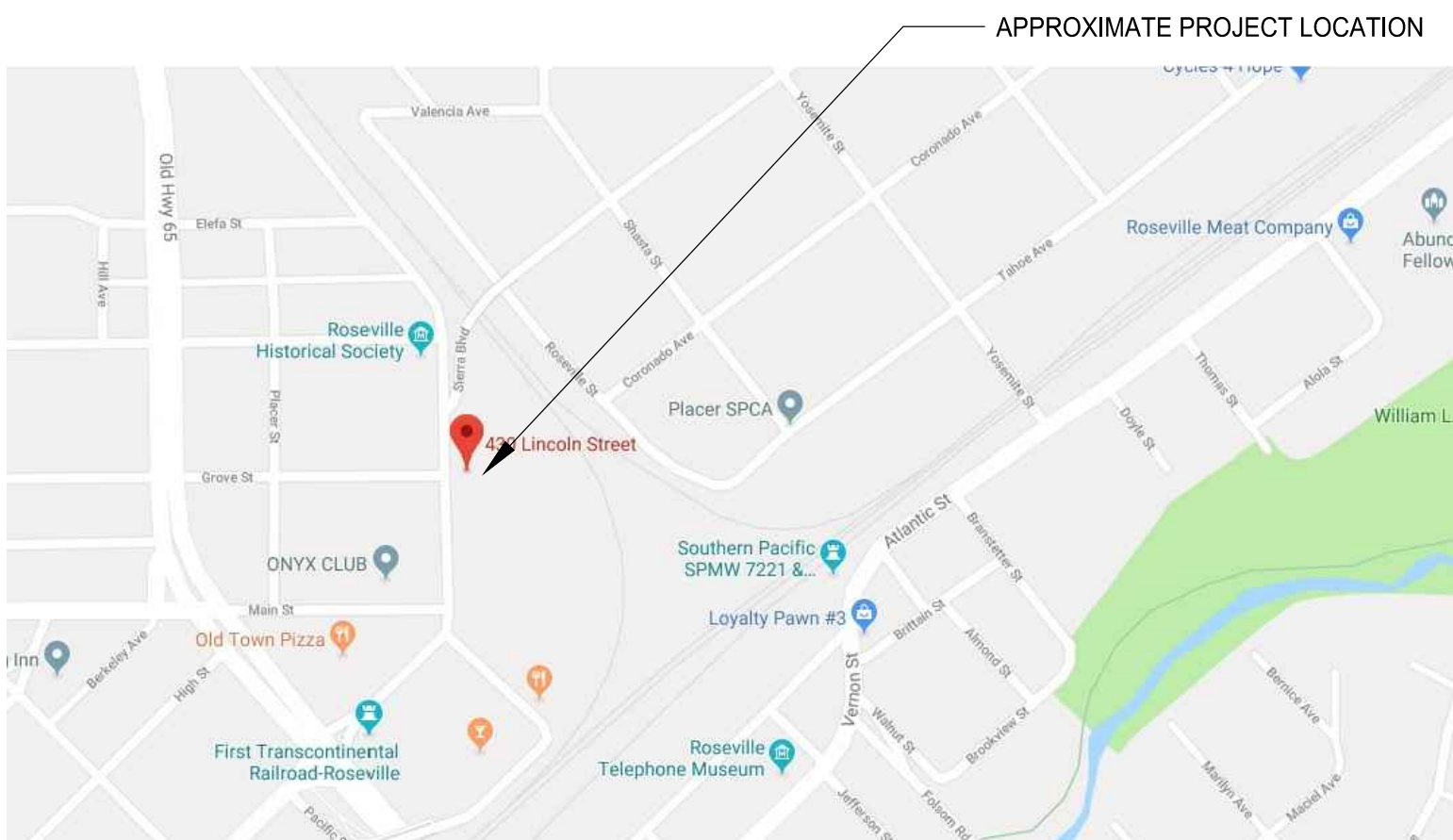
THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020

PC Exhibit G

This site plan illustrates a residential development layout. The plan includes several buildings, parking areas, and landscaping zones. Key features include:

- Buildings:** Building 1 (left), Building 2 (bottom center), Building 3 (center), Building 4 (bottom left), Building 5 (reuse of Building 1) (bottom right), Building 6 (reuse of Building 1) (middle right), and Building 7 (reuse of Building 1) (top right).
- Parking:** Various parking spaces are designated, including a central parking area with a dashed line indicating a fire department turning radius (R30').
- Landscaping:** Landscaping areas are shown around buildings and along pedestrian walks.
- Property Lines:** The property lines are clearly marked, including an existing sidewalk and a new curb.
- Other Features:** A "BELVEDERE" site monument, a "NO PARKING" zone, and a "USPS CLUSTER MAIL BOXES" area are also indicated.

The plan includes numerous dimensions and radii (e.g., R30', R50') to specify the layout and spacing of the development.



VICINITY MAP

SCHEMATIC SITE PLAN

1" = 15'



200 Auburn Folsom Road, Ste. 201
Auburn, California 95603

T: (530) 272-9328
E: info@king-engineering-inc.com

ESTIMATED EARTHWORK

1,320± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)
2,365± CY EMBANKMENT
1,065± CY NET IMPORT

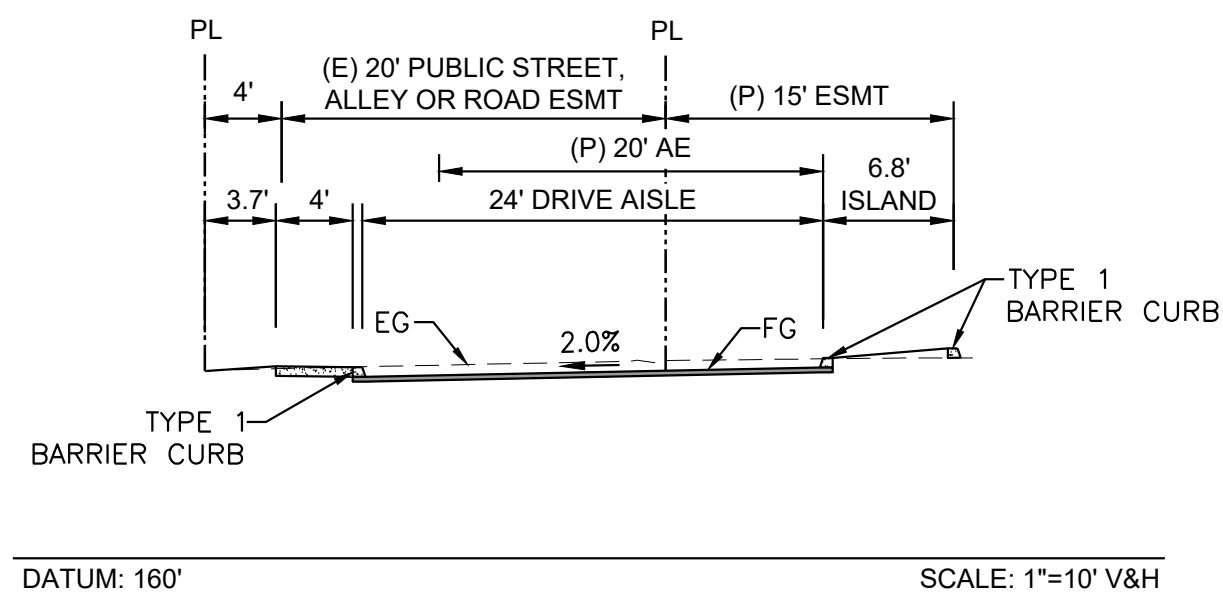
NOTE:
20% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

TOTAL PROJECT AREA OF DISTURBANCE

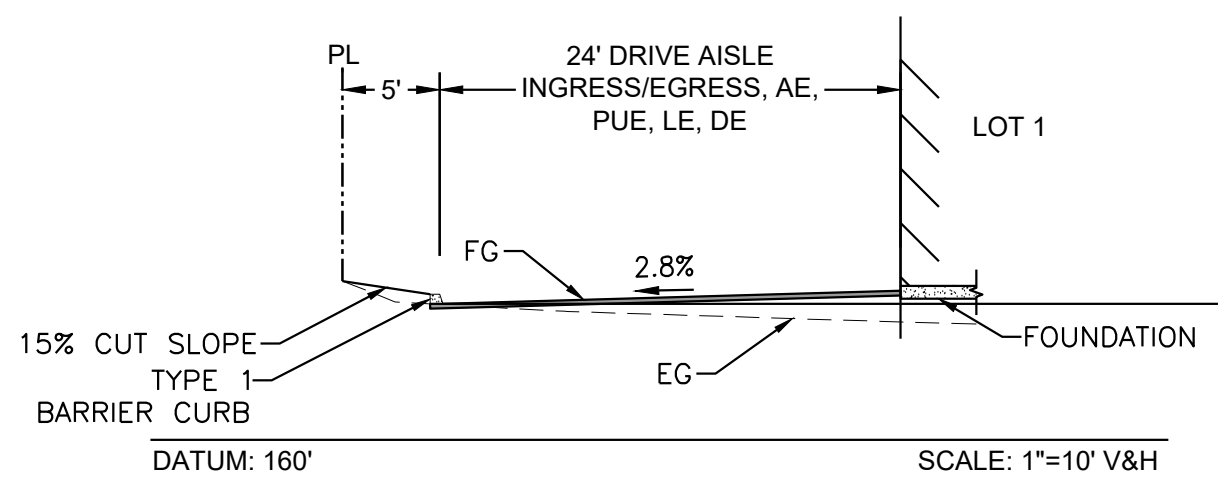
42,673 SF

NOTES:

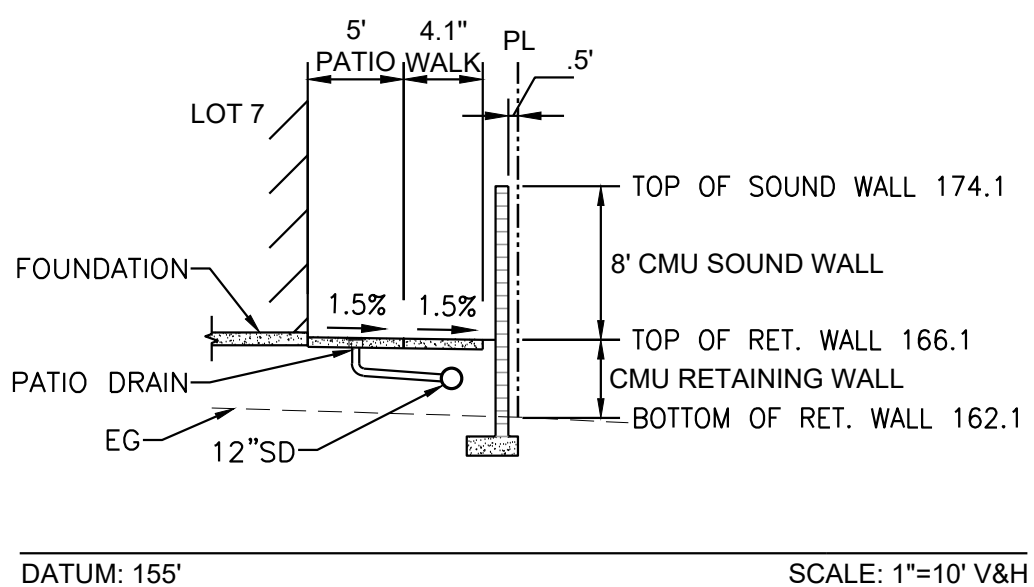
- ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
- SEE SHEET 3 FOR UTILITY INFORMATION.



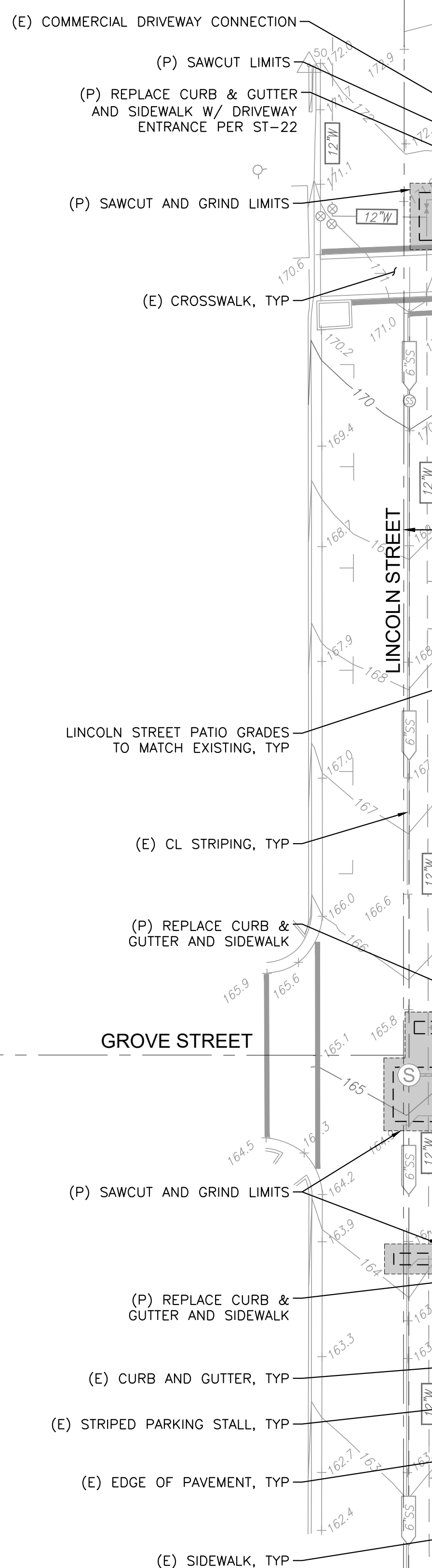
DRIVE ENTRANCE TYPICAL ROAD SECTION
SECTION 1



DRIVE AISLE TYPICAL ROAD SECTION
SECTION 2



SECTION 3



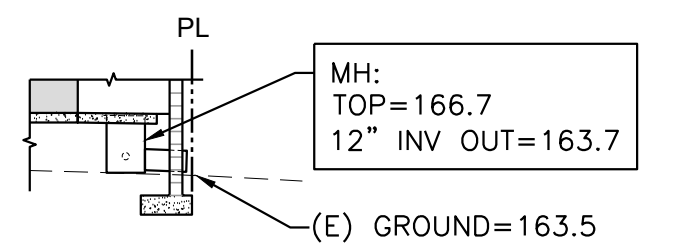
PRELIMINARY GRADING AND DRAINAGE PLAN

THE BELVEDERE DOWNTOWN SPECIFIC PLAN

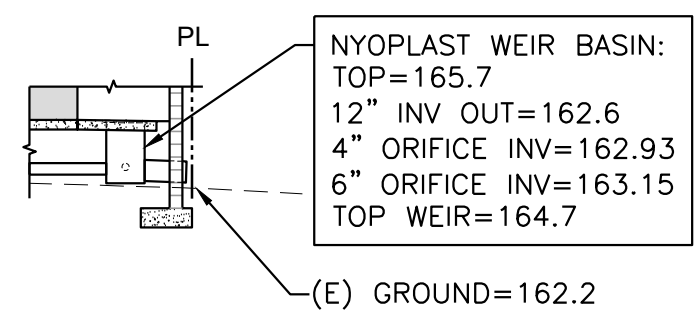
CITY OF ROSEVILLE

STATE OF CALIFORNIA

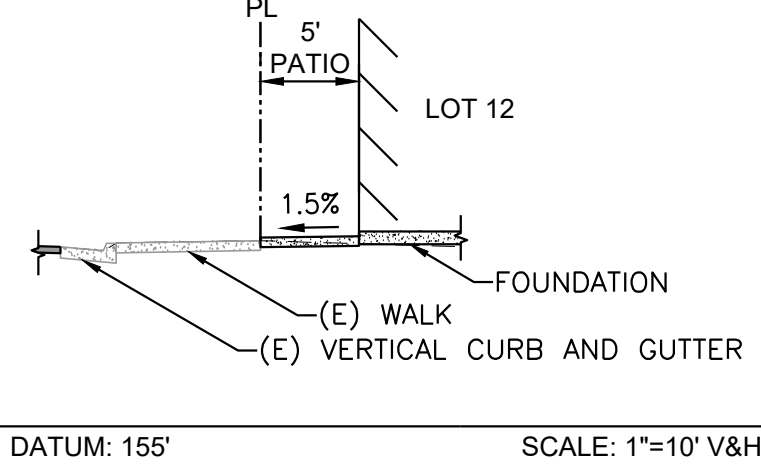
MAY 2020



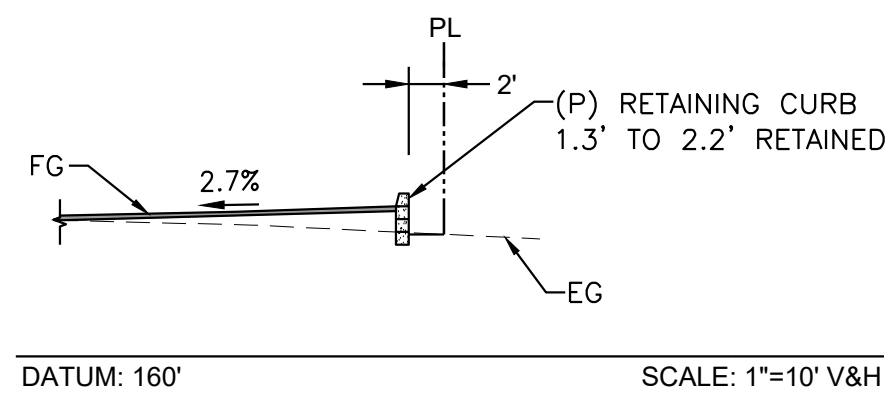
SECTION 3A



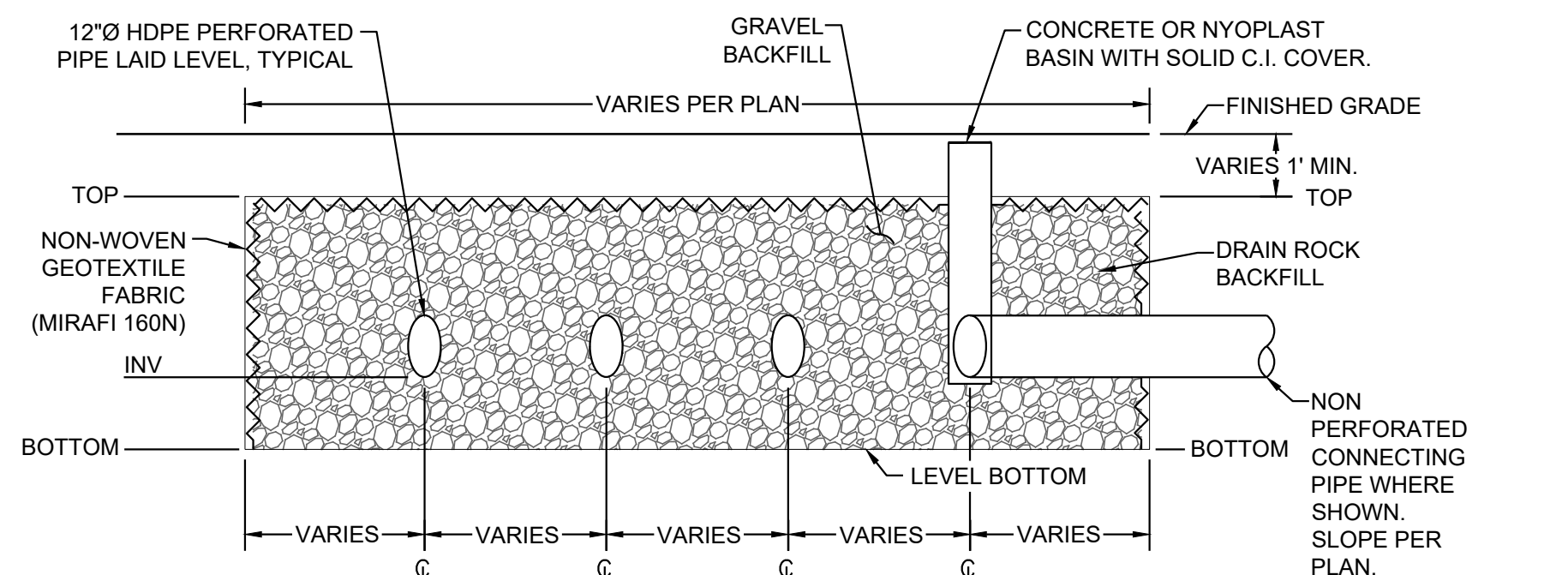
SECTION 3B



SECTION 4



SECTION 6

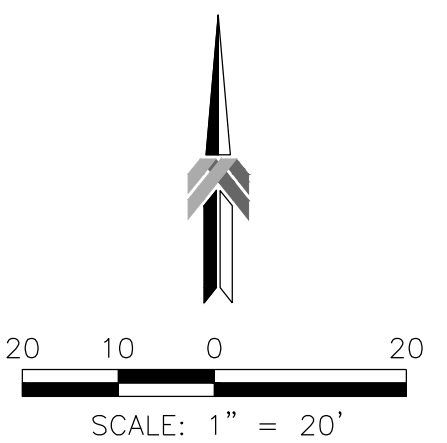


SECTION 8

SECTION 7 - DETENTION BASIN

TYPICAL OF ALL DETENTION BASINS

NTS





200 Auburn Folsom Road, Ste. 201
Auburn, California 95603

T: (530) 272-9328
E: Info@King-Engineering-Inc.com

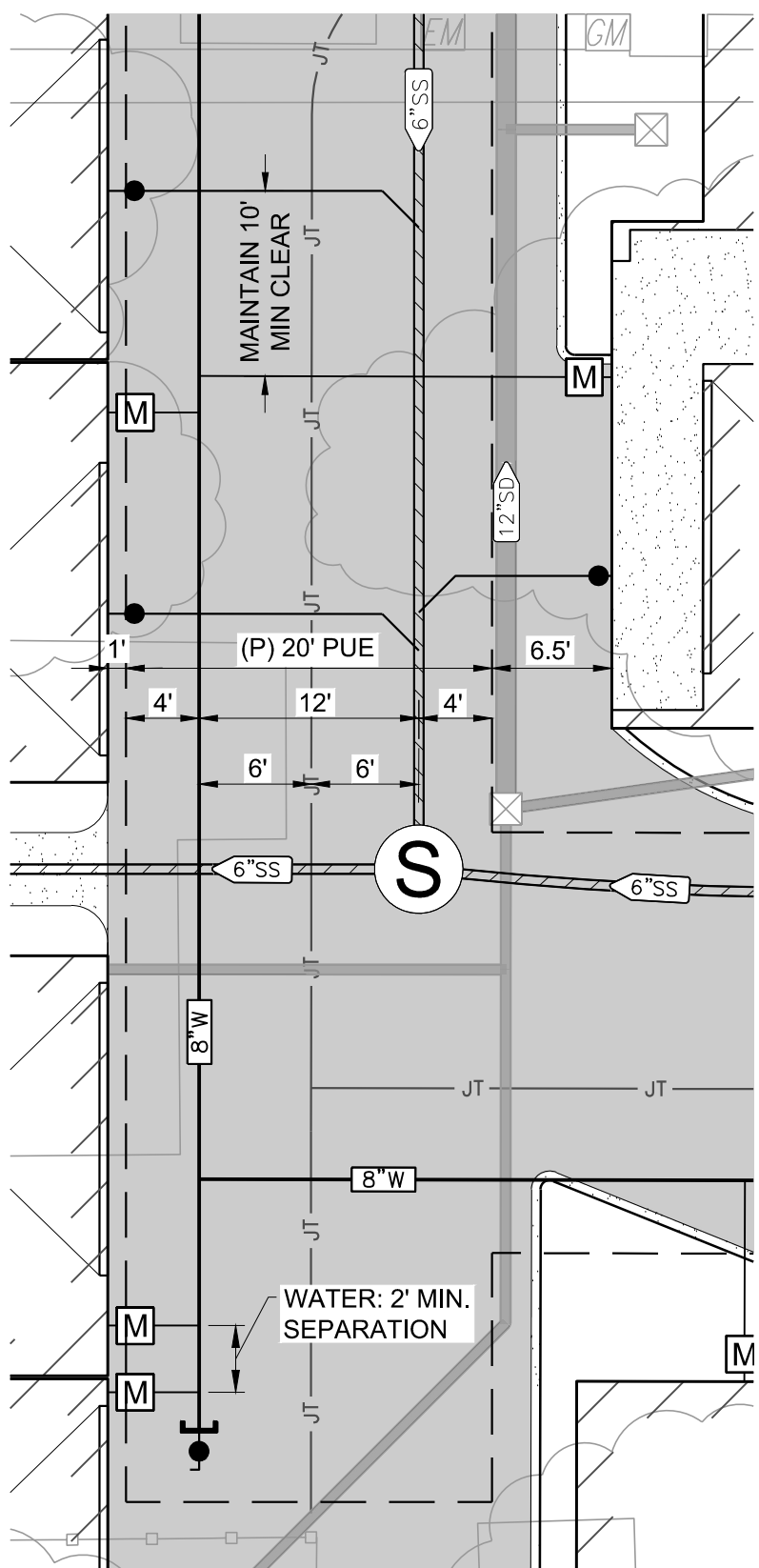
PRELIMINARY UTILITY PLAN

THE BELVEDERE
DOWNTOWN SPECIFIC PLAN

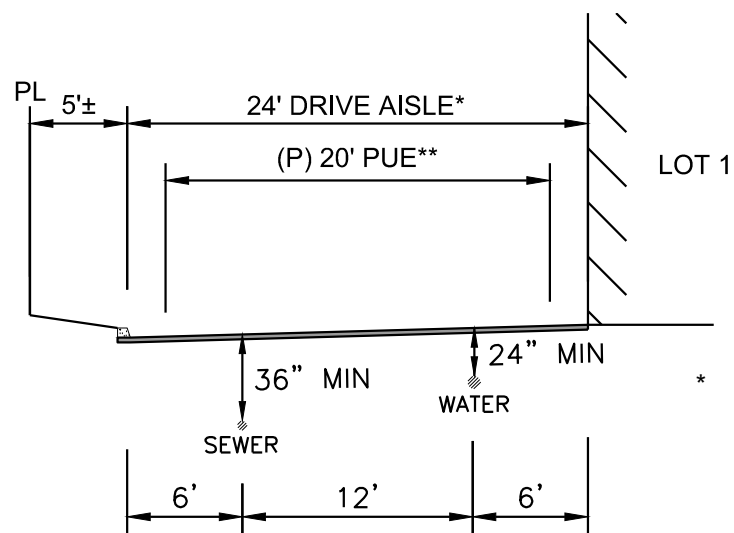
CITY OF ROSEVILLE

STATE OF CALIFORNIA

MAY 2020



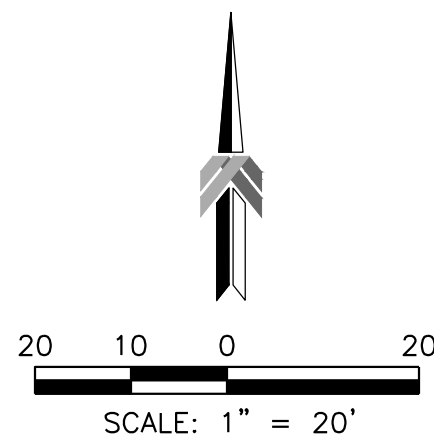
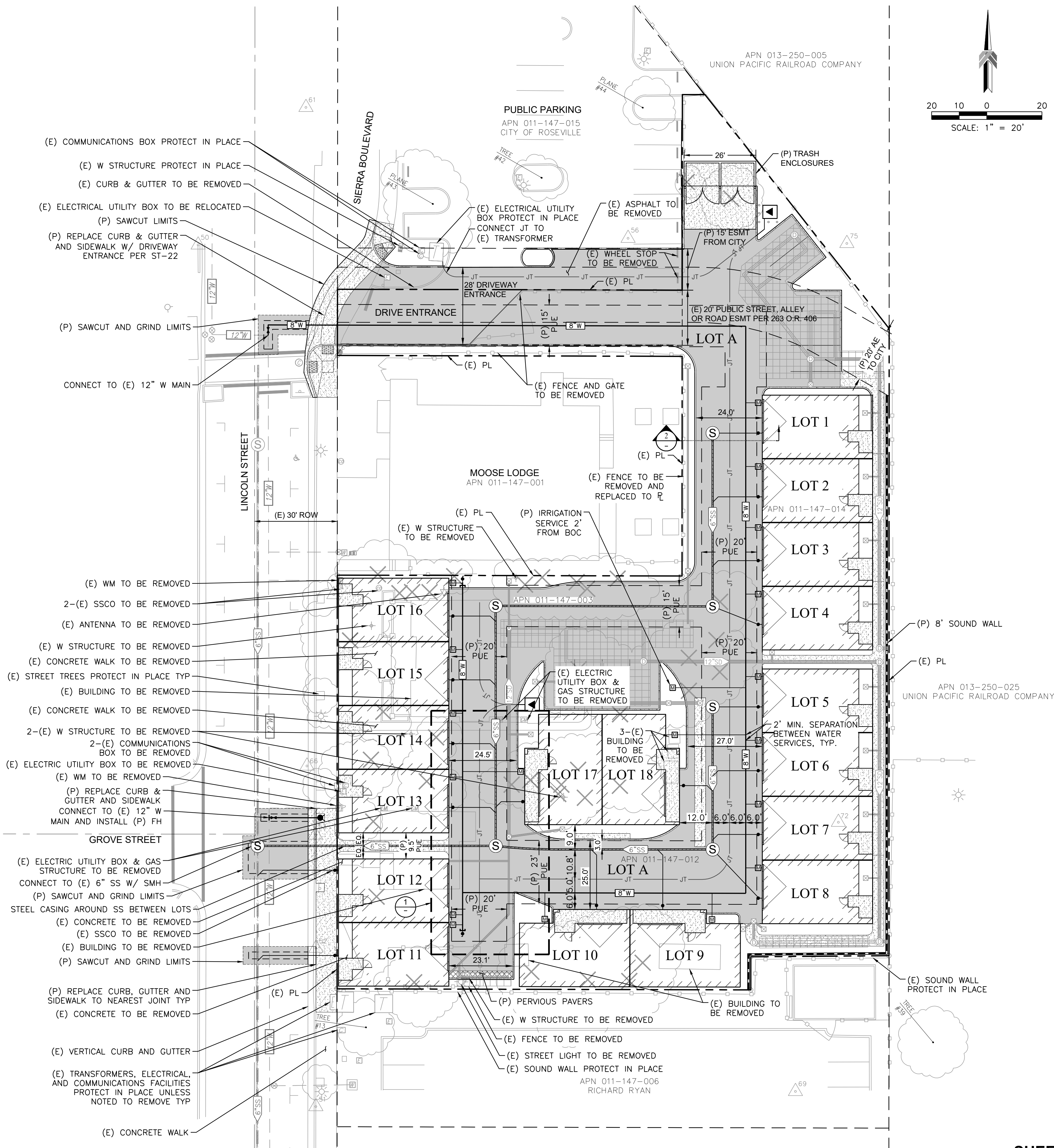
SECTION 1 BLOW UP DETAIL
SCALE: 1"=10'



* THE LOT A COMMON AREA PARCEL HAS THE FOLLOWING USAGE: INGRESS/EGRESS, ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, AND DRAINAGE EASEMENT.

** 20' PUE TYPICAL AT 24' DRIVE AISLE.

UTILITY SECTION 2
SCALE: 1"=10'



CC Attachment 3



RECEIVED

PLANNING DIVISION

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

2020 SEP -8 AM 9:39

CITY CLERK DEPARTMENT

APPEAL FORM

Chairwoman of the Preservation

Name: Alexa Roberts, Committee, Roseville Hist. Soc. Date: 9/7/20

Address: 1070 Kensington Drive City: Roseville Zip Code: 95661

Phone Numbers: (work/day) 916-223-7575 (home/evening) 916-223-7575

(cell) 916-223-7575 (email) alexaroberts@hotmail.com

Please describe below the action for which this appeal is being filed. (You may attach a separate letter if enough space is not provided.)

This appeal challenges all actions taken by the Planning Commission, as stated in the approval letter to applicant Derrek Lee of Old Roseville, LLC, to further the Belvedere Townhomes project, DTSP PCL DT-4, File #PL20-0050, which include: considering the Addendum to the Downtown Roseville Specific Plan EIR and approving a Minor Design Review Permit, Tentative Subdivision Map, and Tree Permit to allow construction of a high-density multi-family residential project consisting of 18 dwelling units located on 18 residential lots and one common lot located at 510 Lincoln Street.

If the Planning Commission has only "considered" the Addendum, none of the approvals are lawful. To comply with CEQA, a specific "approval" of an adequate CEQA document is required. Approval of the Addendum to the Downtown Specific Plan EIR has not yet occurred and in any event would be unlawful. The demolition of the Belvedere Hotel is not a minor technical change consistent with the Downtown Historic District for which an Addendum could be considered adequate. Demolition may result in a significant environmental impact both in terms of removal of a Major Contributing building in the Roseville Downtown Historic District, potentially significant traffic impacts, and significant aesthetic impacts to the historic character of the Historic District and surrounding historic buildings, neighborhoods, and businesses including the adjacent Moose Lodge. The Belvedere project negatively impacts the surrounding community and quality of life. Demolition is also arguably inconsistent

Signed: Alexa Roberts Date: 9/7/20

FOR OFFICE USE ONLY.

(Date Stamp Below)

Received by: _____

Project Being Appealed: _____

File Number: _____

Approving Body: _____ Approval Date: _____

with mandates of adopted city plans and policies adopted for environmental protection, and violates the Tree ordinance. A supplemental project-specific EIR is required.

A separate ground for appeal as well as further support for a supplemental EIR is that the findings for the Minor Design Review Permit are not supported by substantial evidence:

1. The proposed improvement is NOT minor in nature and is NOT substantially compatible with the existing structure and complementary to the adjacent land uses. The project is within the Downtown Specific Plan area and is NOT consistent with the design guidelines and regulations outlined within the Downtown Code.

2. The proposed improvement DOES NOT comply with all applicable standards and requirements of city ordinances and plans or with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.

As conceded in the staff report, Policy 4.5.2 applies here: "Where possible, preserve and restore historic buildings." While higher intensity developments should be encouraged, it is equally important to ensure that existing, significant historic buildings and resources are considered for re-use when appropriate. When reviewing potential new development in the Downtown, historic resources need to be identified.

This project should be altered to avoid removal of 2 protected Valley oaks and incorporate a rehabilitated Belvedere Hotel into the design for a adaptive reuse. The applicant is not entitled to

18 dwelling units in light of significant environmental impacts, and it has not been shown to be infeasible to design a project without removal of protected trees. Further reasons for this appeal include:

1. Failure to prove that the Belvedere is not eligible for the CA or National Register. In fact, there are many details that qualify it for eligibility.

2. The Belvedere was listed as a Major Contributing Building in our Old Town Roseville Historic District, when the district was originally established. It is virtually unchanged since then (even according to ECorp's report)

3. The new owner hasn't proved that restoring/reusing the Belvedere is infeasible. They stated in the Planning Committee meeting that the roof is in terrible condition. We have evidence of a re-roofing permit in 2014 and overhead pictures of the roof in fine condition. They also stated that the walls and ceilings are in a state of decay. We have photos of the inside of the building from when it was sold to the new owners a year ago. These show them to be in adequate shape with great potential for restoration.

4. The plan was approved without adequate consideration of feasible alternatives to demolition of this historic resource, (Hotel Belvedere), to lessen the negative impact of this plan

5. Documentation to the standards of the Historic American Building Survey (HABS) {like} shall be conducted prior to demolition. Copies of HABS-like documentation shall be provided to local Roseville historical societies and the Placer County Archiver to provide the public historical record of the building prior to its

demolition. Neither has been attempted or completed. This is in violation of the Roseville General Plan 2035, specifically the RSP2035 states, "any development proposal that may have an impact on archaeological, historic, or cultural resources to the appropriate federal, state, or local agency for comment." The plan also states that the City will "cooperate with other state, federal and local agencies in the identification and preservation of archaeological and historic resources, this will include Placer County and the Roseville Historical Society on the inventory of historic sites." This was not done when the historical buildings list was created in 2007 (mentioned in Cultural Resources 4.7)

6. In an email from a planning commission official, dated August 5th, it was stated that the Belvedere was on a list of 213 potentially historic buildings. The planning commission prepared an Addendum to the DTSP EIR pursuant to Section 151264 of the CEQA Guidelines. The Addendum to the Downtown Specific Plan would evaluate the project specific impacts that would occur from development of the Belvedere Townhome Project, including an updated Cultural Resource evaluation and Architectural evaluation. No in-depth review was done of the Belvedere Hotel (or any of the other 213 buildings listed) when it was determined that only 2 of these buildings were eligible for any historic register. Where is the Supporting documentation and evaluation

to back this conclusion? It would have been impossible to determine definitively that any of these buildings are ineligible for the National Register or any historic register without such an in-depth historical/architectural review and submission for that register. Again, the Roseville Historical Society and the Placer County Historical Society were not contacted or consulted in the determination of the building being historical or not.

7. The Architectural Report was completed by ECORP for the new owners and was done by an archaeologist. The definition of an archaeologist is: a person who studies human history and prehistory through the excavation of sites and the analysis of artifacts and other physical remains. That is not someone qualified to make a determination of the condition of and historical relevance of a historical structure. There are many flaws in this report and it is not sufficient mitigation for the unnecessary proposed demolition of this historical resource. Especially as it hasn't been proven that demolition is unavoidable.

8. In the Addendum to the DTSP EIR, it states that "In the Architectural History Evaluation is stated that the building has been dormant since the 1990s." In fact, Pearl Manning's daughter Dolores Manning lived there well into the recent 2010s. It was only within the last 5 years or so that her health began to decline and she needed to be transitioned into a care home.

11. The City misrepresented a meeting held on August 18th for the board of RCNA and the Moose Lodge. This meeting was portrayed as a public comment meeting and it was not advertised anywhere. There was no public notice and approximately 10 people in attendance. That included the legal representation of the new owners, a paid consultant, and one other. Also, many who were within the 300 ft radius of the property never received the mailed public notice about this plan. The flier used an address that's not associated with any property if searched online (~~502~~ 510 Lincoln St instead of 502) and made no mention of building removal. This would make it very difficult for the receiver to understand where and what is happening. They were also given a short window to comment on a website that no longer existed when it was searched.

RESOLUTION NO. 20-447

DENYING THE APPEAL OF THE AUGUST 27, 2020 APPROVAL BY PLANNING COMMISSION, CONSIDERING THE ADDENDUM TO THE DOWNTOWN ROSEVILLE SPECIFIC PLAN EIR, ADOPTING THE TWO FINDINGS OF FACT AND APPROVING THE MINOR DESIGN REVIEW PERMIT SUBJECT TO SEVENTY-TWO CONDITIONS OF APPROVAL; ADOPTING THE THREE FINDINGS OF FACT AND APPROVING THE TENTATIVE SUBDIVISION MAP SUBJECT TO FIFTY-SIX CONDITIONS OF APPROVAL; AND ADOPTING THE TWO FINDINGS OF FACT AND APPROVING THE TREE PERMIT SUBJECT TO TWENTY CONDITIONS OF APPROVAL

WHEREAS, on April 06, 2009, the City Council adopted the Downtown Specific Plan; and

WHEREAS, on August 27, 2020, the Planning Commission held a public hearing on the Belvedere Townhomes project located at 430, 502, 510 Lincoln Street within the Downtown Specific Plan area; and

WHEREAS, the Belvedere Townhomes project is a request for a Minor Design Review Permit, Tentative Subdivision Map, and Tree Permit to allow construction of a high-density multi-family residential project consisting of 18 dwelling units located on eighteen residential lots and one common lot and the removal of two native oak trees; and

WHEREAS, on August 27, 2020, the Planning Commission considered the Addendum to the Downtown Roseville Specific Plan EIR; and

WHEREAS, on August 27, 2020, the Planning Commission voted 6 Yes – 0 No to approve a Minor Design Review Permit to allow construction of the Belvedere Townhomes project after finding that the project was consistent with the following two (2) Findings of Fact:

1. The proposed improvement is minor in nature and is substantially compatible with the existing structure and complementary to the adjacent land uses.
2. The proposed improvement complies with all applicable standards and requirements of this title and with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.

WHEREAS, on August 27, 2020, the Planning Commission voted 6 Yes – 0 No to approve a Tentative Subdivision Map to allow the creation of 18 residential lots and one common area lot for the construction of the Belvedere Townhomes project after finding that the project was consistent with the following three (3) Findings of Fact:

1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of

the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.
3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

WHEREAS, on August 27, 2020, the Planning Commission voted 6 Yes – 0 No to approve a Tree Permit to allow the removal of two native oak trees for the construction of the Belvedere Townhomes project after finding that the project was consistent with the following two (2) Findings of Fact:

1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.
2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

WHEREAS, following the Planning Commission's approval, Alexa Roberts filed an appeal of the Planning Commission's approval based on concerns related to the demolition of the Belvedere Hotel and inconsistencies with the City of Roseville General Plan and the Downtown Specific Plan; and

WHEREAS, a review of the proposed site layout and design has found that the Belvedere Townhomes project complies with the General Plan, Downtown Specific Plan, Downtown Code, and Zoning Ordinance; and

WHEREAS, the Belvedere Hotel is not considered a historic building; and

WHEREAS, after holding a hearing on November 18, 2020 and considering the entire record, staff recommends that the City Council deny the appeal of the Planning Commission's approval of the Belvedere Townhomes project because the two (2) Findings of Fact for the Minor Design Review Permit, three (3) Findings of Fact for the Tentative Subdivision Map, and two (2) Findings of Fact for the Tree Permit can be made; and

WHEREAS, staff recommends that the City Council consider the Addendum to the Downtown Roseville Specific Plan EIR and adopt the two (2) Findings of Fact for the Minor Design Review Permit and approve the Minor Design Review Permit subject to seventy-two (72) conditions of approval; adopt the three (3) Findings of Fact and approve the Tentative Subdivision Map subject to fifty-six (56) conditions of approval; and adopt the two (2) Findings of Fact and approve the Tree Permit subject to twenty (20) conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Roseville has considered the Addendum to the Downtown Roseville Specific Plan EIR and hereby denies the appeal of the Planning Commission's August 27, 2020 approval of the Belvedere Townhomes project; and

BE IT FURTHER RESOLVED that the two (2) Findings of Fact for the Minor Design Review Permit are hereby adopted and the Minor Design Review Permit is hereby approved subject to seventy-two (72) conditions of approval; that the three (3) Findings of Fact for a Tentative Subdivision Map are hereby adopted and the Tentative Subdivision Map is hereby approved subject to fifty-six (56) conditions of approval; and that the two (2) Findings of Fact for a Tree Permit are hereby adopted and the Tree Permit is hereby approved subject to twenty (20) conditions of approval.

PASSED AND ADOPTED by the Council of the City of Roseville this 18th day of November, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Belvedere Townhomes Project

Addendum to the Downtown Roseville Specific Plan Environmental Impact Report

(SCH #2007102090, Certified April 6, 2009) Minor Design Review Permit,
Tentative Subdivision Map, and Tree Permit (File #PL20-0050)

August 2020 | ORL-02

Prepared for:

City of Roseville
Development Services Department – Planning Division
311 Vernon Street
Roseville, CA 95678

Prepared by:

HELIX Environmental Planning, Inc.
11 Natoma Street, Suite 155
Folsom, CA 95630



ADDENDUM TO THE DOWNTOWN ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2007102090, CERTIFIED APRIL 6, 2009) MINOR DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, AND TREE PERMIT (FILE # PL20-0050)

Project Title/File Number:	Belvedere Townhomes – Minor Design Review Permit, Tentative Subdivision Map, and Tree Permit (File # PL20-0050)
Project Location:	510 Lincoln Street, 430 Lincoln Street, 502 Lincoln Street, and a portion of 512 Lincoln Street (APNs 011-147-014, 011-147-012, 011-147-003, 011-147-015)
Project Description:	Construction of 18 single-family townhomes on 18 residential lots and one common lot. Approval of Minor Design Review Permit; Approval of Tentative Subdivision Map; and Issuance of Tree Permit.
Project Applicant:	Derrek Lee, Old Roseville LLC
Property Owner:	Old Roseville LLC
Lead Agency Contact:	Charity Gold, Associate Planner

The City of Roseville certified an Environmental Impact Report (EIR) for the Downtown Roseville Specific Plan (DTSP; State Clearinghouse No. 2007102090) on April 6, 2009. The current project applicant, Old Roseville LLC, proposed minor changes to the approved project. Consequently, the proposed Belvedere Townhomes Project (proposed project) has been evaluated in an Initial Study (IS), contained in this Addendum to determine whether those changes would result in any new or more substantial impacts from those identified in the 2009 DTSP EIR.

An Addendum to a previously certified EIR may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with State CEQA Guidelines Section 15164, the IS contained in this Addendum has been prepared to demonstrate that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the certified EIR adequate to describe the impacts of the proposed project. State CEQA Guidelines Section 15164 also states that an Addendum need not be circulated for public review but can be included in or attached to the certified EIR for consideration by the hearing body.

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Attachments:

Attachment A – Project Figures
Attachment B – Biological Resources Evaluation
Attachment C – Arborist Report
Attachment D – Cultural Resources Assessment
Attachment E – Architectural History Evaluation
Attachment F – Noise Impact Assessment
Attachment G – Traffic Memorandum

PROJECT DESCRIPTION

Background

The Belvedere Townhomes Project (proposed project), is located within the Downtown Roseville Specific Plan (DTSP) area which is a 167-acre infill area in the central part of the City of Roseville, in western Placer County, CA (City; 2009 DTSP EIR, p. 1-1). The DTSP area is surrounded by built-out neighborhoods and is bisected by the Union Pacific Railroad (UPRR) J.R. Davis Rail Yard, resulting in a segment of the Plan area to the northwest and a segment to the southeast of the UPRR facilities. Washington Boulevard passes under the railroad tracks, connecting the segments.

The DTSP area is comprised of the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Park. The Historic Old Town and Vernon Street Civic Core areas are further subdivided into a total of ten distinct character districts (five for each), and the two parks. Each district incorporates an anticipated look and feel designed to promote the core goals established in the DTSP.

The DTSP was originally approved anticipating 1,020 new residential units and 900,000 square feet of new ground floor retail use on corresponding with 23.96 acres of medium-density and high-density residential, approximately 112.73 acres of commercial, and 36.52 acres of park, and 0.12 acre of right-of-way land uses (2009 DTSP pp. 4-1, 4-4). For detailed project location, background, environmental setting, and project descriptions of the DTSP, refer to Chapters 1, 2, and 3 of the DTSP and Chapters 1 and 3 of the Environmental Impact Report (EIR) prepared for the DTSP. The DTSP was approved by the City on April 6, 2009, and the accompanying EIR was certified at that time (State Clearinghouse No. 2007102090). Information on where to find copies of these documents is included in the Purpose and Scope of Addendum section, below.

Project Location

The proposed project site is an approximately one-acre area in the southeastern portion of the City of Roseville, Placer County, CA, and is in the northeastern portion of the DTSP area. The site is located on the east side of Lincoln Street, near its intersection with Sierra Boulevard, and consists of three parcels, a portion of a fourth, and an easement for site access. The parcels are Assessor Parcel Numbers (APNs) 011-147-014, 011-147-003, and 011-147-012; and a portion of APN 011-147-015, and the addresses are 510 Lincoln Street, 502 Lincoln Street, 430 Lincoln Street, and 512 Lincoln Street, respectively.

The project site is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5-minute U.S. Geological Survey (USGS) quadrangle map. Refer to Figure 1 for the regional project location and Figure 2 for an aerial image of the project site with the APN boundaries shown (Attachment A).

Environmental Setting

The proposed project site is located within a commercial and residential area of the City, and is surrounded by industrial, commercial, and residential development. The site is generally bordered by residential and commercial parcels on the north, south, and west, and by UPRR tracks and an undeveloped parcel to the east. The site partially surrounds the property containing the Moose Association building (i.e., Moose Lodge). The properties directly north and south of the project site are developed with paved parking lots.

A substantial portion of the site is vacant, with roughly seventy percent of the site undeveloped with only a few trees and shrubs; however, APNs 011-147-003 and 011-147-012 are developed with former residential land uses, and a portion of an existing parking lot extends into the northern portion of the site (APNs 011-147-014 and 011-147-015). The structure at APN 011-147-003 is a vacant hotel/apartment building (formerly the Belvedere Hotel), and the structures at 011-147-012 consist of a vacant single-story house (W. Seitz Residence), a shed and a dilapidated building in the backyard. As described in the Architectural History Evaluation, the

PC Exhibit A

Belvedere Hotel “has been dormant since at least the 1990s and has not operated as a hotel for many years, likely since Pearl Manring [the former owner] was alive [1989]” (ECORP Consulting, Inc. [ECORP], 2019a). No information was identified which indicated how long the W. Seitz Residence has been vacant. Both parcels feature trees associated with the residential buildings.

The zoning designation for all four parcels affected by the proposed project is Historic District/Downtown Specific Plan - Old Town Commercial (HD/SA-DT-4) and the General Plan land use designation is Central Business District (CBD). Table 1 summarizes the zoning, General Plan land use, and the actual use of the property for the project site and surrounding areas.

Table 1. Zoning, General Plan Land Use and Property Use			
Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Historic District/Downtown Specific Plan - Old Town Commercial (HD/SA-DT-4)	Central Business District (CBD)	Mostly vacant, parking lot entrance in northern portion, former residential development with structures remaining
North	HD/SA-DT-4	Central Business District (CBD)	Parking lot
South	HD/SA-DT-4	Central Business District (CBD)	Surface parking lot
East	Light Industrial/Downtown Specific Plan - Old Town Commercial Extension (M1/SA-DT-5)	Industrial	UPRR
	HD/SA-DT-4	Central Business District (CBD)	Vacant
West	HD/SA-DT-4	Central Business District (CBD)	Moose Lodge
	RMU/SA-DT-3	Medium Density Residential (MDR)	Residential

Proposed Project

The following elements constitute the proposed project analyzed in this Addendum (see Attachment A, Figure 3 for the site plan).

Approval of Minor Design Review Permit: The proposed project would create one common lot and develop 18 single-family townhomes on 18 residential lots (Tentative Map dated May 2020). No modifications to the site’s land use designations or zoning would be required.

The development would be comprised of six buildings with two or four townhome units in each. Proposed townhomes would be three-stories tall (approximately 46 feet, 10 inches total building height from grade) with garages at ground level. Each unit would have three bedrooms, 3½ bathrooms, two-car garage, covered patio, a second-floor balcony, and rooftop outdoor space. The proposed buildings and their units are:

- Building 1 – Four attached townhouse units
- Building 2 – Two attached townhouse units
- Building 3 – Two attached townhouse units
- Building 4 – Two attached townhouse units
- Building 5 – Four attached townhouse units
- Building 6 – Four attached townhouse units

The common lot, Lot A, would include driveway access from Lincoln Street, a drive aisle compliant with the fire department turning radii, nine guest parking spaces, utilities, drainage, and landscaping. Pedestrian access from Lincoln Street would be provided via two walkways. Site drainage would convey stormwater to four water quality basins located throughout the project site.

Other proposed features include an 8-foot-high concrete masonry soundwall along the eastern boundary of the project site and a 26-foot-wide trash enclosure at the north end of the project site.

A two-hour fire wall separation would be placed between each townhouse, one-hour rating each unit with one-inch air space along the property line. Fire walls would extend from the foundation to the underside of the roof deck. Horizontal continuity of firewalls would be maintained per 2019 California Building Code Section 706.5.

The area of disturbance would be approximately 42,673 square feet (SF). Earthwork would include approximately 1,320 cubic yards (CY) of excavation (including footings and utilities) and 2,385 CY of embankment for a net import of approximately 1,065 CY. The project would also require the demolition of two existing structures: the W. Seitz Residence, located at 430 Lincoln Street and built in 1926 (APN 011-147-012), and the Belvedere Hotel, located at 502 Lincoln Street and built in 1914 (APN 011-147-003).

Approval of Tentative Maps: The proposed project includes a: (1) Tentative Parcel Map to divide existing parcels 011-147-014, 011-147-003, and 011-147-012 into 18 single family lots and Lot A (common lot for ingress/egress, access easement, public utility easement, landscape easement, and drainage easement).

Issuance of Tree Permit: The proposed project includes a request for a Tree Permit, that would allow the removal of two valley oak trees (*Quercus lobata*). This permit would be issued by the City.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background Section, an EIR was certified for the DTSP on April 6, 2009. The 2009 DTSP and DTSP EIR are available on the City of Roseville's website at the following web address: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775091>.

Basis for Addendum

This Addendum has been prepared pursuant to State CEQA Guidelines Section 15164 and Public Resources Code Sections 21083 and 21166. An Addendum is an appropriate subsequent document to a previously certified EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previous EIR. (State CEQA Guidelines Sections 15162(a), 15164(a); see *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668.) Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified significant impacts; see discussion immediately below. (State CEQA Guidelines Sections 15162(a), 15164(a).) Substantial evidence presented in this Addendum demonstrates that the proposed project does not create any new significant impacts or increase the severity of previously identified significant impacts. Nor are there any new circumstances or new information that would create such impacts or require more robust analysis as discussed in more detail below. (State CEQA Guidelines Section 15162(a).) Therefore, an Addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted. (Id., Section 15164(e).)

No New Circumstances or New Information

Circumstances surrounding the project area have not substantially changed nor has any new information of substantial importance come to light since certification of the previous EIR, that indicates the current proposed

project would create new significant impacts or increase the severity of existing significant impacts beyond those listed in the 2009 DTSP EIR (State CEQA Guidelines Section 15162(a)). No new projects or other development beyond those contemplated in the previously certified EIR have been approved or proposed within the vicinity of the project site that could increase the severity of the proposed project's environmental effects nor is there new information of substantial importance showing that: (i) mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the proposed project, but the project proponents decline to adopt the mitigation measure or alternative; or (ii) mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. Further, the City is not aware of any other new information that might be relevant to the proposed project's CEQA analysis. In summary, there is no evidence on the record, or otherwise reasonably discoverable, indicating that any new circumstances or new information exist that that: (a) would create new significant impacts; (b) substantially increase the severity of previously identified significant impacts; (c) or require additional analysis or verification. As a result, all boxes in the "New Circumstances" and "New Information" columns in the accompanying checklist, below, are marked "No."

Significant and Unavoidable Impact Conclusions in Previous EIRs

The 2009 DTSP EIR identified the following impacts as significant and unavoidable:

- Impact 4.6-2: Transportation and Circulation—Unacceptable p.m. Peak Hour LOS at Signalized Intersections under Cumulative (2020) Plus Project Conditions.
- Impact 4.7-1: Cultural Resources—Disturbance of Architectural Resources.
- Impact 4.10-1: Generation of Short-term Construction-Related Emissions of Criteria Air Pollutants and Precursors.
- Impact 4.10-2: Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Ozone Precursors.
- Impact 4.10-3: Exposure of Sensitive Receptors to Toxic Air Contaminant Emissions.
- Impact 4.11-5: Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels.
- Impact 5.4-1: Increases in Greenhouse Gas Emissions.

The analyses within this Addendum rely on the 2009 DTSP EIR and project-specific *Biological Resources Evaluation Letter Report for the Proposed Belvedere Townhomes Project (City of Roseville File # PL20-0050)*, *City of Roseville, Placer County, CA* (HELIX Environmental Planning, Inc. [HELIX] 2020a), *Arborist Report for Old Roseville Townhomes Project, City of Roseville, California* (HELIX 2019), *Cultural Resources Assessment for the Belvedere Townhomes Project, City of Roseville, Placer County, California* (HELIX 2020b), *Architectural History Evaluation, The Beverly Hotel, 502 Lincoln Street, Roseville* (ECORP 2019), *Trip Generation and Vehicle Miles Traveled Analysis for the Proposed Belvedere* memorandum (LSA Associates, Inc. [LSA] 2020), and *Noise Impact Assessment* (ECORP 2020). These studies are included as Attachments B through G, respectively. Most of the project impacts remain identical to the impacts described in the EIRs because the proposed project is less intensive than the use types envisioned and analyzed for the subject property. The proposed project uses reduce or maintain the same level of potential impacts, as discussed in this Addendum.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the environmental issue categories in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A "no" answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

2018 CEQA Checklist Update

Since certification of the previous EIR, the Appendix G Checklist in the State CEQA Guidelines has been updated, effective early 2019. Although not required, the updated checklist is included in this Addendum along with the prior version, as part of a good-faith effort to provide the most up-to-date information to decision makers and the public (PRC Section 21002.1(e), 210065; see State CEQA Guidelines Sections 15002(a)(1), 15003(c)). The updated checklist is presented in strike out/underline to clearly show the 2019 changes and they are discussed in the analysis where appropriate. This revised checklist material is not considered “new information” as defined in State CEQA Guidelines Section 15162(a)(3) (See *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 808; *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 17 Cal.App.5th 413, 426).

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to each of the environmental issues.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the State CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the State CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the State CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the State CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the proposed project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the proposed project are listed under each environmental category. Mitigation measures that are included in this section as applicable are ones that require ongoing or future implementation, such as mitigation that is timed to occur prior to issuance of a building permit or during construction. It is noted in the discussion sections below where mitigation measures are either not relevant to the proposed project because they pertain to a different area or land use or have already been implemented.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

CHECKLIST**I. Aesthetics**

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	2009 DTSP EIR Ch. 4.5 P. 4.5-9	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	2009 DTSP EIR Ch. 4.5 P. 4.5-9	No	No	No	None
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	2009 DTSP EIR Ch. 4.5 P. 4.5-9	No	No	No	None
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	2009 DTSP EIR Ch. 4.5 P. 4.5-10	No	No	No	2009 DTSP EIR MM 4.5-3
2018 CEQA Checklist Update:					
Except as provided in Public Resources Code Section 21099, W would the project:					
c) In non-urbanized areas, s Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	See a, b, and c above.	No	No	No	None

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following aesthetics impacts:

- Impact 4.5-1 – impacts on scenic vistas (less than significant);
- Impact 4.5-2 – degradation of visual character (less than significant);
- Impact 4.5-3 – impacts from lighting (less than significant with mitigation);

The 2009 DTSP EIR found that impacts to scenic vistas would be less than significant because views towards the Sierra Foothills and Sierra Nevada are not generally visible from the DTSP area and views of any scenic resources would not be reduced because development would be similar in nature to existing development in the DTSP area. The 2009 DTSP EIR also found that impacts to visual character would be less than significant because all development projects would occur at currently developed sites with existing urban land uses and would be consistent with design criteria in the DTSP. Impacts from lighting and reflective surfaces were found to be potentially significant; although it found that the potential increase of reflective surfaces and nighttime lighting or glare from redevelopment projects involving development of urban land uses similar in nature to existing urban land uses in Downtown Roseville would not stand out from surrounding areas, the proposed golf course in the DTSP would add substantially high intensity lighting that could be significant. A mitigation measure (MM 4.5-3) was adopted to address light and glare impacts due to golf course lighting and to reduce impacts from lighting to less than significant.

Proposed Project

The property proposed to be developed as a part of the proposed project was also anticipated in the DTSP to be developed in a manner consistent with the proposed project.

Scenic vistas and visual character and quality: The aesthetic setting has not changed considerably since the 2009 DTSP EIR. The City has a design review process in place that requires all new development projects in the DTSP area to be reviewed for its compliance with the design guidelines established by the DTSP. No new significant impacts on scenic vistas or visual character and quality would result.

Scenic resources: No State Scenic Highways, County Scenic Highways, or other scenic resources are within the DTSP area. There would be no new significant impacts on scenic resources, including those on a State Scenic Highway.

Light or glare: The 2009 DTSP EIR identified that the potential increase of reflective surfaces and nighttime lighting from redevelopment projects would be potentially significant, however, the significant impact would be due to high-intensity lighting from nighttime operation of the proposed golf course in the DTSP. MM 4.5-3 was adopted to reduce the associated impacts to a level of less than significant; however, the currently proposed project does not include development of a golf course and MM 4.5-3 does not apply. The proposed project would not result in any new significant impacts associated with light or glare.

The proposed project would not result in aesthetic impacts beyond what was previously analyzed in the 2009 DTSP EIR. Therefore, no new significant impacts or substantially more severe impacts would occur to aesthetics as a result of the proposed project.

Mitigation Measures: Mitigation measures from prior environmental review apply to the proposed project; no new measures are warranted.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None

2018 CEQA Checklist Update: No updates were made to Agricultural & Forestry Resources.

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR stated that the Notice of Preparation for the DTSP (dated October 17, 2007) identified that implementation of the DTSP would result in “no-impact” or “less than significant impacts” in the areas of agricultural resources; population and housing; recreation; and mineral resources, and, therefore, these topics were not analyzed in the 2009 DTSP EIR. The 2009 DTSP EIR did not address impacts to agriculture and forestry resources because the DTSP area does not include such resources.

Proposed Project

The proposed project would not result in agricultural and forestry resources impacts beyond what was previously analyzed in the 2009 DTSP EIR because: (1) it will not result in changes to the development footprint of the DTSP beyond what was previously analyzed; and (2) the proposed project site does not contain agricultural or forestry land. Therefore, no new significant impacts or substantially more severe impacts occur to agricultural and forestry resources as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	2009 DTSP EIR Ch. 4.10 P. 4.10-27 to 4.10-30, 4.10-33, 4.10-34	No	No	No	2009 DTSP EIR MM 4.10-1 and MM 4.10-2
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	2009 DTSP EIR Ch. 4.10 P. 4.10-27 to 4.10-30, 4.10-33	No	No	No	2009 DTSP EIR MM 4.10-1 and MM 4.10-2
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	2009 DTSP EIR Ch. 4.10 P. 4.10-27 to 4.10-30, 4.10-33	No	No	No	2009 DTSP EIR MM 4.10-1 and MM 4.10-2
d) Expose sensitive receptors to substantial pollutant concentrations?	2009 DTSP EIR Ch. 4.10 P. 4.10-33, 4.10-34	No	No	No	2009 DTSP EIR MM 4.10-3
e) Create objectionable odors affecting a substantial number of people?	2009 DTSP EIR Ch. 4.10, P. 4.10-34	No	No	No	2009 DTSP EIR MM 4.10-5
2018 CEQA Checklist Update:					
Where available, the significance criteria established by the applicable air quality management <u>district</u> or air pollution control district may be relied upon to make the following determinations. Would the project:					
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Deleted but captured by items a and b				

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b) e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	2009 DTSP EIR Ch. 4.10 P. 4.10-27 to 4.10-30, 4.10-33, 4.10-34	No	No	No	2009 DTSP EIR MM 4.10-1 and MM 4.10-2
c) d) Expose sensitive receptors to substantial pollutant concentrations?	See item d above				
d) e) Create objectionable Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	2009 DTSP EIR Ch. 4.10, P. 4.10-34	No	No	No	2009 DTSP EIR MM 4.10-5

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following air quality impacts:

- Impact 4.10-1 – generation of short-term construction related emissions of criteria air pollutants and precursors (significant and unavoidable);
- Impact 4.10-2 – generation of long-term operation-related (regional) emissions of criteria air pollutants and ozone precursors (significant and unavoidable);
- Impact 4.10-3 – exposure of sensitive receptors to Toxic Air Contaminant (TAC) emissions (significant and unavoidable);
- Impact 4.10-4 – generation of long-term operation-related (local) mobile-source emissions of carbon monoxide (less than significant);
- Impact 4.10-5 – exposure of sensitive receptors to odors (less than significant).

Mitigation measures were included to reduce all air quality impacts, however, there would still be significant and unavoidable impacts related to reactive organic gases (ROG) and PM10 from construction and ROG, NOX, and PM10 from long-term operations; significant and unavoidable impacts related to fugitive dust and PM10 from grading and trenching activities and construction emissions; and significant unavoidable impacts related to operational emissions. Measures that apply to the proposed project are included below.

Proposed Project

The proposed project would not conflict with the applicable air quality plan. Construction and operation of the proposed project does not conflict with designated land uses as identified in 2009 DTSP EIR. The 2009 DTSP EIR made a determination that air quality impacts related to both the short-term construction impacts and the long-term operation impacts of development in the DTSP were significant and unavoidable, even with mitigation. The proposed project does not change the area assumed for development under the DTSP.

The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project is consistent with what was assumed in the 2009 DTSP EIR. The 2009 DTSP EIR modeled emissions of construction-related activity, including site grading, paving, building construction, and architectural coating based on standard construction methods and equipment. Emissions for both construction and operations would be consistent with what was previously disclosed and there would be no new or increased impacts. Further, Placer County Air Pollution Control District's (PCAPCD) preliminary screening table (PCAPCD 2020, Table 2-2) indicates the typical size of a project that would generate NO_x operational emissions equal to PCAPCD's threshold of 55 lbs/day. For residential projects, 868 condominium units or 911 apartment units would generate NO_x that would reach the significance threshold. The proposed project, which includes only 18 units, is minor in comparison.

The 2009 DTSP EIR found that implementation of the DTSP would have the potential to result in exposure of sensitive receptors to excessive TAC concentrations associated with off-site locomotive emissions and was considered a significant and unavoidable impact. 2009 DTSP EIR MM 4.10-3 is applicable to the proposed project; amongst other things, the measure calls for homes equipped with filter systems with high Minimum Efficiency Reporting Value (MERV) for removal of small particles, disclosure to future residents advising them of the proximity to the J.R. Davis Rail Yard and associated health risk impacts.

To note, the proposed project could have less potential for health risk impact based on the following:

- The proposed project site is located over 1,300 feet from the parcel in which the UPRR J.R. Davis Rail Yard is located, which is 300 feet further than the 1,000-foot siting distance guideline provided by the California Air Resources Board (CARB) for conducting a Health Risk Assessment for a rail yard. Due to the distance of the project from the rail yard, a project-specific Health Risk Assessment is not warranted.
- Based on results of the Roseville Rail Yard Study (CARB 2004), the estimated cancer risk on the project site from the UPRR J.R. Davis Rail Yard is between 25 and 50 in one million affected individuals. Although PCAPCD does not have a threshold for existing background health risk, the Bay Area Air Quality Monitoring District establishes a cumulative cancer risk threshold of 100 in one million affected individuals. The project site is well below this risk threshold.
- The Mobile Source Air Toxics Protocol Tool by the Sacramento Metropolitan Air Quality Management District (2020) indicates the current cancer risk is approximately 16 in one million affected individuals for the portion of the rail yard within Sacramento County, while this same area is within the 100 in one million isopleth shown in Figure 1 of the Roseville Rail Yard Study (CARB 2004). The current Mobile Source Air Toxics Protocol Tool data suggests that the risks have been substantially reduced since the CARB study was released in 2004. Correspondingly, the cancer risk from the UPRR J.R. Davis Rail Yard is likely currently much less than the 25 and 50 in one million affected individuals estimated in 2004.

Further, the proposed project would result in no new or increased impacts as a result of objectionable odors, or other emissions leading to odors. Odors associated with diesel exhaust and ROG from application of asphalt and architectural coatings would be emitted during project construction. The odor of these emissions is objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not

be at a level that would affect a substantial number of people. Further, construction activities would be temporary. As a result, impacts associated with temporary odors during construction are not considered significant.

As a residential development, operation of the project would not result in odors affecting a substantial number of people. Solid waste generated by the project would be collected by a contracted waste hauler, ensuring that any odors resulting from on-site waste would be managed and collected in a manner to prevent the proliferation of odors. Operational odor impacts would be less than significant. The proposed project will not generate new or substantially more severe impacts than those previously evaluated in the 2009 DTSP EIR and thus will not exacerbate any onsite odor impacts.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.10-1, 4.10-2, 4.10-3, and 4.10-5 in the 2009 DTSP EIR mitigate potential impacts to air quality.

MM 4.10-1: [Comply with all applicable rules and regulations in accordance with the Placer County Air Pollution Control District]

MM 4.10-2: [Mitigation measures developed by Placer County Air Pollution Control District]

MM 4.10-3: [Mitigation measures shall be implemented to reduce the exposure of sensitive receptors to TACs]

MM 4.10-5: [Implement MM 4.10-3 to reduce indoor exposure to TACs would also result in reduction in the intensity of offensive odors]

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	2009 DTSP EIR Ch. 4.9 P. 4.9-17, 4.9-18, 4.9-19	No	No	No	2009 DTSP EIR MM 4.9-1 through 4.9-6
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	2009 DTSP EIR Ch. 4.9-19	No	No	No	2009 DTSP EIR MM 4.9-6
b) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	2009 DTSP EIR Ch. 4.9-19	No	No	No	2009 DTSP EIR MM 4.9-6
c) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	2009 DTSP EIR Ch. 4.9 P. 4.9-19, 4.9-20	No	No	No	None
d) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	2009 DTSP EIR Ch. 4.9 P. 4.9-20	No	No	No	2009 DTSP EIR MM 4.9-8

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e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	None	No	No	No	None
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2018 CEQA Checklist Update:

c) Have a substantial adverse effect on <u>state or federally protected wetlands as defined by Section 404 of the Clean Water Act</u> (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	See b above.	No	No	No	2009 DTSP EIR MM 4.9-6
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Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to biological resources:

- Impact 4.9-1 – biological resources – effects on special-status fish species (less than significant with mitigation);
- Impact 4.9-2 – biological resources – effects on Valley Elderberry Longhorn Beetles (less than significant with mitigation);
- Impact 4.9-3 – biological resources – effects on raptors and special-status birds (less than significant with mitigation);
- Impact 4.9-4 – biological resources – effects on special-status bats (less than significant);
- Impact 4.9-5 – biological resources – effects on Northwestern Pond Turtles (less than significant);
- Impact 4.9-6 – biological resources – impacts to Jurisdictional Waters and Sensitive Natural Communities (less than significant with mitigation);
- Impact 4.9-7 – biological resources – wildlife movement corridors (less than significant);
- Impact 4.9-8 – biological resources – impacts to protected trees (less than significant with mitigation).

Mitigation measures were provided to reduce all biological resources impacts to a less than significant level (2009 DTSP EIR, pp. 4.9-20 to 4.9-24.) Measures that apply to the proposed project are included under “Mitigation Measures,” below. Remaining measures are not included because they apply to biological resources not affected by the proposed project.

Proposed Project

No additional or substantially more severe impacts will occur as a result of the proposed project. The proposed project site was evaluated in July 2020 by HELIX biologist and International Society of Arboriculture Certified Arborist (WE-12922A), Stephanie McLaughlin, M.S. and the results documented in a Biological Resources Evaluation Letter Report (HELIX 2020a; Attachment B). The evaluation included a review of existing publicly

available records for special status species occurrences in the region, and a biological reconnaissance survey conducted on July 21, 2020. An arborist inventory of the site was also conducted in November 2019 (HELIX 2019; Attachment C).

Refer to the reports in Attachments B and C for the methods and results of both evaluations and refer to Figure 4 in Attachment A for habitat types and protected tree locations. The results are summarized here:

Special Status Plant Species: Based on the results of the database review, and biological reconnaissance survey, there is currently no suitable habitat for special-status plant species on the proposed project site and there have been no reported occurrences of special-status plant species on or adjacent to the site in the California Natural Diversity Database. The site is vegetated with ruderal vegetation and has been disturbed. There are no native or naturalized habitats on the project site. Impacts to special status plant species would be less than significant.

Special Status Animal Species: Based on the results of the desktop review and habitats observed in the proposed project site during the biological reconnaissance survey, the project site provides potentially suitable habitat for pallid bat (*Antrozous pallidus*), a California Department of Fish and Wildlife species of special concern, however, this species has a low potential to occur on the site and would only potentially use the site for night roosting (HELIX 2020a; Attachment B). Impacts to the bat would be less than significant. No other special-status animal species were identified as having the potential to occur on or adjacent to the site. The project site also provides potential habitat for migratory birds and other nesting birds (see below).

Migratory Birds and Raptors: The 2009 DTSP EIR identified suitable nesting habitat in the plan area for common bird species within existing vegetation such as trees, shrubs, and ruderal habitats, which occur on the project site. The project site and immediate vicinity provides nesting and foraging habitat for a variety of native birds common to urbanized areas, such as mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), and California scrub jay (*Aphelocoma californica*). Nests were not observed during surveys; however, a variety of migratory birds have the potential to nest in and adjacent to the site, in trees, shrubs and on the ground in vegetation. Implementation of 2009 DTSP EIR MM 4.9-3 regarding preconstruction surveys would reduce impacts to less than significant.

Aquatic Resources: The project site is in the Linda Creek-Cirby Creek hydrologic unit (HUC12: 180201110104). NWI mapping based on 1984 aerial imagery shows no aquatic features on the property. The nearest mapped aquatic feature is Dry Creek, located 0.3 miles south of the project site. No aquatic features were observed on the project site. The proposed project would not affect aquatic habitat or species, including jurisdictional waters, special-status fish, and the Northwestern pond turtle.

Protected Trees: A total of two protected trees were surveyed within the project footprint (see Figure 4). Both trees identified in the survey area were valley oak trees and are both subject to compliance with the City's tree ordinance. Implementation of 2009 DTSP EIR MM 4.9-3 regarding preconstruction surveys would reduce impacts to less than significant.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.9-3 to 4.9-8 in the 2009 DTSP EIR mitigate potential impacts to biological resources.

MM 4.9-3: Raptors and Special-status Birds

MM 4.9-8: Protected Trees

Conclusion: As described above, with implementation of the applicable mitigation measures the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	2009 DTSP EIR Ch. 4.7, P. 4.7-9, 4.7-10	No	No	No	2009 DTSP EIR MM 4.7 -1
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	2009 DTSP EIR Ch. 4.7, P. 4.7-10	No	No	No	2009 DTSP EIR MM 4.7 -2
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	None	No	No	No	None
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	2009 DTSP EIR Ch. 4.7, P. 4.7-10, 4.7-11	No	No	No	2009 DTSP EIR MM 4.7 -3
2018 CEQA Checklist Update: Section title updated to "Cultural Resources."					
a) Cause a substantial adverse change in the significance of a historical resource <u>pursuant to as defined</u> in § 15064.5?	See item a above				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	See Geology and Soils discussion				
<u>c) d)</u> Disturb any human remains, including those interred outside of dedicated cemeteries?	See item d above				

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to cultural resources:

- Impact 4.7-1 – cultural resources – disturbance of architectural resources (significant and unavoidable);
- Impact 4.7-2 – cultural resources – disturbance of potential subsurface cultural deposits (less than significant with mitigation);
- Impact 4.7-3 – cultural resources – undiscovered/unrecorded human remains (less than significant with mitigation).

Mitigation measures were provided to reduce all cultural resources impacts to a less than significant level except for significant and unavoidable impacts related to the possibility of demolishing a historical resource (Id., p. 4.7-12.). Measures that apply to the proposed project are included below.

Proposed Project

A Cultural Resources Assessment (HELIX 2020b; Attachment D) and Architectural History Evaluation (ECORP 2019; Attachment E) were conducted for the proposed project. As part of the Cultural Resources Assessment, a records search, archaeological intensive pedestrian survey, and Native American outreach was conducted. The updated archival records search, Native American outreach, and field survey determined that two historic-era structures, the Belvedere Hotel at 502 Lincoln Street and the W. Seitz Residence at 430 Lincoln Street, are located within the project's cultural resources Area of Potential Effect (APE; see Attachment A, Figure 5, for the APE). Both of these structures have been evaluated for significance and found to be ineligible for individual inclusion in the CRHR (ECORP 2019; City of Roseville 2009). No other cultural resources, including prehistoric or historic-era artifacts or features, are visible on the ground surface within the APE. Given that the area is highly disturbed and has been intensively used since at least the early 1900s, the likelihood of encountering buried historic-era materials during construction is moderate. The lack of known prehistoric sites in the immediate area and that APE's history of recurring ground disturbances suggest that area has a low sensitivity for buried prehistoric materials.

The record search determined that the Roseville Carnegie Library and Museum (P-31-004242) is located at 557 Lincoln Street, approximately 200 feet northwest of the APE. Built in 1912, the Roseville Carnegie Library and Museum is a Classical Revival style on-story building which was listed on the NRHP in 2009. The townhomes that would be constructed by the proposed project are expected to be largely hidden from the Library's viewshed by trees and the Loyal Order of Moose Lodge at 506 Lincoln Street, and therefore would not significantly impact the library's integrity of setting or feeling (HELIX 2020b; Attachment D).

As documented in the Cultural Resources Assessment and the Architectural History Evaluation for the project (Attachments D and E, respectively), both the Belvedere Hotel and the W. Seitz Residence have been shown to be ineligible for inclusion in the CRHR and are not listed in the City's list of significant buildings shown in Section 19.61.030 of the Roseville Municipal Code. Therefore, neither the Belvedere Hotel nor the W. Seitz Residence require additional study, avoidance, or mitigation to resolve impacts resulting from implementation of the proposed project. MM 4.7-1 from the 2009 DTSP EIR does not apply to the proposed project.

As also discussed in the 2009 DTSP EIR, construction activities associated with the project such as grubbing, grading, and trenching have the potential to damage or destroy previously undiscovered, buried archaeological resources or human remains, could result in a potentially significant impact without mitigation. Implementation measures as defined in the DTSP would reduce the impact to less than significant and no new mitigation measures are warranted.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.7-2 and 4.7-3 in the 2009 DTSP EIR mitigate potential impacts to cultural resources.

MM 4.7-2: Disturbance of Potential Subsurface Cultural Deposits

MM 4.7-3: Undiscovered/Unrecorded Human Remains

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
2018 CEQA Checklist Update: Energy is a new issue area, although energy analysis was conducted in the previously certified EIRs.					
a) <u>Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</u>	2009 DTSP EIR Ch. 4.2 - 20	No	No	No	None
b) <u>Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</u>	None	No	No	No	None

Discussion:2009 DTSP EIR

The 2009 DTSP EIR concluded that the WRSP project would result in the following impacts to energy, as part of its section on public utilities:

- Impact 4.2-6 – utilities – increased demand for electrical service (less than significant);
- Impact 4.2-7 – utilities – increased demand for natural gas (less than significant).

No mitigation measures were required to reduce energy impacts because they were already projected at a less than significant level (2009 DTSP EIR, p. 4.2-20 through 4.2-21.)

Proposed Project

The project would not result in additional impacts related to energy beyond what was previously analyzed in the 2009 DTSP EIR. Roseville Electric identified sufficient electric generation capacity to serve increased residential and non-residential land use development in the DTSP area and PG&E indicated that no facility upgrades would be needed to accommodate the estimated increase in natural gas demand. Further, as discussed below in Transportation/Traffic, under proposed project conditions there would be no significant impact on in vehicle miles traveled (VMT), which supports a likely reduction in transportation fuel use. In addition, pursuant to a recent update to Title 24, Part 6, Building Energy Efficiency Standards for California, after January 1, 2020, all new homes constructed in the State are required to have solar panels installed, which will further reduce

the proposed project's consumption of mainstream generated electricity and increase reliance on renewable energy sources. Therefore, no new significant impacts or substantially more severe impacts occur to energy resources as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

VII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	2009 DTSP EIR Ch. 4.4, P. 4.4-7, 4.4-8	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	2009 DTSP EIR Ch. 4.4, P. 4.4-7, 4.4-8	No	No	No	None
ii) Strong seismic ground shaking?	2009 DTSP EIR Ch. 4.4, P. 4.4-7, 4.4-8	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	2009 DTSP EIR Ch. 4.4, P. 4.4-8	No	No	No	None
iv) Landslides?	2009 DTSP EIR Ch. 4.4, P. 4.4-8, 4.4-9	No	No	No	2009 DTSP EIR MM 4.4-3
b) Result in substantial soil erosion or the loss of topsoil?	2009 DTSP EIR Ch. 4.4, P. 4.4-9	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	2009 DTSP EIR Ch. 4.4, P.4.4-9, 4.4-10	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	2009 DTSP EIR Ch. 4.4, P. 4.4-10	No	No	No	None

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e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	2009 DTSP EIR Ch. 4.4, P. 4.4-7	No	No	No	None
2018 CEQA Checklist Update:					
a) Expose people or structures to <u>Directly or indirectly cause</u> potential substantial adverse effects, including the risk of loss, injury, or death involving:	2009 DTSP EIR Ch. 4.4, P. 4.4-7, 4.4-8, 4.4-9, 4.4-10	No	No	No	2009 DTSP EIR MM 4.4-3
f) <u>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</u>	None	No	No	No	None

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to geology and soils:

- Impact 4.4-1 – geology and soils – risks to people and structures caused by seismic hazards, including surface fault rupture and strong ground shaking (less than significant);
- Impact 4.4-2 – geology and soils – seismically induced risks to people and structures caused by liquefaction (less than significant);
- Impact 4.4-3 – geology and soils – seismically induced risks to people and structures caused by landslides (less than significant with mitigation);
- Impact 4.4-4 – geology and soils – construction-related erosion hazards (less than significant);
- Impact 4.4-5 – geology and soils – potential for subsidence or compression of unstable soils (less than significant).

The 2009 DTSP EIR concluded that the DTSP project would have less than significant impacts to geology and soils without mitigation and MM 4.4-3 would reduce impacts caused by potential landslides along Dry Creek to a less than significant level (Id., p. 4.4-10 through 4.4-11).

Proposed Project

The proposed project does not change the development footprint previously analyzed in the 2009 DTSP EIR and it does not change the conclusions of the geotechnical work already completed. No septic or alternative wastewater systems are proposed. Development of the proposed project site will be required to conform to the City's ordinances and standards regarding grading, including requirements for stormwater quality and erosion controls during and after construction. Further, the project is not along Dry Creek and, therefore, is not subject to MM 4.4-3 which addresses potential impacts associated with landslides along Dry Creek. Therefore, no new significant impacts or substantially more severe impacts occur to geology and soils as a result of the proposed project.

Paleontological resources (question f in the State CEQA Guidelines) was added to the Geology and Soils section during the 2018 CEQA checklist update. The proposed project is located within an infill area in Downtown Roseville and it is surrounded by residential and industrial/transportation land uses. Three of the affected project parcels are developed (W. Seitz Residence, Belvedere Hotel, and parking). Based on the level of disturbance at the site and its surroundings, the likelihood of discovering paleontological resources is considered less than significant and no new mitigation measures are required.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

VIII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2009 DTSP Ch. 4.10 P. 4.10-13, 4.10-14, 4.10-22, 4.10-23, 4.10-24. Ch 5. P. 5-21, 5-22.	No	No	No	2009 DTSP EIR 5.4-1 through 5.4-2
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	2009 DTSP Ch. 4.10 P. 4.10-24, Ch 5. P. 5-21, 5-22.	No	No	No	2009 DTSP EIR 5.4-1 through 5.4-2

2018 CEQA Checklist Update: Section title updated to "Greenhouse Gas Emissions."

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR discussed greenhouse gas emissions and initiatives that were being implemented at the time of the release of the EIR. At the time the 2009 DTSP EIR was certified and approved, no air district or other regulatory agency in California, including PCAPCD, had identified a significance threshold for GHG emissions. The EIR discussed the adoption of SB 37 and AB 32, where AB 32's primary objective was to reduce California's contribution to global warming by reducing California's total annual production of GHG emissions. The EIR concluded that if the DTSP "does not conform with the state mandate to reduce GHG emissions to 1990 levels by the year 2020 and the associated increase in the amount of mass emissions is considered to be substantial, then the impact of the [DTSP] would be cumulatively considerable (significant)" (2009 DTSP EIR p. 4.10-27) and that "Implementation of the [DTSP] would result in increased generation of greenhouse gases (GHGs) which can contribute to global climate change" (2009 DTSP EIR p. 5-14)." The DTSP policies and implementation measures included elements that would reduce GHG emissions and noted that the "purpose of the [DTSP] by its very nature (e.g., promotion of the use of alternative modes of transportation and overall

design that creates a compact development pattern that encourages walking, biking, and public transit use, which in turn reduce vehicle trip number and length) would reduce potential consumption of fossil fuel energy, and thereby reduce potential GHG emissions.

The EIR quantified construction and operational GHG emissions resulting from implementation of the DTSP and concluded that the DTSP would result in a substantial increase in GHG emissions compared to existing conditions and this would be a considerable contribution to the cumulative impact of global climate change that would result in a significant impact.

The 2009 DTSP EIR concluded that the DTSP would result in the following project-level and cumulative climate change/greenhouse gas impacts:

- Impact 5.4-1 – increases in greenhouse gas emissions (significant).

(I.d. pp. 5-21 through 5-22)

Mitigation measures that apply to the proposed project are included below.

Proposed Project

As noted in the Transportation/Traffic section of this Addendum, the proposed project would not result in substantial new VMT impacts. Overall, GHG emissions from the proposed project would not exceed emissions associated with the land uses approved in 2009 because the approved project's development footprint, energy use, VMTs, or other emission sources that might produce GHGs have not increased. In fact, emissions should be reduced. Therefore, no new significant impacts or substantially more severe impacts occur from GHG emissions as a result of the proposed project.

Refer to the section above on Energy and below on Utilities and Service Systems for information on energy and water conservation and reduction requirements that also would reduce GHG emissions.

The proposed project is consistent with land uses contained in the DTSP; therefore, GHG emissions as a result of the project would not be expected to result in a substantial variation of GHG emissions than the land uses analyzed in the specific plan. Additionally, PCAPCD adopted 1,100 metric tons of carbon dioxide equivalent/year (MT CO₂e/year) as the De Minimis level for land use projects (PCAPCD 2016a). The corresponding size of projects at 1,100 MT CO₂e/year is 105 condominium units or 115 apartment units (PCAPCD 2016b). The proposed project, with only 18 proposed units, falls far below these corresponding project sizes and GHG impacts would therefore be at a De Minimis level.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 5.4-1 in the 2009 DTSP EIR mitigates potential impacts from GHG emissions.

Mitigation Measure 4.10-2: [(Mitigation measures developed by Placer County Air Pollution Control District)]

Mitigation Measure 5.4-1: [Implement Energy Efficiency, Renewable Energy, and Water Conservation and Efficiency, Solid Waste Measures, Land Use Measures, Transportation and Motor Vehicles]

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	2009 DTSP EIR Ch. 4.8 P. 4.8-5, 4.5-6, 4.8-7	No	No	No	2009 DTSP EIR MM 4.8-2
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	2009 DTSP EIR Ch. 4.8 P. 4.8-5, 4.5-6, 4.8-7	No	No	No	2009 DTSP EIR MM 4.8-2
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	None	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	2009 DTSP EIR Ch. 4.8 P. 4.8-1, 4.8-2, 4.8-5, 4.5-6, 4.8-7	No	No	No	2009 DTSP EIR MM 4.8-2
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Not analyzed	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	Not analyzed	No	No	No	None

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g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Not analyzed	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Not analyzed	No	No	No	None
2018 CEQA Checklist Update:					
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	See item e above				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Deleted but captured by item e and Noise item d				
f) g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	See item g above				
g) h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	See item h above				
Discussion: <u>2009 DTSP EIR</u> The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to hazards and hazardous materials: - Impact 4.8-1 – hazardous materials – use, storage, or handling of hazardous materials (less than significant); - Impact 4.8-2 – hazardous materials – exposure of construction workers, residents, and others to hazardous materials (less than significant with mitigation).					

Mitigation measures were provided to reduce all hazards and hazardous materials impacts to a less than significant level (2009 DTSP EIR, pp. 4.8-7 to 4.8-8). Measures that apply to the proposed project are included below.

Proposed Project

The proposed project does not involve new development areas or new uses which had not previously be anticipated. None of the project uses are known to use, store, generate, or transport large amounts or unusual types of hazardous materials, and existing regulations are sufficient to address the common materials – such as cleaners- which will be used in the project area. Based on a review of the EnviroStor website (California Department of Toxic Substances Control 2020) the project site is not on a list of hazardous materials sites. The project site is not within an airport land use plan, is not located within two miles of a public or public use airport and it is not within the vicinity of a private airstrip. The nearest airport is Sacramento McClellan Airport, 3028 Peacekeeper Way, McClellan Park, CA, approximately 7 miles to the southwest. The nearest private air strip is Freedom Field, 9500 Baseline Road, Elverta, CA, approximately 9.7 miles to the west. The downtown area has been taken into account in the City's emergency preparedness planning. As discussed in the DTSP, Fire Station #1 located at 401 Oak Street serves the DTSP area. The project is not located adjacent to any wildlands or wildland fire hazard areas; the project is within a Local Responsibility Area according to the 2007 *Fire Hazard Severity Zones in SRA* map by the California Department of Forestry and Fire Protection (2007).

No schools are within 0.25 mile of the site, however, Woodbridge Elementary School, 515 Niles Avenue, Roseville, is 0.30 mile to the northwest. The mitigation measure from the 2009 DTSP EIR address potential exposure and no additional mitigation is needed.

The project does not introduce any new impacts related to this topic, and impacts will remain less than significant. Therefore, no new significant impacts or substantially more severe impacts occur from hazards and hazardous materials as a result of the proposed project.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.8-2 in the 2009 DTSP EIR mitigate for potential impacts as a result of hazards and hazardous materials.

MM 4.8-2: Hazardous Materials – Exposure of Construction Workers, Residents, and Others to Hazardous Materials

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	2009 DTSP EIR Ch. 4.12 P. 4.12-9, 4.12-10, 4.12-11, 4.12-12	No	No	No	None
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	2009 DTSP EIR Ch. 4.12 P. 4.12-11	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	2009 DTSP EIR Ch. 4.12 P. 4.12-9, 4.12-10, 4.12-11, 4.12-12	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	2009 DTSP EIR Ch. 4.12 P. 4.12-13, 4.12-14, 4.12-15	No	No	No	2009 DTSP EIR MM 4.12-5
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	2009 DTSP EIR Ch. 4.12 P. 4.12-9, 4.12-10, 4.12-11, 4.12-12	No	No	No	None

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f) Otherwise substantially degrade water quality?	2009 DTSP EIR Ch. 4.12 P. 4.12-9, 4.12-10, 4.12-11, 4.12-12	No	No	No	None
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	2009 DTSP EIR Ch. 4.12 P. 4.12-13, 4.12-14, 4.12-15	No	No	No	2009 DTSP EIR MM 4.12-6
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	2009 DTSP EIR Ch. 4.12 P. 4.12-13, 4.12-14, 4.12-15	No	No	No	2009 DTSP EIR MM 4.12-6
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	2009 DTSP EIR Ch. 4.12 P. 4.12-13, 4.12-14, 4.12-15	No	No	No	2009 DTSP EIR MM 4.12-6
j) Inundation by seiche, tsunami, or mudflow?	2009 DTSP EIR Ch. 4.12 P. 4.12-15	No	No	No	2009 DTSP EIR MM 4.12-7
2018 CEQA Checklist Update:					
a) <u>Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</u>	2009 DTSP EIR Ch. 4.12 P. 4.12-9, 4.12-10, 4.12-11, 4.12-12	No	No	No	None
b) <u>Substantially deplete decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</u>	2009 DTSP EIR Ch. 4.12 P. 4.12-11	No	No	No	None

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c) <u>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</u>	See item a above	No	No	No	None
i) <u>result in substantial erosion or siltation on- or off-site;</u>	See item a above	No	No	No	None
ii) <u>substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</u>	See item g, h, and i above	No	No	No	2009 DTSP EIR MM 4.12-6
iii) <u>create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</u>	See item a above	No	No	No	None
iv) <u>impede or redirect flood flows?</u>	See item g, h, and i above	No	No	No	2009 DTSP EIR MM 4.12-6
d) <u>In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</u>	See item j above	No	No	No	2009 DTSP EIR MM 4.12-7
e) <u>Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</u>	See item a above, see also discussion below	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	Deleted but captured in item c				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Deleted but captured in item c				
f) Otherwise substantially degrade water quality?	Deleted but captured in items a and e				

g) ~~Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?~~

Deleted but captured in item d

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to hydrology and water quality:

- Impact 4.12-1 – hydrology and water quality – short-term degradation of water quality from project-related construction activities (less than significant);
- Impact 4.12-2 – hydrology and water quality – temporary effects on groundwater quality during construction (less than significant);
- Impact 4.12-3 – hydrology and water quality – change in the quantity of groundwater through withdrawals, interception, or loss of recharge capacity (less than significant);
- Impact 4.12-4 – hydrology and water quality – long-term changes in runoff and water quality (less than significant);
- Impact 4.12-5 – hydrology and water quality – expose people or structures to a significant risk of flooding (less than significant with mitigation);
- Impact 4.12-6 – hydrology and water quality – proposed project structures within the 100-year flood zone could impeded or redirect flood flows (less than significant with mitigation);
- Impact 4.12-7 – hydrology and water quality – inundation by seiche, tsunami, or mudflow (less than significant).

Mitigation measures were provided to reduce all hydrology and water quality impacts to a less than significant level (Id., p. 4.12-16). Measures that apply to the proposed project are included below. Remaining measures apply only to the Dry Creek area of the DTSP (see Attachment A, Figure 6, for the Federal Emergency Management Agency [FEMA] map), which is not impacted by the proposed project.

Proposed Project

The proposed project would not result in changes to the development footprint or additional impacts related to hydrology and water quality beyond those that were analyzed in the 2009 DTSP EIR.

Regarding the new requirement for a project to not conflict with or obstruct implementation of a sustainable groundwater management plan, a plan does not exist for the project area at this time. The project site is within jurisdiction of the Western Placer Groundwater Sustainability Agency, which has not yet completed its groundwater sustainability plan, due by January 1, 2022. Therefore, no new significant impacts or substantially more severe impacts would occur to hydrology and water quality as a result of the proposed project.

Mitigation Measures: The mitigation measure from prior environmental review that applies to the proposed project is included below; no new measures are warranted. MM 4.12 - 5 in the 2009 DTSP EIR mitigates potential impacts to hydrology and water quality.

MM 4.12-5: Hydrology and Water Quality – Expose People or Structures to a Significant Risk of Flooding.

Conclusion: As described above and with implementation of the applicable mitigation measure, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	2009 DTSP EIR Ch. 4.1, P. 4.1-7	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	2009 DTSP EIR Ch. 4.1, PP. 4.1-8, 4.9-10	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2009 DTSP EIR Ch. 4.1, P. 4.1-9	No	No	No	None
2018 CEQA Checklist Update:					
b) Conflict Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	See b above.	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Deleted but captured by item b and Biological Resources item f				

Discussion:2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following land use and planning impacts:

- Impact 4.1-1 – land use – potential for division of an existing community (no impact);
- Impact 4.1-2 – land use – conflicts with land use plans, policies, or regulations (less than significant);
- Impact 4.1-3 – land use – consistency with Habitat Conservation and Natural Community Conservation Plans (no impact).

Proposed Project

The proposed project will not result in new or substantially more severe impacts to land use and planning beyond what was analyzed in the 2009 DTSP EIR. The project does not alter the development footprint of the DTSP and will not physically divide an established community. The proposed project does not conflict with the designated land use (Central Business District) and zoning (Historic District/Downtown Specific Plan – Old Town Commercial). See Attachment A, Figure 7, for a land use map and Figure 8 for zoning. No new significant impacts or substantially more severe impacts occur to land use as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None
2018 CEQA Checklist Update: No updates were made to Mineral Resources					
Discussion: <u>2009 DTSP EIR</u> The 2009 DTSP EIR stated that the Notice of Preparation for the DTSP (dated October 17, 2007) indicated that implementation of the DTSP would result in “no-impact” or “less than significant impacts” in the areas of agricultural resources; population and housing; recreation; and mineral resources, and, therefore, these topics were not analyzed in the 2009 DTSP EIR. The 2009 DTSP EIR did not address impacts to mineral resources because the DTSP project area did not include such resources. <u>Proposed Project</u> The proposed project would not result in any additional agricultural and forestry resources impacts beyond what was previously analyzed in the 2009 DTSP EIR because: (1) it will not result in changes to the development footprint of the DTSP beyond what was previously analyzed; and (2) the site for the proposed project does not contain mineral resources. Therefore, no new significant impacts or substantially more severe impacts occur to agricultural and forestry resources as a result of the proposed project. Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.					

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	2009 DTSP EIR Ch. 4.11 PP. 4.11-22, 4.11-24	No	No	No	2009 DTSP EIR MM 4.11-2, MM 4.11-1, MM 4.11-3, MM 4.11-4, MM 4.11-5, MM 4.11-6
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	2009 DTSP EIR Ch. 4.11 P. 4.11-24, 4.11-25	No	No	No	2009 DTSP EIR MM 4.11-7
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	2009 DTSP EIR Ch. 4.11 PP. 4.11-22, 4.11-24	No	No	No	2009 DTSP EIR MM 4.11-2, MM 4.11-1, MM 4.11-3, MM 4.11-4, MM 4.11-5, MM 4.11-6
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	2009 DTSP EIR Ch. 4.11 P. 4.11-16	No	No	No	2009 DTSP EIR MM 4.11-1
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	2009 DTSP EIR Ch. 4.11, P. 4.11-16	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Not analyzed	No	No	No	None

PC Exhibit A

2018 CEQA Checklist Update:

a) Exposure of persons to or <u>Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project</u> in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	See c above.	No	No	No	2009 DTSP EIR MM 4.11-2, MM 4.11-1, MM 4.11-3, MM 4.11-4, MM 4.11-5, MM 4.11-6
b) Exposure of persons to or <u>Generation of excessive groundborne vibration or groundborne noise levels?</u>	See b above.	No	No	No	2009 DTSP EIR MM 4.11-7
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Deleted but captured by item a				
c) d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Deleted but captured by item a				
d) e) <u>For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</u>	See e above.	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Deleted but captured by item d				

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following noise impacts:

- Impact 4.11-1 – short-term construction-generated noise levels (less than significant; however, mitigation is included);
- Impact 4.11-2 – long-term traffic noise levels at existing noise-sensitive receivers (less than significant);
- Impact 4.11-3 – long-term operational stationary source noise levels (less than significant with mitigation);
- Impact 4.11-4 – land use compatibility of on-site sensitive receptors with future traffic noise levels (less than significant with mitigation);

- Impact 4.11-5 – land use compatibility of on-site sensitive receptors with future railroad noise levels (significant and unavoidable);
- Impact 4.11-6 – future interior noise levels at on-site sensitive receptors (less than significant with mitigation);
- Impact 4.11-7 – ground-borne noise and vibration levels at sensitive receptors (less than significant with mitigation).

Mitigation measures were identified to reduce noise impacts to a less than significant level except for significant and unavoidable impacts related to land use compatibility of on-site sensitive receptors with future railroad noise levels. Measures that apply to the proposed project are included under “Mitigation Measures,” below. Remaining measures are not included because they apply only to noise-related impacts not associated with the proposed project.

Proposed Project

A project-specific Noise Impact Assessment (ECORP 2020; Attachment F) was prepared in accordance with MM 4.11-4 from the 2009 DTSP EIR.

Construction-Generated Noise Levels: As discussed in the Noise Impact Assessment for the proposed project (ECORP 2020; Attachment F), construction of the proposed project is estimated to result in noise levels ranging from 67.1 to 78.1 dBA¹ at the nearest noise-sensitive receptors which are residences located approximately 70 feet west of the project site. The City of Roseville restricts the time that construction can take place but does not promulgate numeric thresholds pertaining to the noise associated with construction. Specifically, Section 9.24.030 of the City’s Municipal Code states that the noise standards shall not apply to noise sources associated with private construction provided such activities take place between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday. Additionally, all construction equipment must be fitted with factory-installed muffling devices and all construction equipment must be maintained in good working order. It is typical to regulate construction noise in this manner since construction noise is temporary, short-term, intermittent in nature, and would cease upon completion of construction. Furthermore, the City of Roseville is a developing urban community and construction noise is generally accepted as a reality within the City. Additionally, construction would occur through the project site and would not be concentrated at one location. Therefore, noise generated during construction activities, as long as construction is conducted within the permitted hours, would be in compliance with City noise standards. However, the 2009 DTSP EIR identifies MM 4.11-1 to address short-term construction generated noise levels during construction of projects in the DTSP. This mitigation would apply to the proposed project so that short-term construction generated noise levels remain less than significant.

Long-Term Operational Stationary Source Noise Levels: Potentially significant impacts associated with long-term operational stationary source noise levels identified in the 2009 DTSP EIR would result from development and operation of industrial and commercial/office land uses. The proposed project consists of a residential development and does not include industrial and commercial/office land uses. The associated operational noise impacts would not occur and the associated mitigation measure (MM 4.11-3) would not apply.

¹ dBA = A-weighted sound level which is the sound pressure level in decibels as measured on a sound level meter which measures the sound in a manner similar to the frequency of the human ear. This measurement correlates well with subjective reactions to noise.

The primary operational noise sources associated with the proposed project would be stationary sources. Potential stationary noise sources related to long-term operation of residences on the project site would include mechanical equipment and other typical sources specific to residential neighborhoods such as barking dogs, internal traffic circulation, radios, and people talking. The 2035 General Plan Update includes Maximum Allowable Noise Exposure Levels (refer to Table 4 of the Noise Impact Assessment; ECORP 2020; Attachment F) which identifies the normally acceptable outdoor noise exposure for residences, as those proposed by the project, as 60 dBA CNEL² and conditionally acceptable outdoor noise exposure as 65 – 69 dBA CNEL. According to field noise measurements conducted by ECORP, mechanical heating, ventilation, and air conditioning equipment generates noise levels less than 45 dBA at 20 feet, which is less than City's noise threshold for protecting residential uses. Urban residential noise, consisting of barking dogs, internal traffic circulation, radios, and people talking, generally registers at 55 to 60 dBA. Per field measurements conducted by ECORP, the ambient recorded noise level on the project site is 62.5 dBA CNEL. Thus, the project would not be expected to generate noise levels that exceed ambient conditions. As stated in Policy N1.5 of the 2035 General Plan, when existing exterior noise is between 60 and 65 dBA, a greater than 3 dB increase in noise is significant. The project is not anticipated to generate noise levels greater than what is currently experienced in the project area. The proposed project places residential uses adjacent to other residential uses. The most basic planning strategy to minimize adverse impacts on new land uses due to noise is to avoid designating certain land uses at locations within the community that would negatively affect noise sensitive land uses. The project site is located on the outskirts of a predominantly residential area. The project is consistent with the types, intensity, and patterns of land use envisioned for the project area, and as previously described, the project is considered compatible with the existing noise environment. Operation of the project would not result in a significant noise-related impact associated with onsite sources.

Land Use Compatibility with Traffic Noise Levels: The proposed project would generate 94 average trips per day (LSA 2020; Attachment G). The Noise Impact Assessment found that the amount of additional traffic from the proposed project would not result in a doubling of traffic on any of the vicinity roadways (doubling of traffic is considered to result in an increase in noise by 3 dB which is barely perceptible by the human ear), and thus the project's contribution to existing traffic noise would not be perceptible (ECORP 2020). Further, the 2035 General Plan Update states that for projects where the existing exterior noise is between 60 and 65 dBA (as previously stated, the existing exterior noise is 62.5 dBA CNEL), an increase in noise levels of 3 dB or greater is a significant impact. The minimal increase in traffic trips as a result of the project would not result in a 3 dB increase in noise levels. The traffic noise levels would not result in a potentially significant impact. The noise study also found that project-generated traffic would not contribute to a significant increase in future cumulative traffic noise levels. Impacts would be less than significant without additional mitigation.

Land Use Compatibility with UPRR Noise Levels: The proposed project is located within the 60 dB L_{dn}³ noise contour as depicted on Figure IX-3 of the 2035 General Plan Update (City of Roseville 2020). The ambient noise level recorded on the project site is 62.5 dBA CNEL, which is 2.5 dB over what is an acceptable exterior noise level for new residences, but within the conditionally acceptable outdoor noise exposure for residences. According to the 2035 General Plan Update, new construction or development should occur within a conditionally acceptable outdoor noise environment only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are

² CNEL = Community Noise Equivalent Level which is a 24-hour average of acoustic energy of noise with a 5 dBA "weighting" during the hours of 7 p.m. to 10 p.m. and a 10 dBA weighting added to noise during the hours of 10 p.m. to 7 a.m. to account for noise sensitivity in the evening and nighttime, respectively. A 60 dBA 24-hour LEq would result in a measurement of 66.7 dBA CNEL.

³ L_{eq} = Equivalent Noise Level which is the average acoustic energy of noise for a stated period of time. The L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. This scale does not vary regardless of whether the noise occurs during the day or the night.

included in the design. During the 24-hour noise measurement that was taken from November 19 to 20, 2019, the passing of a freight train occurred on four occasions. The level of use of the UPRR is not anticipated to increase in the future; therefore, significant modifications to the existing noise contours documented in the 2035 General Plan Update are not anticipated (City of Roseville 2020).

MM 4.11-4 and MM 4.11-5 from the 2009 DTSP EIR would apply to the project to minimize the exposure of residents to noise levels exceeding City standards. Consistent with the requirements in the 2035 General Plan Update and 2009 DTSP EIR MM 4.11-5, in order to reduce noise exposure from the railroad, the proposed project design includes an eight-foot-high masonry wall positioned on the eastern boundary of the project site. The placement of such a wall represents the best available exterior noise level reduction measure and masonry barriers are able to reduce noise levels at an affected receiver by 10 to 20 dBA (FHWA 2011). Eight feet is the maximum allowable height allowed for a masonry wall in the City of Roseville, per Section 19.22.030 of the City's Municipal Code (to achieve the most potent noise-reducing effect, a noise enclosure/barrier must extend length-wise and vertically as far as feasibly possible to be most effective). Neither the masonry wall nor the exterior-to-interior noise attenuations would reduce the ambient noise level of 62.5 dBA CNEL at the rooftop patios; however, the project would be required to adhere to the 2019 California Building Standards which require the project be constructed with building envelopes with a minimum Sound Transmission Class 50. Adherence to the code would limit the transmission of sound within the rooftop patio. Although existing noise levels exceed the preliminary residential standard of 60 dBA CNEL at the project site, the project is providing the best available exterior noise level reduction measure feasible, which is consistent with Policy N1.1 of the 2035 General Plan Update. With implementation of mitigation measure MM 4.11-4, and MM 4.11-5 impacts at the project level would be reduced to a level of less than significant.

2009 DTSP EIR MM 4.11-6 applies to noise-sensitive land uses with direct exposure to roadways, parking area, and railways and exterior noise levels greater than 70 dB L_{dn}.⁴ The project site experiences noise levels of 62.5 dBA CNEL which is below the threshold for the measure, and does not apply to the proposed project. However, the exterior-to-interior reduction of newer residential units, such as that proposed by the project, is generally 30 dBA or more. Therefore, the recorded exterior project site noise level of 62.5 dBA CNEL equates to interior noise levels of 32.5 dBA CNEL within the proposed townhomes, which is below the 45 dBA CNEL interior noise threshold presented in Policy N1.2 of the 2035 General Plan Update.

Vibration: Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The Noise Impact Assessment for the proposed project addressed vibration, with peak particle velocity (PPV) at 25 feet (inches per second) presented in Table 6 of the assessment (ECORP 2020). For comparison purposes, the Caltrans' (2013a) recommended standard of 0.1 inch per second PPV with respect to the prevention of structural damage for fragile buildings is used as a threshold. This is also the level at which vibrations may begin to annoy people in buildings.

Construction activities would occur throughout the project site and would not be concentrated at the point closest to the nearest structure. Consistent with Federal Transit Authority (FTA) recommendations for calculating construction vibration, construction vibration was measured from the center of the project site (FTA 2018). It is noted that the project site is irregular-shaped in that the proposed buildings would be

⁴ L_{dn} = Day/Night Noise Level which is a 24-hour average of acoustic energy of noise with 10 dBA weighting added to noise during the hours of 10 p.m. to 7 a.m. to account for noise sensitivity in the evening and nighttime, respectively. A 60 dBA 24-hour Leq would result in a measurement of 66.4 dBA L_{dn}.

constructed to the south and east of the existing Moose Lodge building and the project driveway would wrap around the south, east, and north sides of the Moose Lodge, which is the closest structure to the site. The center point of any of these features is located approximately 25 feet away at the nearest location. Based on the vibration levels presented in Table 6 of the Noise Impact Assessment, ground vibration generated by heavy-duty equipment would not be anticipated to exceed approximately 0.089 inch per second PPV at 25 feet. Thus, structures located at 25 feet, even fragile structures, would not be negatively affected. Based on the vibration levels presented in Table 6, ground vibration generated by heavy-duty equipment would not be anticipated to exceed approximately 0.089 inch per second PPV at 25 feet. Thus, structures located at 25 feet, even fragile structures, would not be negatively affected.

In accordance with MM 4.11-7, groundborne vibration from the UPRR on the project was evaluated. Under the proposed project, a residential building would be 60 feet from the UPRR at the nearest point. The City does not establish a numeric threshold for vibration associated with passing trains; however, the greatest groundborne vibration levels at the nearest residence would be 0.17 PPV which is below the Caltrans recommended standard of 0.2 PPV (ECORP 2020).

Airports: The proposed project site is located approximately nine miles southwest of the Sacramento McClellan Airport and is located outside of the boundaries of the McClellan Airport land use plan. Since the site is outside the land use plan boundaries it is beyond the noise contours generated by airport operations. The proposed project will not expose people residing or working in the project area to excess airport noise levels.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.11-1, MM 4.11-3, MM 4.11-4, MM 4.11-5, MM 4.11-6, and MM 4.11-7 in the 2009 DTSP EIR mitigate potential impacts from noise. As described above, MM 4.11-3 and MM 4.11-6 do not apply to the proposed project.

MM 4.11-1: Short-Term Construction-Generated Noise Levels

MM 4.11-4: Land Use Compatibility of On-site Sensitive Receptors with Future Traffic Noise Levels

MM 4.11-5: Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels

MM 4.11-7: Ground-Borne Noise and Vibration Levels at Sensitive Receptors

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	2009 DTSP EIR Ch. 6 P. 6-1, 6-2	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Not analyzed	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Not analyzed	No	No	No	None
2018 CEQA Checklist Update:					
a) Induce substantial <u>unplanned</u> population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	2009 DTSP EIR Ch. 6 P. 6-1, 6-2	No	No	No	None
b) Displace substantial numbers of existing <u>people or</u> housing, necessitating the construction of replacement housing elsewhere?	No analyzed	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Deleted but captured by item b				

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would not result in significant growth-inducing impacts. The DTSP promotes an increase in the density and amount of housing in Downtown Roseville and with respect to population and housing, the DTSP provides additional housing but would not induce the need for additional housing outside of Downtown Roseville because the DTSP encourages development of mixed uses, residential, and commercial/office/retail uses in the same area.

Mitigation measures were not required to reduce population and housing impacts to less than significant.

Proposed Project

The project would increase the number of residential units within the DTSP area by 18 units, which would incrementally increase the population of the DTSP. Existing buildings (the W. Seitz Residence and the Belvedere Hotel) at the proposed project site are unoccupied, therefore, no existing housing or populations will be displaced. The proposed project would replace the existing vacant former Belvedere Hotel and W. Seitz Residence, and because no housing will be removed, no replacement housing will need to be constructed. The 2009 DTSP EIR determined that the DTSP would not induce substantial growth outside of the DTSP area. The Public Services and Utilities sections of this Addendum establish that the City possesses adequate capacity to accommodate the additional units. Therefore, no new significant impacts or substantially more severe impacts occur from population or to housing as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	2009 DTSP EIR Ch. 4.3, P. 4.3-7, 4.3-8	No	No	No	None
b) Police protection?	2009 DTSP EIR Ch. 4.3, P. 4.3-8	No	No	No	None
c) Schools?	2009 DTSP EIR Ch. 4.3, P. 4.3-8, 4.3-9	No	No	No	2009 DTSP MM 4.3-4
d) Parks?	2009 DTSP EIR Ch. 4.3, P. 4.3-10, 4.3-11	No	No	No	None
e) Other public facilities?	2009 DTSP EIR Ch. 4.3, P. 4.3-10	No	No	No	None
2018 CEQA Checklist Update: No updates were made to Public Services.					
Discussion: <u>2009 DTSP EIR</u> The 2009 DTSP EIR concluded that the DTSP project would result in the following public services impacts: - Impact 4.3-1 – public service – increased demand for fire protection and emergency medical facilities, systems, equipment, and services (less than significant); - Impact 4.3-2 – public services – increased demand for fire flow (less than significant); - Impact 4.3-3 – public services – increased demand for law enforcement facilities, services, and equipment (less than significant);					

- Impact 4.3-4 – increased demand for public school facilities and services (less than significant with mitigation);
- Impact 4.3-5 – public services – increased demand for library services (less than significant).

Mitigation measures were provided to reduce all public services impacts to a less than significant level (Id., pp. 4.3-11). Measures that apply to the proposed project are included below.

Proposed Project

The proposed project would result in a minor increase in the amount of public services required due to the increase of 18 residential units in the DTSP area. This minor increase in population does not change the conclusions of the 2009 DTSP EIR because any potential impacts are readily mitigated through the payment of public facility fees that are calculated based on the number of units being constructed. Accordingly, payment of these fees provides funds for any potentially affected public services, so that they may maintain their current level of service. The proposed project is within the DTSP boundary and is consistent with designated land uses and zoning, therefore, there would be no new or substantially more severe impacts to public services as a result of the proposed project.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.3-4 in the 2009 DTSP EIR mitigate potential impacts to public services.

MM 4.3-4: Increased Demand for Public School Facilities and Services

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None

2018 CEQA Checklist Update: No updates were made to Recreation.

Discussion:2009 DTSP EIR

The 2009 DTSP EIR indicated that implementation of the DTSP would result in “no-impact” or “less than significant impacts” in the areas of agricultural resources; population and housing; recreation; and mineral resources, and, therefore, these topics were not analyzed in the 2009 DTSP EIR. The DTSP requires an overall park land dedication of 28.7 acres. Royer and Saugstad Parks are located in the DTSP area, with a combined area of 36.3 acres. An additional 1.1 acre of park land will be provided at the Town Square Civic Center, for a total of 36.4 acres of park land in the DTSP area.

Proposed Project

The proposed project would not result in any additional recreational resources impacts beyond what was previously discussed in the 2009 DTSP EIR because: (1) it will not result in changes to the development footprint of the DTSP beyond what was previously analyzed; and (2) development of the site was considered in the 2009 DTSP EIR, and the construction of 18 townhomes would not result in a substantial population increase that would result in an increase in use of parks resulting in their deterioration, nor does the project require or result in the construction of new recreational facilities. Furthermore, park requirements are met through existing parks in the DTSP area and residential development in the DTSP area is waived from park dedication or in-lieu fee requirements (Policy 8.2.1). Therefore, no new significant impacts

or substantially more severe impacts would occur to recreation resources as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

XVII. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	2009 DTSP EIR Ch. 4.6 PP. 4.6-29, 4.6-30, 4.6-31, 4.6-32	No	No	No	2009 DTSP EIR MM 4.6-1, MM 4.6-2, MM 4.6-5
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	2009 DTSP EIR Ch. 4.6 PP. 4.6-29, 4.6-30	No	No	No	2009 DTSP EIR MM 4.6-1, MM 4.6-2, MM 4.6-5
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	None.	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	2009 DTSP EIR Ch. 4.6 P. 4.6-32	No	No	No	None
e) Result in inadequate emergency access?	2009 DTSP EIR Ch. 4.6 P. 4.6-32	No	No	No	None

PC Exhibit A

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	2009 DTSP EIR Ch. 4.6-31, 32	No	No	No	None
2018 CEQA Checklist Update: Section title updated to "Transportation."					
Would the project:					
a) Conflict with an applicable program plan, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	2009 DTSP EIR Ch. 4.6 PP. 4.6-29, 4.6-30, 4.6-31, 4.6-32	No	No	No	2009 DTSP EIR MM 4.6-1, MM 4.6-2, MM 4.6-5
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	None	No	No	No	None
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Deleted but captured by Hazards and Hazardous Materials item e				
c) d) Substantially increase hazards due to a <u>geometric</u> design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	See item d above				
d) e) Result in inadequate emergency access?	See item e above				

f) ~~Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?~~

Deleted but captured by item a

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following transportation impacts:

- Impact 4.6-1 – Transportation and Circulation—Unacceptable Peak Hour LOS at Signalized Intersections under Existing Plus Project Conditions (less than significant);
- Impact 4.6-2 – Transportation and Circulation—Unacceptable p.m. Peak Hour LOS at Signalized Intersections under cumulative (2020) Plus Project Conditions (significant and unavoidable);
- Impact 4.6-3 – Transportation and Circulation—Transit (less than significant);
- Impact 4.6-4 – Transportation and Circulation—Bicycle and Pedestrian (less than significant);
- Impact 4.6-5 – Transportation and Circulation—Parking (less than significant);
- Impact 4.3-6 – Transportation and Circulation—Design (less than significant);
- Impact 4.3-7 – Transportation and Circulation—Emergency Access (less than significant).

Mitigation measures were provided to reduce transportation impacts to a less than significant level except for the significant and unavoidable impacts indicated above (Id., pp. 4.6-33 to 4.6-34).

Proposed Project

The City's 2035 General Plan Update (City of Roseville 2020) indicates that future projects consistent with the 2035 General Plan Update will not require further VMT analysis, pursuant to the tiering provisions of CEQA. The proposed project is consistent with 2035 General Plan Update designated land uses and zoning.

The City will be adopting a VMT threshold of 12.8 VMT/capita which aligns with SB 375, the MTP/SCS, and the CARB Scoping Plan (CARB 2017). The VMT threshold could be used for analysis of future land use amendments to the 2035 General Plan Update EIR or other projects not within the scope of the 2035 General Plan Update EIR. It also states that quantitative analysis would not be required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the 2035 General Plan Update EIR. This includes infill projects due to shorter trips and reduced vehicle trips.

Additionally, a traffic memorandum, prepared by LSA and dated August 4, 2020 (Attachment G), analyzed the trip generation of the proposed project and VMT. The proposed project would generate 94 average daily trips (ADT), including eight trips (one inbound and seven outbound) in

the a.m. peak hour and nine trips (six inbound and three outbound) in the p.m. peak hour. Because the proposed project would generate fewer than 50 peak-hour trips, a Traffic Impact Study was not required.

To analyze VMT, the Governor's Office of Planning and Research's *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Technical Advisory; OPR 2018) was consulted. The Technical Advisory recommends VMT screening thresholds for smaller projects. The footnote on page 12 of the OPR Technical Advisory states the following:

"Screening Threshold for Small Projects

Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact."

The OPR Technical Advisory recommends that a project generating 110 ADT or less be screened out of a VMT analysis due to the presumption of a less than significant impact. As previously described, the proposed project would generate 94 ADT. Because the ADT generation of the proposed project is less than the OPR Technical Advisory screening threshold of 110 ADT, the project is presumed to have a less than significant impact.

This is consistent with the 2035 General Plan Update which states that quantitative analysis would not be required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the 2035 General Plan Update EIR. This includes infill projects due to their shorter trips and reduced vehicle trips.

Policy CIRC2.1 of the 2035 General Plan Update identifies the City's minimum Level of Service (LOS) standard of LOS "C." However, Figure III-3 of the Circulation Element of the 2035 General Plan Update identifies the area in which the proposed project is located as a Pedestrian District. Policy CIRC2.4 exempts City Pedestrian Districts from the LOS standard.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project and no new measures are warranted.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	Not analyzed	No	No	No	None
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Not analyzed	No	No	No	None
2018 CEQA Checklist Update: No updates were made to Tribal Cultural Resources.					
Discussion: In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section, which was part of Assembly Bill (AB) 52 (2014) (discussed below), was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document.					

2009 DTSP EIR

The requirement to analyze impacts on tribal cultural resources was not added to CEQA until January 2015 with the 2014 passage of AB 52. However, the 2009 DTSP EIR analyzed impacts on cultural resources, which include tribal cultural resources.

The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to cultural resources:

- Impact 4.7-1 – cultural resources – disturbance of architectural resources (significant and unavoidable);
- Impact 4.7-2 – cultural resources – disturbance of potential subsurface cultural deposits (less than significant with mitigation);
- Impact 4.7-3 – cultural resources – undiscovered/unrecorded human remains (less than significant with mitigation).

Mitigation measures were provided to reduce all cultural resources impacts to a less than significant level except for significant and unavoidable impacts related to the possibility of demolishing a historical resource (Id., p. 4.7-12.)

Proposed Project

No AB 52 consultation is required for the proposed project, because it does not trigger the preparation of a negative declaration, mitigated negative declaration, or EIR (Public Resources Code § 21080.3.1(b)). The proposed project would result in no additional impacts to cultural resources, including tribal cultural resources, beyond what was previously analyzed in the 2009 DTSP EIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2009 DTSP EIR. Therefore, no new significant impacts or substantially more severe impacts occur to cultural resources as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Refer to applicable measures in V. Cultural Resources discussed above.

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	2009 DTSP EIR Ch. 4.2 P. 44.2-16, 4.2-17	No	No	No	None
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	2009 DTSP EIR Ch. 4.2 P. 4.2-18, 4.2-19	No	No	No	None
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	2009 DTSP EIR Ch. 4.2 P. 4.2-20	No	No	No	None
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	2009 DTSP EIR Ch. 4.2 P. 4.2-16, 4.2-17	No	No	No	None
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	2009 DTSP EIR Ch. 4.2 P. 4.2-18, 4.2-19	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	2009 DTSP EIR Ch. 4.2 P. 4.2-20	No	No	No	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2009 DTSP EIR Ch. 4.2 P. 4.2-20	No	No	No	None

2018 CEQA Checklist Update:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Deleted but captured by items a and c				
<u>a b) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or stormwater, drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?</u>	2009 DTSP EIR Ch. 4.2 P. 4.2-16, 4.2-17, 4.2-18, 4.2-19, 4.2-20, 4.2-21	No	No	No	None
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Deleted but captured by item a				
<u>b d) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years from existing entitlements and resources, or are new or expanded entitlements needed?</u>	2009 DTSP EIR Ch. 4.2 P. 4.2-16, 4.2-17	No	No	No	None
<u>c e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?</u>	See item e above				
<u>d f) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</u>	2009 DTSP EIR Ch. 4.2 P. 4.2-20	No	No	No	None

e g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	2009 DTSP EIR Ch. 4.2 P. 4.2-20	No	No	No	None
Discussion: <u>2009 DTSP EIR</u> The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to public utilities: • Impact 4.2-1 – public utilities – potable water supply, treatment, and distribution (less than significant); • Impact 4.2-2 – public utilities – fire flows (less than significant); • Impact 4.2-3 – public utilities – wastewater treatment and collection (less than significant); • Impact 4.2-4 – public utilities – stormwater drainage system (less than significant); • Impact 4.2-5 – utilities – increased demand for solid waste disposal (less than significant); • Impact 4.2-6 – utilities – increased demand for electrical service (less than significant); • Impact 4.2-7 – utilities – increased demand for natural gas service (less than significant). All impacts to public utilities were determined less than significant (Id., p. 4.2-21). • Impact 11.14 – contribute to cumulative increases in demands for recycled water (less than significant). <u>Proposed Project</u> The proposed project would not modify the land use and zoning designations for project parcels, therefore, there would be no new impact to utilities and services systems and no substantial increase in the severity of impacts as a result of the proposed project. Mitigation Measures: Prior environmental review determined no mitigation measures were warranted. Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.					

XX. Wildfire

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
2018 CEQA Checklist Update: Wildfire is a new issue area.					
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) <u>Substantially impair an adopted emergency response plan or emergency evacuation plan?</u>	Not Applicable				
b) <u>Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</u>	Not Applicable				
c) <u>Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</u>	Not Applicable				
d) <u>Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</u>	Not Applicable				
Discussion: The project site is not within a State Responsibility Area and receives fire protection from the Roseville Fire Department—not CAL FIRE (2009 DTSP EIR, p. 4.3-1, 4.3-2). Mitigation Measures: Not applicable. Conclusion: None required.					

XXI. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	2009 DTSP Ch 5 P. 5-11, 5-12	No	No	No	None
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	2009 DTSP Ch 5 P. 5-6, 5-25	No	No	No	2009 DTSP EIR MM 5.4-1
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	None	No	No	No	None

2018 CEQA Checklist Update:

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

See item a above

Discussion: The previously certified DTSP EIR and this Addendum disclose all potential environmental impacts, their level of significance, mitigation measures to reduce significance, and the various components of the proposed project. Analyses in Biological Resources, Cultural Resources, Geology and Soils (specifically, analysis of paleontological impacts), and Tribal Cultural Resources demonstrate that the proposed project does not result in any new significant impacts or any substantial increases in the severity of previously-identified significant impacts to the environment, habitat or population of a fish or wildlife species, plant, or animal community, rare or endangered plant or animal, or artifacts of history or prehistory. Likewise, analysis in Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems demonstrates that the proposed project does not result in any new significant impacts or any substantial increases in the severity of previously identified significant impacts to human beings, either directly or indirectly.

Similarly, the proposed project does not result in any new or substantially more severe significant cumulative impacts than those that were addressed in the previously certified EIR. The 2009 DTSP EIR evaluated the potential for cumulative impacts in Section 5.0. The EIR provided the most up-to-date cumulative scenarios at the time of its preparation. As discussed above in the *Purpose and Scope of Addendum* section, subsection *No New Circumstances or New Information*, there are no approved or planned projects within the vicinity of the project site beyond those discussed in prior documents that could impact or increase the proposed project's environmental effects. The proposed project is consistent with the level of development assumed in the 2009 DTSP EIR and, as discussed above, would not result in any new or substantially more severe project-level impacts beyond those previously contemplated. Thereby, the proposed project also would not result in any substantially new or more severe cumulative impacts. Pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to the mandatory findings.

Mitigation Measures: See measures listed under each issue area for those applicable to the proposed project.

Conclusion: With implementation of applicable mitigation measures discussed throughout this checklist, the proposed project would not, as compared to the originally proposed and revised projects presented in the 200 DTSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts to the areas included in the mandatory findings of significance categories.

ENVIRONMENTAL DETERMINATION:

Based on analysis conducted in this Addendum and in the previously certified EIR, it is determined that implementation of proposed project modifications, as described in this Addendum, would not result in any new or substantially more severe environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Approve the minor design review permit
- Approve the tentative maps
- Issue the Tree Permit

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the DOWNTOWN ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2007102090, certified April 6, 2009), the Lead Agency makes the following findings:

[☒] No substantial changes are proposed in the project which would require major revisions of the previous EIR.

[☒] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[☒] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

Addendum Prepared by:

Charity Gold, Associate Planner
City of Roseville, Development Services–Planning Division

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PC Exhibit A

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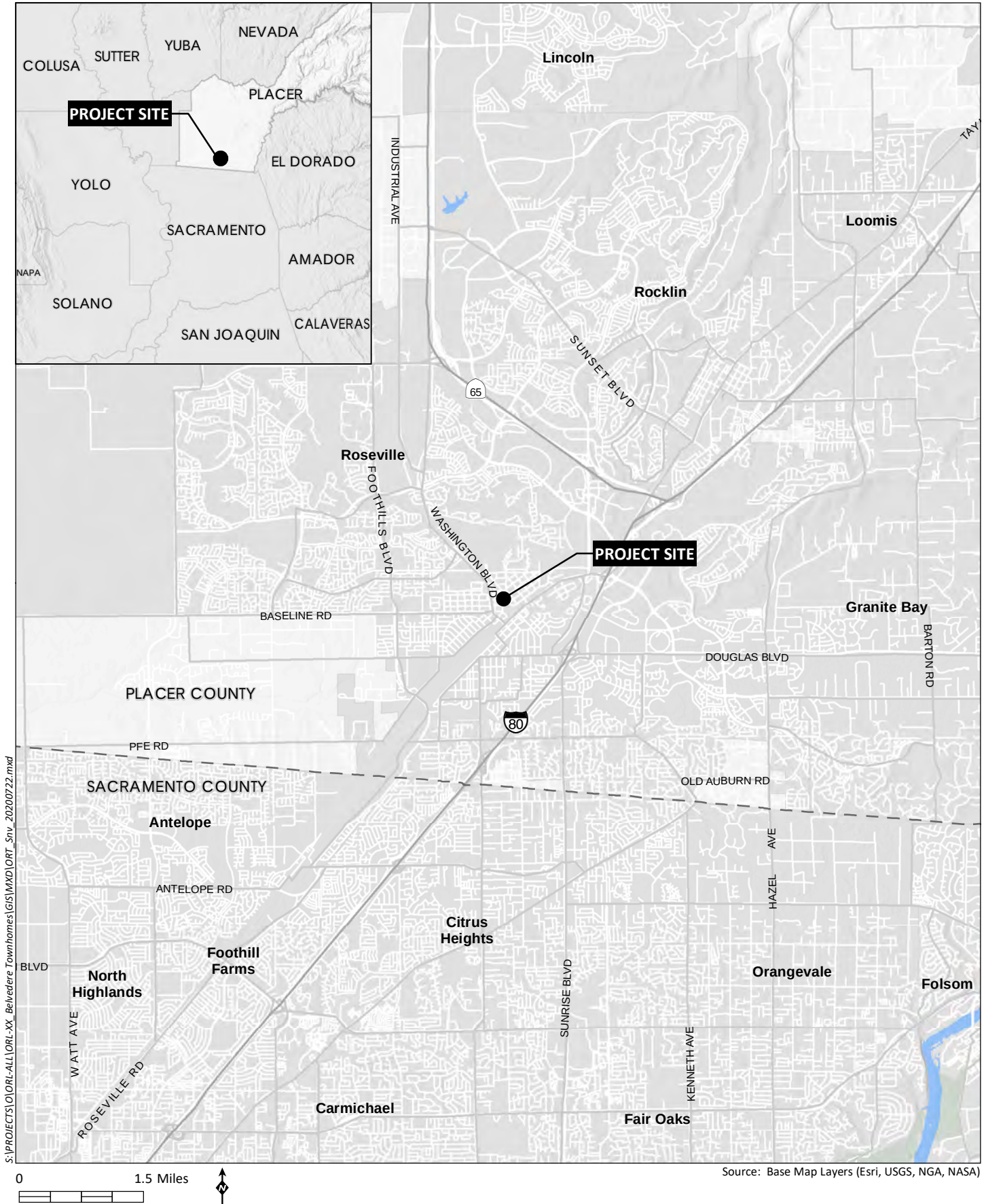
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Attachment A

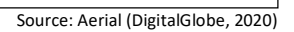
Project Figures

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 Area of Potential Effects

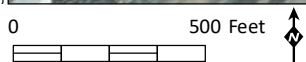


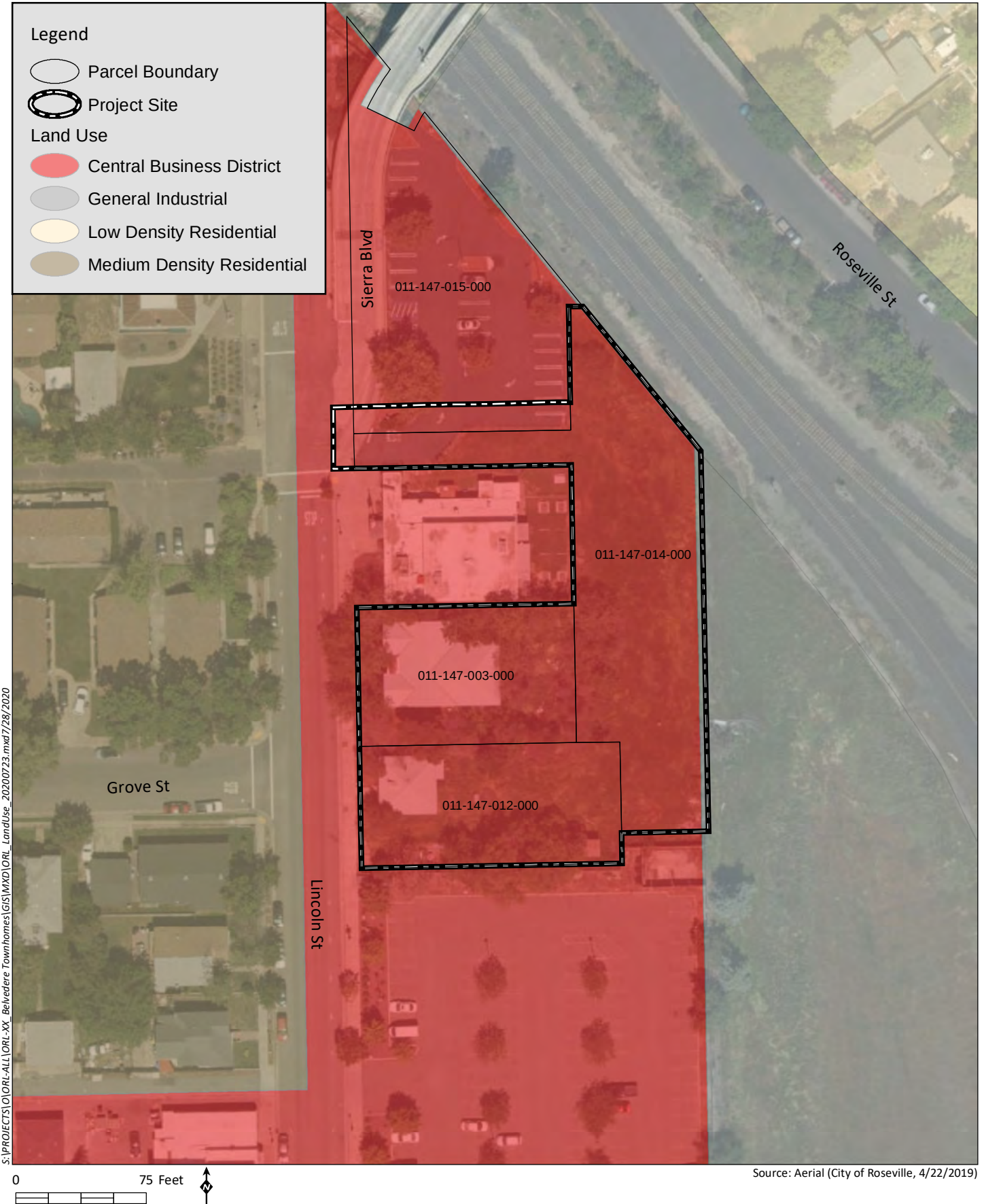
Source: Aerial (City of Roseville 2019)

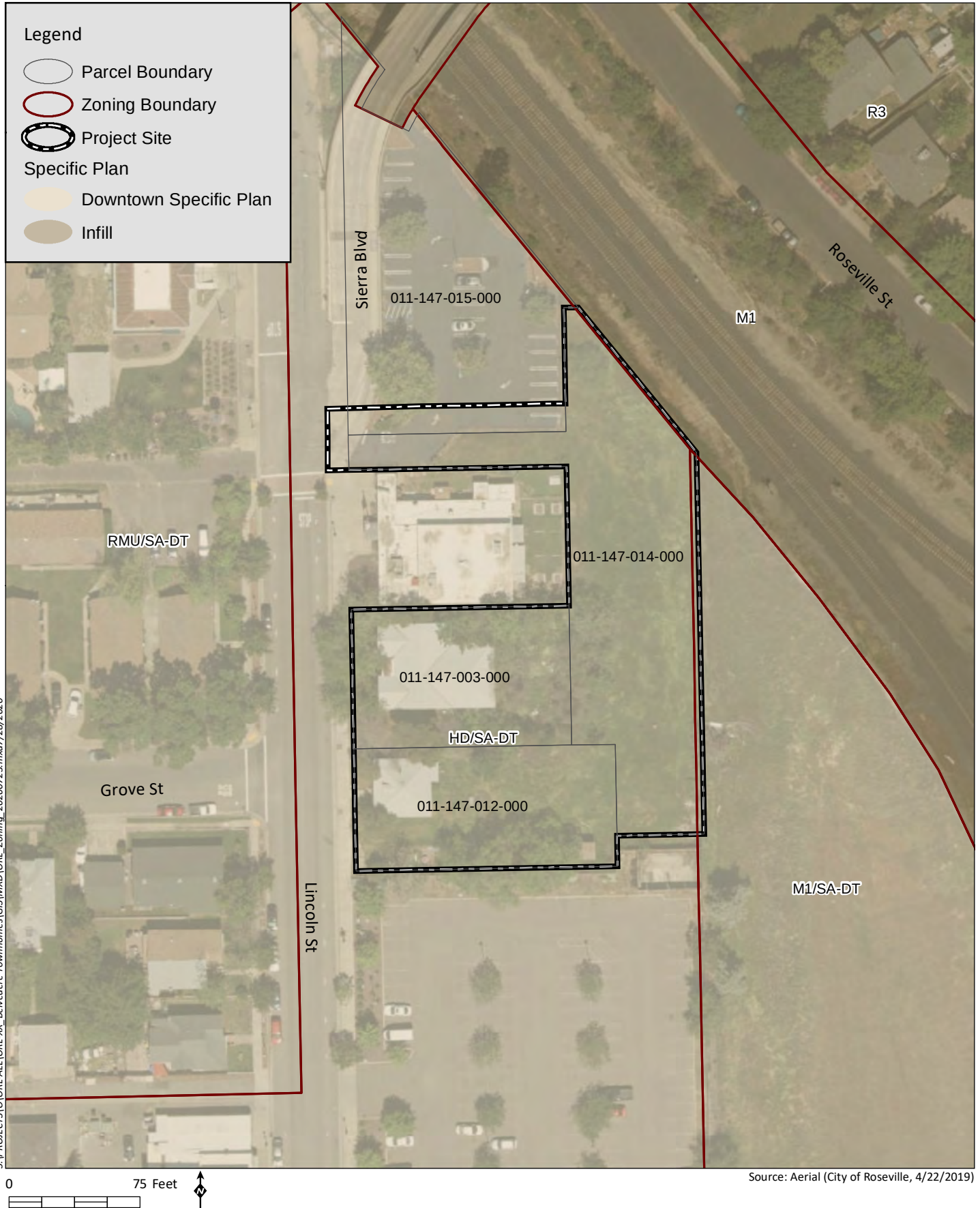
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PC Exhibit B

Belvedere Townhomes







Attachment B

Biological Resources Evaluation

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July 29, 2020

Project # ORL-02

Derrek Lee
Old Roseville LLC
1204 Wood Oak Court
Roseville, CA 95747

Subject: Biological Resources Evaluation Letter Report for the Proposed Belvedere Townhomes Project (City of Roseville File # PL20-0050), City of Roseville, Placer County, CA

Dear Mr. Lee:

HELIX Environmental Planning, Inc. (HELIX) has prepared this biological resources evaluation letter report for the proposed Belvedere Townhomes Project (proposed project; City of Roseville File # PL20-0050) located at the intersection of Lincoln Street and Grove Street in the City of Roseville, Placer County, California. This letter report was prepared to support an addendum to the Downtown Roseville Specific Plan Environmental Impact Report (DTSP EIR) prepared and certified by the City of Roseville in 2009. The purpose of our biological resources study was to evaluate the potential for regionally-occurring special-status plant and animal species, wetlands or other Waters of the U.S. or Waters of the State, protected trees, and/or other sensitive biological habitats to occur on the project site and/or be impacted by the proposed development on the site and provide a comparison of the identified impacts to what was identified and evaluated in the DTSP EIR. This letter report describes the methods and results of our biological resources evaluation.

PROJECT LOCATION AND DESCRIPTION

The project site is located in the City of Roseville, near the intersection of Lincoln Street and Grove Street (Figures 1 and 2; figures are included in Attachment A). The project site totals one acre and consists of three parcels, a portion of a fourth parcel, and an easement for site access. The parcels are Assessor's Parcel Numbers (APNs) 011-147-014, 011-147-003, 011-147-012, and a portion of APN 011-147-015. The project site is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5-minute U.S. Geological Survey quadrangle map.

The applicant is applying to the City of Roseville for approval of a minor design review permit, a tentative subdivision map, and a tree permit. The proposed project consists of demolition of the existing structures on the site and the construction of 18 single-family townhomes on eighteen residential lots and one common lot. The development would be comprised of six buildings with two to four townhome

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units in each. Proposed townhomes would be four stories tall with garages at ground level. Each unit would have three bedrooms, 3.5 bathrooms, a two-car garage, a covered patio, a second-floor balcony, and fourth floor rooftop outdoor space.

The common lot, Lot A, would include driveway access from Lincoln Street, a drive aisle compliant with the fire department turning radii, nine guest parking spaces, utilities, drainage, and landscaping. Pedestrian access from Lincoln Street would also be included via two pedestrian walkways. Site drainage would convey stormwater to four water quality basins located throughout the project site. Other features include an 8-foot concrete masonry unit sound wall constructed along the eastern boundary of the project site and a 26-foot-wide trash enclosure that would be constructed at the north end of the project site.

The proposed project also includes an application for a Tentative Parcel Map to divide existing parcels 11-147-014, 11-147-003, and 11-147-012 into 18 single family lots and Lot A (common lot for ingress/egress, access easement, public utility easement, landscape easement, and drainage easement) and a request for a tree permit from the City of Roseville allowing the removal of two valley oak (*Quercus lobata*) trees. Based on the current site plan, the entire project site would be impacted by implementation of the proposed project. Figure 2 is the project site depicted on aerial imagery and Figure 3 is the proposed site plan.

METHODS

Studies conducted in support of this report included a special-status species evaluation, an aquatic resources evaluation, and a biological reconnaissance survey. An arborist survey of the site was conducted by HELIX in November 2019; the results of the arborist survey are integrated into this report.

Special-Status Species Evaluation

Regulations pertaining to the protection of biological resources at the project site are summarized in Attachment B. For the purposes of this report, special-status species are those that fall into one or more of the following categories, including those:

- listed as endangered or threatened under the Federal Endangered Species Act (FESA; including candidates and species proposed for listing);
- listed as endangered or threatened under the California Endangered Species Act (CESA; including candidates and species proposed for listing);
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code;
- designated a Species of Special Concern (SSC) by the California Department of Fish and Wildlife (CDFW);
- considered by CDFW to be a Watch List species with potential to become an SSC;

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- defined as rare or endangered under Section 15380 of the California Environmental Quality Act (CEQA); or
- Having a California Rare Plant Rank (CRPR) of 1A, 1B, 2A, 2B, or 3.

In order to evaluate special-status species and/or their habitats with the potential to occur in the project site and/or be impacted by the proposed project, HELIX obtained lists of special-status species known to occur and/or having the potential to occur in the proposed project site and vicinity from the U.S. Fish and Wildlife Service (USFWS; USFWS 2020), the California Native Plant Society (CNPS; CNPS 2020), and the California Natural Diversity Database (CNDDDB; CDFW 2020). Attachment C includes these lists of special-status plant and animal species occurring in the project region. The potential for these regionally occurring special-status species to occur in the project site is analyzed in Attachment D.

Aquatic Resource Evaluation

The U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) online database was reviewed to determine if there are any wetlands or other Waters of the U.S. mapped by the USFWS on the property. The NWI provides reconnaissance level information on wetlands and deep water habitats from analysis of high-altitude aerial imagery.

Historic aerial imagery from National Environmental Title Research (NETR) was reviewed for information on past land uses and presence of aquatic features visible on aerial imagery. NETR provides aerial imagery covering the property at irregular intervals from 1947 to 2016, and USGS topographic maps at irregular intervals from 1910 to 2018.

Reconnaissance Survey

A biological reconnaissance survey was conducted on July 21, 2020 by HELIX biologist and International Society of Arboriculture Certified Arborist (WE-12922A) Stephanie McLaughlin, M.S. between 0900 and 1000 hours. Weather during the survey was clear and warm. The project site was assessed to identify the habitat type(s) present on-site and the potential to support special-status plant and wildlife species, and is further analyzed in Attachment D. The survey consisted of a pedestrian survey of the project site and the surrounding area. Meandering transects of the site were performed to obtain visual coverage of the site. Additionally, the results of the arborist survey and tree data collected in November 2019 were evaluated to confirm that tree conditions had not significantly changed. A complete list of plant and animal species observed on the project site was prepared during the biological reconnaissance and is included as Attachment E.

RESULTS

Environmental Setting

The site is located within a commercial and residential area in the historic downtown portion of the City of Roseville and is surrounded by industrial, commercial and residential development. The site is generally bordered by residential and commercial parcels on the north, south, and west and by Union Pacific Railroad tracks and an undeveloped parcel to the east.

Site Conditions

The entire project site is in a disturbed condition. There are two boarded up and abandoned residences located on the site. The site is used by transients and contains temporary shelters and a significant amount of associated trash and debris. Historic aerial imagery indicates that the property has been subject to a variety of recurring ground disturbance activities since 1947, including disking and small holding agriculture.

Habitat Types/Vegetation Communities

Habitat types/vegetation communities on the site include ruderal/disturbed and developed areas. The site show signs of use by humans, including transients, and contains a significant amount of trash and other debris. Habitats and land covers are depicted on Figure 4. Representative site photographs are included as Attachment F.

Ruderal/Disturbed

Ruderal/disturbed habitat occurs in areas that are heavily disturbed by past or ongoing human activities but retain a soil substrate. Ruderal/disturbed areas may be sparsely to densely vegetated, but do not support a recognizable community or species assemblage. Vegetative cover is usually herbaceous and dominated by a wide variety of weedy non-native species or a few ruderal native species.

Ruderal/disturbed habitat, which totals 0.68 acre, comprises the majority of the site (Figure 4). This habitat in the project site occurs is either unvegetated or heavily dominated by a dense cover of non-native annual grasses, with small patches of native and non-native grasses and forbs. Dominant species include Italian ryegrass (*Festuca perennis*), wild oats (*Avena fatua*), and ripgut brome (*Bromus diandrus*). Nearly all plant species observed during the site reconnaissance are non-natives associated with disturbance (Attachment E).

Developed

Developed/disturbed habitat differs from ruderal habitat by generally have little to no vegetation and containing built structures or maintained surfaces. Vegetation that does occur within this community type is often ornamental, rather than invasive or noxious weeds such as in ruderal habitat. Approximately 0.32 acre of developed/disturbed habitat occurs within the project site (Figure 4).

This habitat within the project site consists of paved surfaces (driveways, parking areas) and two abandoned residences. The plant species that occur in the project site within this community type are largely ornamental and native tree species surrounding the two abandoned residential properties located on the site. Dominant species include catalpa (*Catalpa speciosa*), trumpet creeper (*Campsis radicans*), and mulberry (*Morus alba*).

Topography

The project site is largely flat. The elevation on the project site ranges from approximately 130 to 132 feet above mean sea level (MSL).

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Soils

The project site includes one soil mapping unit (NRCS 2020): Cometa-Ramona sandy loams, 1 to 5 percent slopes.

Cometa-Ramona sandy loam soils occur at backslopes and tread on terraces and consist of alluvium derived from granite. A typical profile is sandy loam from 0 to 18 inches, clay from 18 to 29 inches, and sandy loam from 29 to 60 inches; the depth to water table is 80 inches. Cometa-Ramona sandy loam is not on the National Hydric Soils List for Sacramento County (NRCS 2015).

Special Status Species Evaluation

A total of nine regionally occurring special-status plant species and 22 regionally occurring special-status wildlife species were identified during the database queries and desktop review and are evaluated below and summarized in Attachment D.

Special Status Plant Species

A total of nine regionally occurring special-status plant species were identified during the database queries and desktop review. Five of these species occur in wetland habitats such as vernal pools and seasonal wetlands: dwarf downingia (*Downingia pusilla*), legenere (*Legenere limosa*), Boggs Lake hedge-hyssop (*Gratiola heterosepala*), pincushion navarretia (*Navarretia myersii* ssp. *myersii*), Sacramento Orcutt grass (*Orcuttia viscida*), and Sanford's arrowhead (*Sagittaria sanfordii*). One of these species occurs in chaparral, cismontane woodland or grasslands: big-scale balsamroot (*Balsamorhiza macrolepis*), another occurs in alkaline meadows, seeps, playas or grasslands: hispid bird's-beak (*Chloropyron molle* ssp. *hispidum*), and one of these species occurs in mesic soils: Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*).

There is currently no suitable habitat for special-status plant species on the site and there have been no reported occurrences of special-status plant species on or adjacent to the site in the CNDDDB. The site is vegetated with ruderal vegetation and has been disturbed. There are no native or naturalized habitats on the project site.

Special Status Animal Species

A total of 22 regionally occurring special-status wildlife species were identified during the database searches and desktop review. The majority of the special-status wildlife species are associated with aquatic habitats of the adjacent Sacramento Valley such as rivers, sloughs, and freshwater wetlands, including vernal pools. The remaining species are associated with open areas with native or naturalized vegetation and scattered trees.

There are no reported occurrences of special-status animal species on or adjacent to the site and no special-status species were observed during the biological reconnaissance survey. Based on the results of the desktop review and habitats observed in the project site during the biological reconnaissance survey, the project site provides potentially suitable roosting habitat for pallid bat (*Antrozous pallidus*), a CDFW species of special concern, and this species has a low potential to occur on the site as documented in Attachment D. No other special-status animal species were identified as having the

potential to occur on or adjacent to the site. The project site also provides potential habitat for migratory birds and other nesting birds. These species are discussed briefly below. Species determined to have no potential to occur on the project site or be impacted by the proposed project (Attachment D) are not discussed further in this report.

Pallid Bat

Pallid bat is on the CDFW Special Animals List and occurs in a variety of habitats, usually woodland, grassland, forest, and manmade structures up to approximately 9,000 feet (2,750 meters) above MSL. This species typically roosts in rocky crevices, caves, hollow trees, tree foliage, and buildings or other man-made structures.

Pallid bat was considered to have a low potential to occur in the DTSP area as a result of analysis conducted for the DTSP EIR, primarily utilizing roosting habitat in bridges, buildings, and other structures as well as in mature trees and snags. The project site provides potentially suitable roosting habitat for pallid bat within the existing abandoned structures and mature trees. Although some potential roost sites are present, the current level of adjacent human disturbance including roads, buildings, and active railroad tracks, may limit the likelihood of roosting occurring within the project site. No signs of roosting (guano, stains, noise) were observed during the field survey, therefore maternity roosts are not believed to occur on the site. Pallid bat has no more than a low potential to occur within the project site and if present would occur in low numbers. It is expected that if pallid bat used the site for roosting, it would be limited to use of buildings or trees for a night roost. Construction activities would be unlikely to affect bats using the site for a night roost.

In the low likelihood that pallid bat individuals were using trees or abandoned buildings on the site for a night roost at the time of construction, project activities such as removal of existing structures or trees would be unlikely to result in harm to individual pallid bats as the bats would not be present on site during daylight hours. Impacts to pallid bat would be less than significant and no mitigation is necessary.

Migratory Birds and Raptors

As noted in Attachment B, migratory and non-game birds are protected during the nesting season by California Fish and Game Code. The DTSP EIR identified suitable nesting habitat in the plan area for common bird species within existing vegetation such as trees, shrubs, and ruderal habitats, which occur on the project site. The project site and immediate vicinity provides nesting and foraging habitat for a variety of native birds common to urbanized areas, such as mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), and California scrub jay (*Aphelocoma californica*). Nests were not observed during surveys; however, a variety of migratory birds have the potential to nest in and adjacent to the site, in trees, shrubs and on the ground in vegetation.

As identified in the DTSP EIR, project activities such as clearing and grubbing during the avian breeding season (February 1 through August 31) could result in injury or mortality of eggs and chicks directly through destruction or indirectly through forced nest abandonment, nest failure, or premature fledging due to noise and other construction related disturbance. In addition, removal of the abandoned residences and other structures on the site could result in direct impacts to nesting birds if they are actively using the structures. Needless destruction of nests, eggs, and chicks would be a violation of the Fish and Game Code and a significant impact.

The recommended mitigation measures for nesting migratory birds and raptors in the following section would reduce potential impacts to this species to less than significant.

Aquatic Resource Evaluation

The project site is in the Linda Creek-Cirby Creek hydrologic unit (HUC12: 180201110104). NWI mapping based on 1984 aerial imagery shows no aquatic features on the property. The nearest mapped aquatic feature is Dry Creek, located 0.3 miles south of the project site. No aquatic features were observed on the project site.

Protected Trees

A total of two protected trees were surveyed within the project footprint. Both trees identified in the survey area were valley oak trees. Additional tree species identified on the project site but not protected under the City Code included Catalpa (*Catalpa speciosa*), London plane (*Platanus x acerifolia*), almond (*Prunus dulcis*), mulberry (*Morus alba*), juniper (*Juniperus* sp.), edible fig (*Ficus carica*), citrus (*Citrus* sp.), and privet (*Ligustrum* sp.). Detailed tree data for the two protected surveyed trees is included in Table 1. The approximate locations of the two protected trees and their driplines are shown on Figure 4.

Of the two protected oak trees within the survey area, one (#257) is in Fair-Good health and Fair structure, and the other (#256) is in Fair health and Poor-Fair structure (due to a heavy lean and an asymmetrical canopy weighted on one side). While failure of this structurally compromised tree does not appear imminent, problems can worsen over time, leading to failure. Although a crown cleaning and pruning to lighten overburdened limbs would reduce the risk of failure, there is no treatment that will correct these structural issues. If failure were to occur, then the tree may be uprooted and cause damage to targets; therefore, this tree is recommended for removal.

Table 1
IMPACTS TO PROTECTED TREES

Tree #	Species	DBH (inches)	Impacts	Mitigation
256	Valley Oak	17	Planned for removal	None Expected
257	Valley Oak	15	Planned for removal	Required

Sensitive Natural Communities

Due to the level of disturbance at the site and the lack of native or naturalized plant communities, there are no terrestrial or aquatic sensitive natural communities on the property.

RECOMMENDED MITIGATION MEASURES

Special Status Species

Migratory Birds and other Nesting Birds

The project site provides suitable nesting habitat for native songbirds and large trees adjacent to the site provide nesting habitat for raptors. Removal of vegetation containing active nests would potentially result in destruction of eggs and/or chicks; noise, dust, and other anthropogenic stressors in the vicinity of an active nest could lead to forced nest abandonment and mortality of eggs and/or chicks. Needless destruction of eggs or chicks would be a violation of the Fish and Game Code and a significant impact. Pre-construction surveys should be conducted prior to project implementation to determine if nesting birds are present on or adjacent to the site, so that measures could be implemented if needed to avoid harming nesting birds.

The following mitigation is recommended to reduce potential project impacts to nesting birds:

The removal of any structures, trees, or shrubs shall occur from September 1 through December 15, outside of the avian nesting season. If project (construction) ground-disturbing or vegetation clearing and grubbing activities commence during the general avian breeding season (February 1 through August 31; nesting season for passerine and non-passerine birds) or December 15 and August 31 (nesting season for raptors), a qualified biologist shall conduct a pre-construction nesting bird survey no more than 14 days prior to initiation of project activities and again immediately prior to construction. The survey area shall include suitable raptor nesting habitat within 500 feet of the project boundary (inaccessible areas outside of the project site can be surveyed from the site or from public roads using binoculars or spotting scopes). A report shall be prepared and submitted to the City and CDFW. Pre-construction surveys are not required in areas where project activities have been continuous since prior to December 15, as determined by a qualified biologist. Areas that have been inactive for more than 14 days during the avian breeding season must be re-surveyed prior to resumption of project activities. If no active nests are identified, no further measures are required. If active nests are identified, the following measures are required:

- All vegetation and structures with active nests shall be flagged and a suitable non-disturbance buffer (e.g., 500 feet for raptors; 100 feet for passerines) shall be established around the nest site. The size of the buffer zone shall be determined by a qualified biologist in coordination with CDFW and will depend on the species involved, site conditions, and type of work to be conducted in the area.
- A qualified biologist shall monitor active nests to determine when the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest, or the nest has failed). The project biologist and CDFW shall be consulted for clearance before construction activities resume in the vicinity.

Aquatic Resources

There are no aquatic resources on the project site and no mitigation measures are required.

Protected Trees

The Proposed Project will remove the two protected oak trees within the survey area (Figure 4). One tree (#256) is recommended for removal. Since one of the two protected trees (#256) to be removed by the project is recommended for removal due to poor condition, no mitigation is anticipated for removal of that tree. Tree #257 requires mitigation on an inch-for-inch basis. This can be in the form of fifteen 15-gallon replacement trees, eight 24-inch box trees, or five 36-inch box trees. Alternatively, in-lieu fees can be paid at \$118 per trunk inch removed. Based on the current fee schedule, this would equate to an estimated cost of approximately \$1,770.

SUMMARY/CONCLUSIONS

Site Conditions

The property at the Belvedere Townhomes project site is in a disturbed condition and supports no sensitive natural communities or sensitive terrestrial biological resources. Vegetation on the property consists of ruderal species, almost all of which are non-native.

Special Status Species

Structures, mature trees, and snags on the project site provide marginal habitat for pallid bat. No bats or sign were observed during the biological survey, and pallid bat has no more than a low potential to use the site for roosting, likely limited to use of the abandoned buildings or trees as a night roost. Construction activities would be unlikely to affect night roosting bats if they were present. Therefore, impacts of the proposed project would be less than significant on pallid bat and no mitigation is necessary.

The property does not provide suitable habitat for any other regionally-occurring special-status plant or animal species, and no additional species have the potential to occur on the property or be impacted by the proposed project.

Migratory Birds

There is potential for common native birds to nest on the property or on adjacent properties where project activities could result in stress leading to nest failure. Implementation of the recommended mitigation measure for nesting birds would reduce the potential for project impacts to nesting birds to less than significant.

Aquatic Resources

As there are no aquatic resources on the project site, no protection or mitigation measures are required.

Protected Trees

Because no trees are slated for preservation, no protection or preservation measures are recommended. Removal of Tree # 257 will require a Tree Permit from the City of Roseville and

Letter to Mr. Lee
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mitigation based on an inch-for-inch calculation. Using current City mitigation fees, the cost will be approximately \$1,770.

I appreciate the opportunity to assist you on this project. Feel free to contact me with any questions at (916) 365-8712.

Sincerely,



Stephen Stringer, M.S.
Principal Biologist/Biology Group Manager

Attachments:

- A – Figures
- B – Regulatory Context
- C – Database Query Results
- D – Potential for Regionally-Occurring Special-status Species to Occur on the Property
- E – Species Observed on the Property
- F – Representative Site Photos

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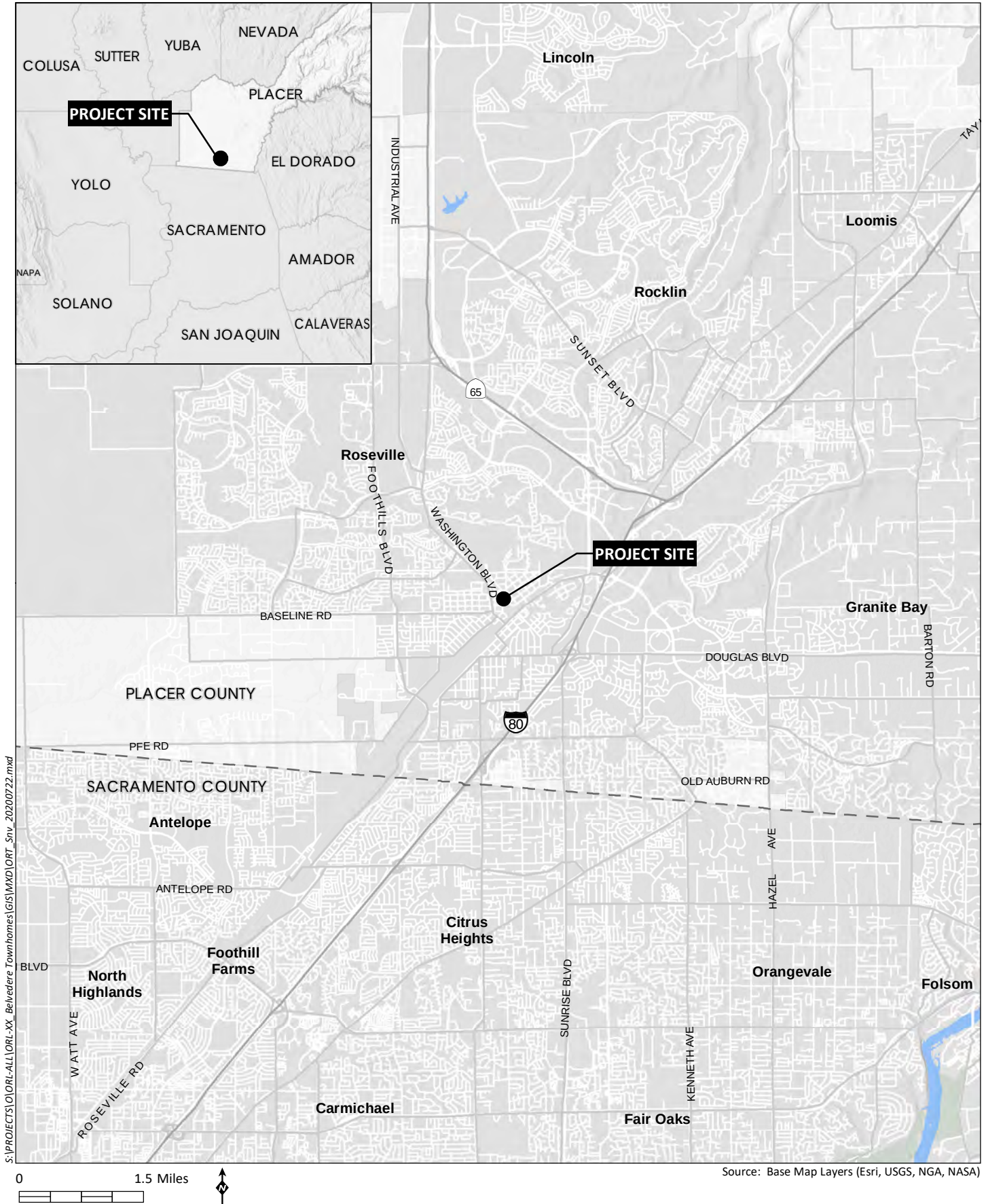
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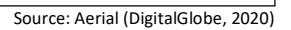
Attachment A

Figures

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Attachment B

Regulatory Context

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Attachment B Regulatory Context

Regulatory Setting

Policies, regulations, and plans pertaining to the protection of biological resources on the project site are summarized in the following sections.

Federal Requirements

Federal Endangered Species Act

The U.S. Fish and Wildlife Service (USFWS) enforces the provisions stipulated within the Federal Endangered Species Act of 1973 (FESA; 16 USC 1531 et seq.). Species identified as federally threatened or endangered (50 CFR 17.11, and 17.12) are protected from take, defined as direct or indirect harm, unless a Section 10 permit is granted to an entity other than a federal agency or a Biological Opinion with incidental take provisions is rendered to a federal lead agency via a Section 7 consultation. Pursuant to the requirements of FESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally-listed species may be present in the study area and determine whether the proposed project will jeopardize the continued existence of or result in the destruction or adverse modification of critical habitat of such species (16 USC 1536 (a)[3], [4]). Other federal agencies designate species of concern (species that have the potential to become listed), which are evaluated during environmental review under the National Environmental Protection Act (NEPA) or California Environmental Quality Act (CEQA) although they are not otherwise protected under FESA.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 established federal responsibilities for the protection of nearly all species of birds, their eggs, and nests. The Migratory Bird Treaty Reform Act of 2004 further defined species protected under the act and excluded all non-native species. Section 16 U.S.C. 703–712 of the Act states “unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill” a migratory bird. A migratory bird is any species or family of birds that live, reproduce or migrate within or across international borders at some point during their annual life cycle. Currently, there are 836 migratory birds protected nationwide by the Migratory Bird Treaty Act, of which 58 are legal to hunt. The U.S. Court of Appeals for the 9th Circuit (with jurisdiction over California) has ruled that the MBTA does not prohibit incidental take (952 F 2d 297 – Court of Appeals, 9th Circuit 1991).

Clean Water Act

Any person, firm, or agency planning to alter or work in “waters of the U.S.,” including the discharge of dredged or fill material, must first obtain authorization from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA; 33 USC 1344). Permits, licenses, variances, or similar authorization may also be required by other federal, state, and local statutes. Section 10 of the Rivers and Harbors Act prohibits the obstruction or alteration of navigable Waters of the U.S. without a permit from USACE (33 USC 403).

On April 21, 2020, the Environmental Protection Agency (EPA) and USACE published the Navigable Waters Protection Rule to define “Waters of the United States” in the Federal Register. On June 22,

Attachment B (cont.) Regulatory Context

2020 the Navigable Waters Protection Rule: Definition of “Waters of the United States” (NWPR) became effective in 49 states, including California, and in all US territories.

The NWPR regulates traditional navigable waters and perennial or intermittent tributary systems, and defines four categories of regulated waters including:

- The territorial seas and traditional navigable waters;
- Perennial and intermittent tributaries to those waters;
- Certain lakes, ponds, and impoundments; and
- Wetlands adjacent to jurisdictional waters.

The NWPR also defines 12 categories of exempted aquatic resources:

- Waters not listed as WOTUS
- Groundwater
- Ephemeral features
- Diffuse stormwater run-off
- Ditches not identified as WOTUS
- Prior converted cropland (PCC)
- Artificially irrigated areas
- Artificial lakes and ponds
- Water-filled depressions incidental to mining or construction activity
- Stormwater control features
- Groundwater recharge, water reuse, and wastewater recycling structures
- Waste treatment systems

With non-tidal waters, in the absence of adjacent wetlands, the extent of USACE jurisdiction extends to the ordinary high-water mark (OHWM) – the line on the shore established by fluctuations of water and indicated by a clear, natural line impressed on the bank, shelving, changes in soil character, destruction of terrestrial vegetation, or the presence of litter and debris. Wetlands are defined in 33 CFR Part 328 as:

“those areas that are inundated or saturated by surface or ground water at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

Federal and state regulations pertaining to Waters of the U.S., including wetlands, are discussed below.

Clean Water Act (33 USC 1251-1376). The CWA provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation’s waters.

Section 401 requires that an applicant for a federal license or permit that allows activities resulting in a discharge to Waters of the U.S. must obtain a state certification that the discharge complies with other provisions of CWA. The Regional Water Quality Control Board (RWQCB) administers the certification program in California and may require State Water Quality Certification before other permits are issued.

Section 402 establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into Waters of the U.S.

Attachment B (cont.) Regulatory Context

Section 404 establishes a permit program administered by USACE that regulates the discharge of dredged or fill material into Waters of the U.S. (including wetlands). Implementing regulations by USACE are found at 33 CFR Parts 320-332. The Section 404 (b)(1) Guidelines were developed by the USEPA in conjunction with USACE (40 CFR Part 230), allowing the discharge of dredged or fill material for non-water dependent uses into special aquatic sites only if there is no practicable alternative that would have less adverse impacts.

State Requirements

California Endangered Species Act

The California Endangered Species Act (CESA) (California Fish and Game Code Sections 2050 to 2097) is similar to the FESA. The California Fish and Wildlife Commission is responsible for maintaining lists of threatened and endangered species under CESA. CESA prohibits the take of listed and candidate (petitioned to be listed) species. “Take” under California law means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch capture, or kill (California Fish and Game Code, Section 86). The California Department of Fish and Wildlife (CDFW) can authorize take of a state-listed species under Section 2081 of the California Fish and Game Code if the take is incidental to an otherwise lawful activity, the impacts are minimized and fully mitigated, funding is ensured to implement and monitor mitigation measures, and CDFW determines that issuance would not jeopardize the continued existence of the species. A CESA permit must be obtained if a project will result in the “take” of listed species, either during construction or over the life of the project. For species listed under both FESA and CESA requiring a Biological Opinion under Section 7 of the FESA, CDFW may also authorize impacts to CESA species by issuing a Consistency Determination under Section 2080.1 of the Fish and Game Code.

California Code of Regulations Title 14 and California Fish and Game Code

The official listing of endangered and threatened animals and plants is contained in the California Code of Regulations Title 14 §670.5. A state candidate species is one that the California Fish and Game Code has formally noticed as being under review by CDFW to include in the state list pursuant to Sections 2074.2 and 2075.5 of the California Fish and Game Code.

Legal protection is also provided for wildlife species in California that are identified as “fully protected animals.” These species are protected under Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species at any time. CDFW is unable to authorize incidental take of fully protected species unless any such take authorization is issued in conjunction with the approval of a Natural Community Conservation Plan that covers the fully protected species (California Fish and Game Code Section 2835).

California Environmental Quality Act

Under the California Environmental Quality Act of 1970 (Public Resources Code Section 21000 et seq.), lead agencies analyze whether projects would have a substantial adverse effect on a candidate, sensitive, or special-status species (Public Resources Code Section 21001(c)). These “special-status” species generally include those listed under FESA and CESA, and species that are not currently protected by statute or regulation, but would be considered rare, threatened, or endangered under the criteria

Attachment B (cont.) Regulatory Context

included CEQA Guidelines Section 15380. Therefore, species that are considered rare are addressed under CEQA regardless of whether they are afforded protection through any other statute or regulation. The California Native Plant Society (CNPS) inventories the native flora of California and ranks species according to rarity; plants ranked as 1A, 1B, 2A, 2B, and 3 are generally considered special-status species under CEQA.¹

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines Section 15380(d) provides that a species not listed on the federal or state list of protected species may be considered rare if it can be shown to meet certain specified criteria. These criteria have been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or endangered plants and animals. Section 15380(d) allows a public agency to undertake a review to determine if a significant effect on species that have not yet been listed by either the USFWS or CDFW (i.e., candidate species) would occur.

California Native Plant Protection Act

The California Native Plant Protection Act of 1977 (California Fish and Game Code Sections 1900-1913) empowers the Fish and Game Commission to list native plant species, subspecies, or varieties as endangered or rare following a public hearing. To the extent that the location of such plants is known, CDFW must notify property owners that a listed plant is known to occur on their property. Where a property owner has been so notified by CDFW, the owner must notify CDFW at least 10 days in advance of any change in land use (other than changing from one agricultural use to another), in order that CDFW may salvage listed plants that would otherwise be destroyed. Currently, 64 taxa of native plants have been listed as rare under the act.

Nesting Birds

California Fish and Game Code Subsections 3503 and 3800 prohibit the possession, take, or needless destruction of birds, their nests, and eggs, and the salvage of dead nongame birds. California Fish and Game Code Subsection 3503.5 protects all birds in the orders of Falconiformes and Strigiformes (birds of prey). Fish and Game Code Subsection 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act. The Attorney General of California has released an opinion that the Fish and Game Code prohibits incidental take.

Waters of the State

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification. The State of California Water Quality Certification (WQC) Program was formally initiated by the State Water Resources Control Board (SWRCB) in 1990 under the requirements stipulated by section 401 of the Federal CWA. Although the Clean Water Act is a Federal law, Section 401 of the CWA recognizes that states have the primary authority and responsibility for setting water quality standards. In California, under Section 401, the State and Regional Water Boards are the authorities that certify that issuance of a federal license or permit does not violate

¹ The California Rare Plant Rank system can be found online at <http://www.cnps.org/cnps/rareplants/ranking.php>

Attachment B (cont.)

Regulatory Context

California's water quality standards (i.e., that they do not violate Porter-Cologne and the Water Code). The WQC Program currently issues the WQC for discharges requiring U.S. Army Corps of Engineers' (Corps) permits for fill and dredge discharges within Waters of the United States, and now also implements the State's wetland protection and hydromodification regulation program under the Porter Cologne Water Quality Control Act.

On April 2, 2019, the SWRCB adopted a State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures), for inclusion in the forthcoming Water Quality Control Plan for Inland Surface Waters and Enclosed Bays and Estuaries and Ocean Waters of California. The Procedures consist of four major elements: 1) a wetland definition; 2) a framework for determining if a feature that meets the wetland definition is a water of the state; 3) wetland delineation procedures; and 4) procedures for the submittal, review and approval of applications for Water Quality Certifications and Waste Discharge Requirements for dredge or fill activities. The Office of administrative Law approved the Procedures on August 28, 2019, and the Procedures become effective May 28, 2020. The SWRCB will circulate draft implementation Guidance on the Procedures in January/February 2020, with final Guidance anticipated March/April 2020.

Under the Procedures and the State Water Code (Water Code §13050(e)), "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." Unless excluded by the Procedures, any activity that could result in discharge of dredged or fill material to Waters of the State, which includes Waters of the U.S. and non-federal Waters of the State, requires filing of an application under the Procedures.

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act, Water Code Section 13000 et seq.) is California's statutory authority for the protection of water quality in conjunction with the federal CWA. The Porter-Cologne Act requires the SWRCB and RWQCBs under the CWA to adopt and periodically update water quality control plans, or basin plans. Basin plans are plans in which beneficial uses, water quality objectives, and implementation programs are established for each of the nine regions in California. The Porter-Cologne Act also requires dischargers of pollutants or dredged or fill material to notify the RWQCBs of such activities by filing Reports of Waste Discharge and authorizes the SWRCB and RWQCBs to issue and enforce waste discharge requirements, National Pollution Discharge Elimination System (NPDES) permits, Section 401 water quality certifications, or other approvals.

California Fish and Game Code Section 1602 – Lake and Streambed Alteration Program

Diversions or obstructions of the natural flow of, or substantial changes or use of material from the bed, channel, or bank of any river, stream, or lake in California that supports wildlife resources are subject to regulation by CDFW, pursuant to Section 1602 of the California Fish and Game Code. The CDFW requires notification prior to commencement of any such activities, and a Streambed Alteration Agreement (SAA) pursuant to Fish and Game Code Sections 1601-1603, if the activity may substantially adversely affect an existing fish or wildlife resource. A lake under CDFW jurisdiction is defined as "a permanent natural body of water of any size or an artificially impounded body of water of at least one acre, isolated from the sea, and having an area of open water of sufficient depth and permanency to prevent complete coverage by rooted aquatic plants" (CCR Vol. 18 Title 14, Section 1562.1). Streambeds within CDFW jurisdiction are based on the definition of a stream as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supporting fish or other aquatic life" (CCR Vol. 18 Title 14, Section 1.72).

Attachment B (cont.) Regulatory Context

Local Requirements

Trees

The City of Roseville regulates the removal of or impact to protected trees under Chapter 19.66 of the Roseville Municipal Code. Protected trees are defined as any native oak tree, valley oak (*Quercus lobata*), interior live oak (*Quercus wislizeni*), blue oak (*Quercus douglasii*), or hybrid of these species, with a trunk diameter equal to or greater than six inches at breast height (DBH), which is at 54" above grade. No work that might impact the tree, including grading, trenching, or irrigation, is allowed within the protected zone of a protected tree, defined as the dripline radius plus one foot, without a tree permit. No permit is required for the removal of a protected tree under the following situations:

1. Trees damaged by thunderstorm, windstorm, flood, earthquake, fire or other natural cause and determined by a peace officer, fire fighter, public utility official, civil defense official or city code enforcement officer, acting in his or her official capacity, to present a danger to persons or property. Upon discovery of a condition justifying removal, the officer or official making the determination shall immediately provide written notification of the condition and action taken to the planning director.
2. When removal is determined to be necessary by fire department personnel actively engaged in fighting a fire.
3. When compliance would interfere with activities of a public utility necessary to comply with applicable safety regulations and/or necessary to repair or avoid the interruptions of services provided by such a utility. Unless there is an imminent threat to the public health, safety or welfare, the Planning Director shall be notified prior to the removal by a public utility of a protected tree.
4. The Planning Director may allow removal of a protected tree which has been certified by an arborist to be a dead tree. An arborist-certified dead tree may be removed without any replacement or mitigation requirements.
5. A protected tree located on property developed with a single-family or two-family dwelling which has been granted occupancy.
6. When a protected living tree presents a hazard to health and safety or structures due to its structural condition and location, the tree may be removed without any replacement or mitigation requirements. The hazardous condition of the tree must be determined by an arborist. The Planning Director must review the arborist's determination and consider the location of the protected tree prior to approving removal.

Attachment C

Database Query Results

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*The database used to provide updates to the Online Inventory is under construction. [View updates and changes made since May 2019 here.](#)

Plant List

13 matches found. [Click on scientific name for details](#)

Search Criteria

California Rare Plant Rank is one of [1A, 1B, 2A, 2B, 3, 4],
FESA is one of [Endangered, Threatened, Candidate, Not Listed],
CESA is one of [Endangered, Threatened, Rare, Not Listed], Found in Quads 3812173, 3812172 3812163 and 3812162;

[Modify Search Criteria](#) [Export to Excel](#) [Modify Columns](#) [Modify Sort](#) [Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	1B.2	S2	G2
Brodiaea rosea ssp. vallicola	valley brodiaea	Themidaceae	perennial bulbiferous herb	Apr-May(Jun)	4.2	S3	G5T3
Chloropyron molle ssp. hispidum	hispid bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Jun-Sep	1B.1	S1	G2T1
Clarkia biloba ssp. brandegeae	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	4.2	S4	G4G5T4
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	Mar-May	2B.2	S2	GU
Fritillaria agrestis	stinkbells	Liliaceae	perennial bulbiferous herb	Mar-Jun	4.2	S3	G3
Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	1B.2	S2	G2
Juncus leiospermus var. leiospermus	Red Bluff dwarf rush	Juncaceae	annual herb	Mar-Jun	1B.1	S2	G2T2
Legenere limosa	legenere	Campanulaceae	annual herb	Apr-Jun	1B.1	S2	G2
Navarretia myersii ssp. myersii	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	1B.1	S2	G2T2
Navarretia nigelliformis ssp. nigelliformis	adobe navarretia	Polemoniaceae	annual herb	Apr-Jun	4.2	S3	G4T3
Orcuttia viscida	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	1B.1	S1	G1
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	1B.2	S3	G3

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Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database

PC Exhibit B



Query Criteria: Quad IS (Roseville (3812173) OR Citrus Heights (3812163) OR Rocklin (3812172) OR Folsom (3812162))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Accipiter cooperii</i> Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
<i>Alkali Meadow</i> Alkali Meadow	CTT45310CA	None	None	G3	S2.1	
<i>Alkali Seep</i> Alkali Seep	CTT45320CA	None	None	G3	S2.1	
<i>Ammodramus savannarum</i> grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
<i>Andrena subapasta</i> An andrenid bee	IIHYM35210	None	None	G1G2	S1S2	
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G5	S3	SSC
<i>Ardea alba</i> great egret	ABNGA04040	None	None	G5	S4	
<i>Ardea herodias</i> great blue heron	ABNGA04010	None	None	G5	S4	
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<i>Balsamorhiza macrolepis</i> big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
<i>Buteo swainsoni</i> Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
<i>Chloropyron molle ssp. hispidum</i> hispid salty bird's-beak	PDSCR0J0D1	None	None	G2T1	S1	1B.1
<i>Clarkia biloba ssp. brandegeae</i> Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
<i>Desmocerus californicus dimorphus</i> valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
<i>Downingia pusilla</i> dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
<i>Elanus leucurus</i> white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
<i>Emys marmorata</i> western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database

PC Exhibit B



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Falco columbarius</i> merlin	ABNKD06030	None	None	G5	S3S4	WL
<i>Fritillaria agrestis</i> stinkbells	PMLIL0V010	None	None	G3	S3	4.2
<i>Gratiola heterosepala</i> Boggs Lake hedge-hyssop	PDSCR0R060	None	Endangered	G2	S2	1B.2
<i>Hydrochara rickseckeri</i> Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
<i>Juncus leiospermus</i> var. <i>leiospermus</i> Red Bluff dwarf rush	PMJUN011L2	None	None	G2T2	S2	1B.1
<i>Lasionycteris noctivagans</i> silver-haired bat	AMACC02010	None	None	G5	S3S4	
<i>Laterallus jamaicensis coturniculus</i> California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
<i>Legenere limosa</i> legenere	PDCAM0C010	None	None	G2	S2	1B.1
<i>Lepidurus packardii</i> vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G4	S3S4	
<i>Linderiella occidentalis</i> California linderiella	ICBRA06010	None	None	G2G3	S2S3	
<i>Navarretia myersii</i> ssp. <i>myersii</i> pincushion navarretia	PDPLM0C0X1	None	None	G2T2	S2	1B.1
<i>Northern Hardpan Vernal Pool</i> Northern Hardpan Vernal Pool	CTT44110CA	None	None	G3	S3.1	
<i>Northern Volcanic Mud Flow Vernal Pool</i> Northern Volcanic Mud Flow Vernal Pool	CTT44132CA	None	None	G1	S1.1	
<i>Oncorhynchus mykiss irideus</i> pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
<i>Orcuttia viscida</i> Sacramento Orcutt grass	PMPOA4G070	Endangered	Endangered	G1	S1	1B.1
<i>Pandion haliaetus</i> osprey	ABNKC01010	None	None	G5	S4	WL
<i>Phalacrocorax auritus</i> double-crested cormorant	ABNFD01020	None	None	G5	S4	WL
<i>Progne subis</i> purple martin	ABPAU01010	None	None	G5	S3	SSC
<i>Riparia riparia</i> bank swallow	ABPAU08010	None	Threatened	G5	S2	
<i>Sagittaria sanfordii</i> Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
<i>Spea hammondi</i> western spadefoot	AAABF02020	None	None	G3	S3	SSC



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database

PC Exhibit B



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Taxidea taxus</i> American badger	AMAJF04010	None	None	G5	S3	SSC
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	

Record Count: 42

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Placer County, California



Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📠 (916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME

STATUS

Giant Garter Snake *Thamnophis gigas*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/4482>

Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/321	Threatened

Insects

NAME	STATUS
Valley Elderberry Longhorn Beetle <i>Desmocerus californicus dimorphus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/7850	Threatened

Crustaceans

NAME	STATUS
Conservancy Fairy Shrimp <i>Branchinecta conservatio</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8246	Endangered
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp <i>Lepidurus packardii</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2246	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A
BREEDING SEASON IS INDICATED
FOR A BIRD ON YOUR LIST, THE
BIRD MAY BREED IN YOUR
PROJECT AREA SOMETIME WITHIN
THE TIMEFRAME SPECIFIED,
WHICH IS A VERY LIBERAL
ESTIMATE OF THE DATES INSIDE
WHICH THE BIRD BREEDS ACROSS
ITS ENTIRE RANGE. "BREEDS
ELSEWHERE" INDICATES THAT
THE BIRD DOES NOT LIKELY
BREED IN YOUR PROJECT AREA.)

Bald Eagle *Haliaeetus leucocephalus*

Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Burrowing Owl *Athene cunicularia*

Breeds Mar 15 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9737>

California Thrasher *Toxostoma redivivum*

Breeds Jan 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat *Geothlypis trichas sinuosa*

Breeds May 20 to Jul 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/2084>

Golden Eagle *Aquila chrysaetos*

Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1680>

Lewis's Woodpecker *Melanerpes lewis*

Breeds Apr 20 to Sep 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9408>

Breeds Apr 1 to Jul 20

Nuttall's Woodpecker *Picoides nuttallii*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9410>

Breeds Mar 15 to Jul 15

Oak Titmouse *Baeolophus inornatus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9656>

Breeds elsewhere

Rufous Hummingbird *Selasphorus rufus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8002>

Breeds Feb 20 to Sep 5

Song Sparrow *Melospiza melodia*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 15 to Jul 20

Spotted Towhee *Pipilo maculatus clementae*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/4243>

Breeds Mar 15 to Aug 10

Tricolored Blackbird *Agelaius tricolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3910>

Breeds elsewhere

Willet *Tringa semipalmata*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 1 to Jul 31

Yellow-billed Magpie *Pica nuttalli*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9726>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

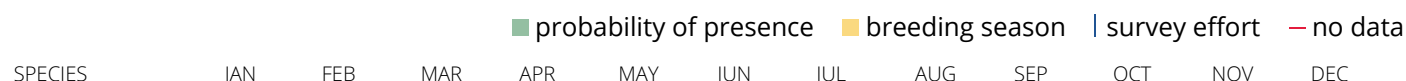
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

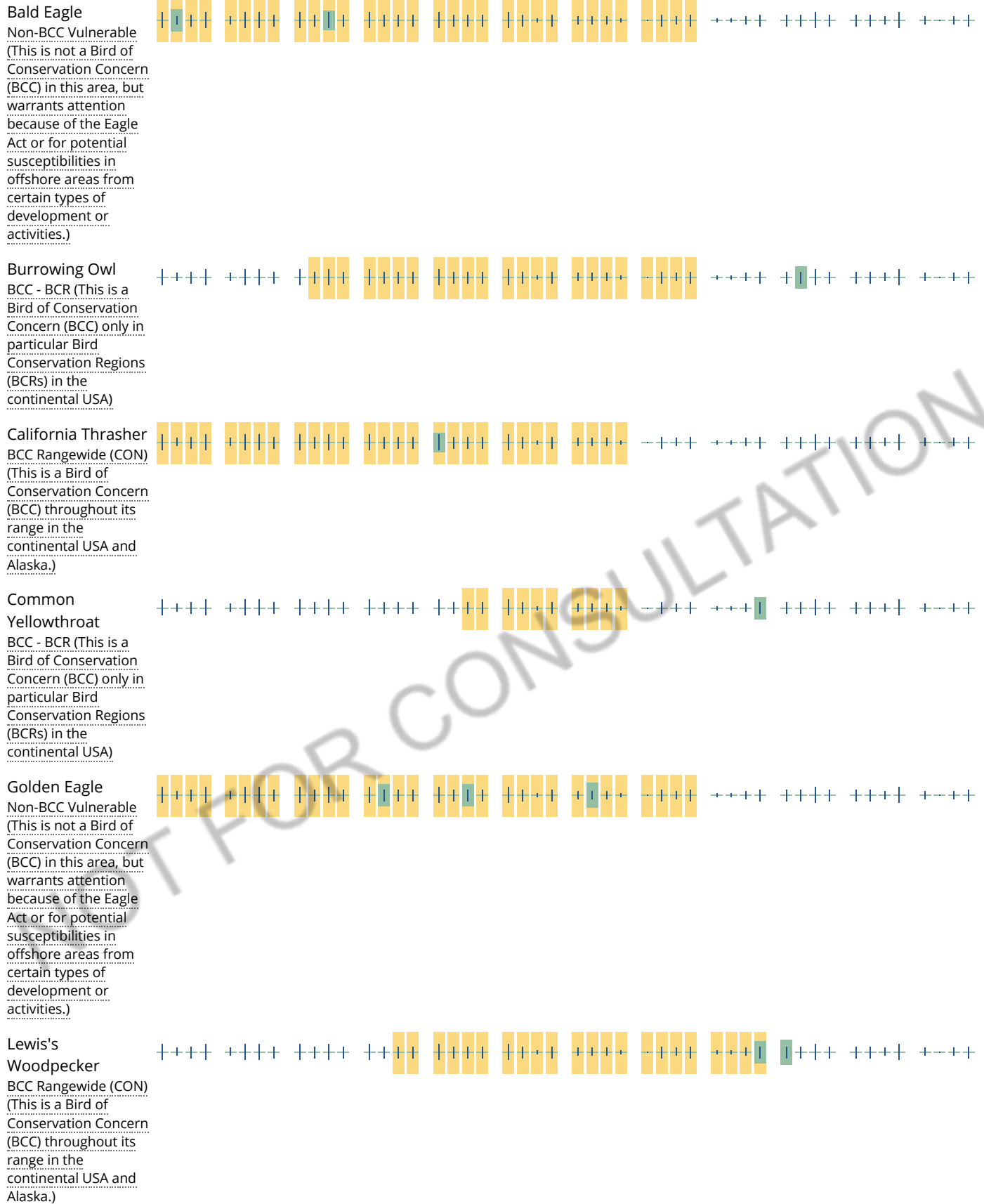
No Data (—)

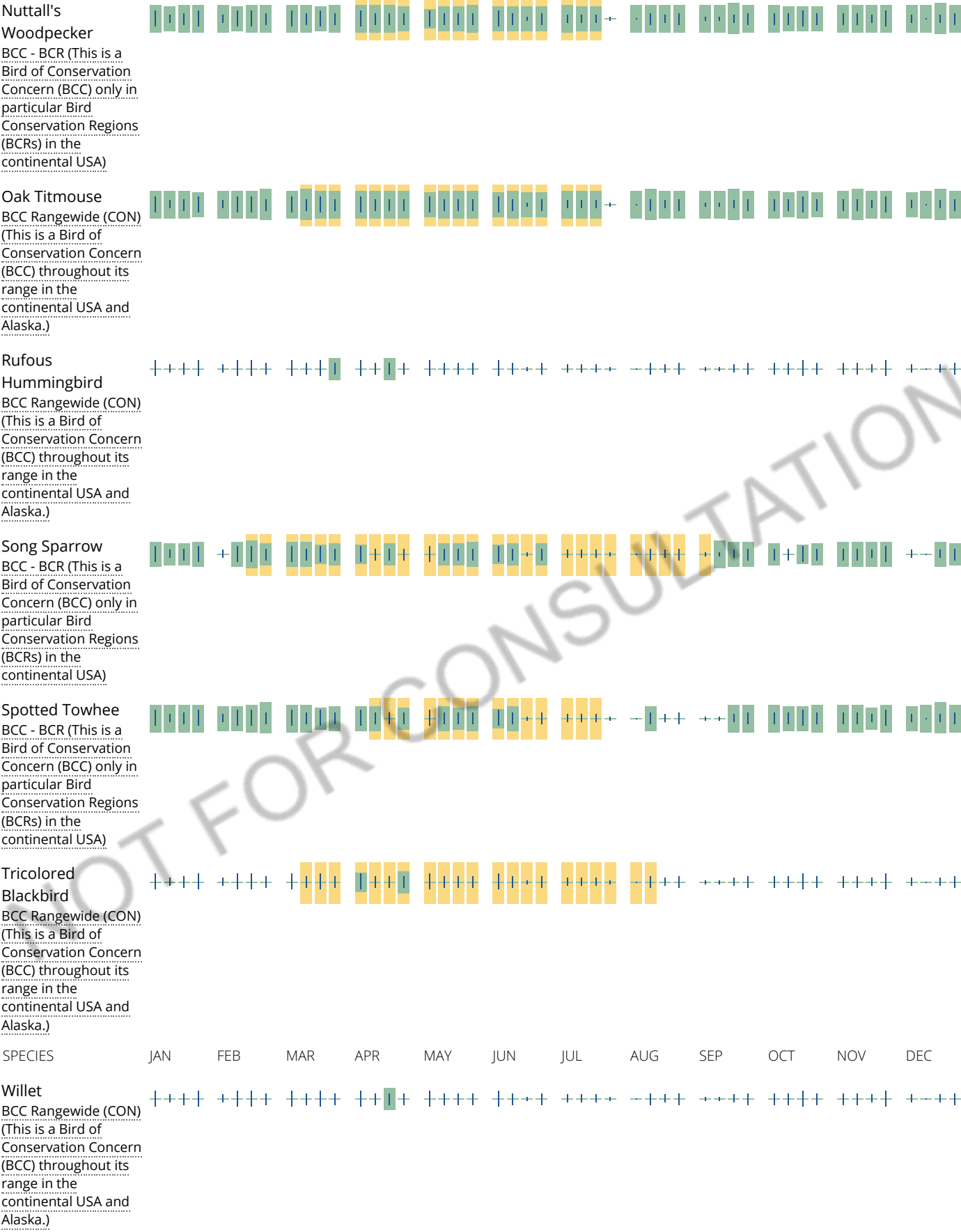
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.







Yellow-billed
Magpie
BCC Rangewide (CON)
(This is a Bird of
Conservation Concern
(BCC) throughout its
range in the
continental USA and
Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Attachment D

Potential for Regionally-Occurring
Special-status Species to Occur on
the Property

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Attachment D

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
Plants			
<i>Balsamorhiza macrolepis</i> big-scale balsamroot	--/--/1B.2	A perennial herb found in serpentine soils in chaparral, cismontane woodland, and valley and foothill grassland from 45 - 1555 meters elevation. Blooms March – May (CNPS 2020).	Will not occur. There is no suitable serpentine chaparral, cismontane woodland or grassland habitat on the property.
<i>Chloropyron molle</i> ssp. <i>Hispidum</i> hispid bird's-beak	--/--/1B.2	A hemiparasitic annual herb found in alkaline soils in meadows, seeps, playas, and valley and foothill grassland from 1 - 155 meters elevation. Blooms June - September (CNPS 2020).	Will not occur. There is no suitable alkaline meadows, seeps, playas or grassland habitat on the property.
<i>Downingia pusilla</i> dwarf downingia	--/--/2B.2	An annual herb found in vernal pools and mesic microsites in valley and foothill grassland from 1 – 445 meters elevation. Blooms March – May (CNPS 2020).	Will not occur. There are no suitable vernal pools on the property.
<i>Gratiola heterosepala</i> Boggs Lake hedge-hyssop	--/SE/1B.2	An annual herb found on clay soils in marshes and swamps at lake margins, and in vernal pools from 10 – 2,375 meters elevation. Blooms April – August (CNPS 2020).	Will not occur. There are no marshes, swamps, or suitable vernal pools on the property.
<i>Juncus leiospermus</i> var. <i>ahartii</i> Ahart's dwarf rush	--/--/1B.2	An annual herb found in mesic soils in valley and foothill grassland from 30 – 299 meters elevation. Blooms March – May (CNPS 2020).	Will not occur. There is no suitable mesic grassland habitat on the property.
<i>Legenere limosa</i> legenere	--/--/1B.1	An annual herb found in vernal pools from 1 – 880 meters elevation. Blooms April – June (CNPS 2020).	Will not occur. There are no suitable vernal pools on the property.
<i>Navarretia myersii</i> ssp. <i>myersii</i> pincushion navarretia	--/--/1B.1	An annual herb found in acidic vernal pools from 20 – 330 meters elevation. Blooms April – May (CNPS 2020).	Will not occur. There are no suitable vernal pools on the property.
<i>Orcuttia viscida</i> Sacramento Orcutt grass	FE/SE/1B.1	An annual herb found in vernal pools from 30 – 100 meters elevation. Blooms April-July (Sep) (CNPS 2020).	Will not occur. There are no suitable vernal pools on the property.
<i>Sagittaria sanfordii</i> Sanford's arrowhead	--/--/1B.2	A perennial rhizomatous herb found in marshes, swamps, and assorted shallow freshwater habitats from 0 – 650 meters elevation. Blooms May – October (November) (CNPS 2020).	Will not occur. There is no suitable aquatic habitat on the property.

Attachment D (cont.)
Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
Animals			
Invertebrates			
<i>Branchinecta conservatio</i> conservancy fairy shrimp	FE/--/--	Found in large vernal pools (30 to 356,253 sq. meters) of varying soils and geology (USFWS 2005).	Will not occur. There are no suitable vernal pools on the property.
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	FT/--/--	The range of the vernal pool fairy shrimp (VPFS) within California includes the Central Valley and southern California. (USFWS 2005). Populations are known from Stillwater Plain in Shasta County through most of the length of the Central Valley to Pixley in Tulare County (additional disjunct populations exist at various locations throughout state). VPFS occurs mostly in vernal pools, however it is also found in a variety of both natural and artificial wetland habitats, such as alkali pools, ephemeral drainages, stock ponds, roadside ditches, vernal swales, and rock outcrop pools (Helm 1997). Occupied wetlands are typically small (ranging from 0.1 to 0.05 acres in size), and pond for a relatively short duration (3-4 weeks) (Eriksen and Belk 1999). Soil types associated with VPFS vary greatly with geography and influence the ecology of the species. This fairy shrimp occurs in pools with 48 to 481 ppm salinity, and pH from 6.3 to 8.5 (Eriksen and Belk 1999).	Will not occur. There are no suitable vernal pools on the property.
<i>Desmocerus californicus</i> valley elderberry longhorn beetle	FT/--/--	Endemic to elderberry shrubs (<i>Sambucus</i> spp.) occurring in riparian habitat in the Sacramento and San Joaquin Valleys, riparian habitats in the Sacramento and San Joaquin Valleys, and less common throughout riparian forests of the Central Valley from Redding to Fresno County (USFWS 2014) typically below 152 m amsl (USFWS 2017a).	Will not occur. There are no elderberry shrubs in or immediately adjacent to the property.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
<i>Lepidurus packardii</i> vernal pool tadpole shrimp	FE/--/--	The vernal pool tadpole shrimp (VPTS) occurs within the Central Valley of California and in the San Francisco Bay area (USFWS 2005), with the majority of the populations occurring in the Sacramento Valley. This species has also been reported from the Sacramento River Delta to the east side of San Francisco Bay, and from a few scattered localities in the San Joaquin Valley from San Joaquin County to Madera County (Rogers 2001). Suitable habitats vary considerably, including vernal pools, clay flats, alkaline pools, ephemeral stock tanks, roadside ditches, and road ruts (Rogers 2001). Vernal pools may range in size from small, clear, and well-vegetated to highly turbid, alkali scald pools to large winter lakes (Rogers 2001) ranging in size from 54 square feet to 89 acres (USFWS 2005), containing clear- to highly-turbid water. They may be seasonal or ephemeral and may exhibit a wide range of salinity levels. However, VPTS survival requires that water bodies be deeper than 5 inches, pond for 40 days or more, and not experience wide daily temperature fluctuations (Rogers 2001). VPTS cysts (resting eggs) also must have the opportunity to dry out before they can hatch.	Will not occur. There are no suitable wetland habitats on the property.
Fishes			
<i>Hypomesus transpacificus</i> Delta smelt	FT/SE/--	Delta smelt are tolerant of a wide salinity range. For a large part of their one-year life span, delta smelt live along the freshwater edge of the mixing zone (saltwater-freshwater interface). Shortly before spawning, adults migrate upstream from the brackish-water habitat associated with the mixing zone and disperse	Will not occur. There is no suitable habitat for this species on the property.

Attachment D (cont.)
Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
		into river channels and tidally-influenced backwater sloughs. They spawn in shallow, fresh or slightly brackish water upstream of the mixing zone. Most spawning happens in tidally-influenced backwater sloughs and channel edgewaters. Although spawning has not been observed in the wild, the eggs are thought to attach to substrates such as cattails, tules, tree roots and submerged branches. Delta smelt are found only from Suisun Bay upstream through the Delta in Contra Costa, Sacramento, San Joaquin, Solano and Yolo counties (USFWS 1995).	
<i>Oncorhynchus mykiss irideus</i> pop. 11 Central Valley Steelhead DPS	FT/--/--	This distinct population segment includes all naturally spawned anadromous steelhead populations below natural and manmade impassable barriers in the Sacramento and San Joaquin Rivers and their tributaries, excluding steelhead from San Francisco and San Pablo Bays and their tributaries, as well as two artificial propagation programs: the Coleman NFH, and Feather River Hatchery steelhead hatchery programs (NMFS 2016). Steelhead spawn in rivers and streams with cool, clear, water and suitable silt free substrate (NMFS 2016).	Will not occur. There is no suitable aquatic habitat on the property.
Amphibians			
<i>Rana draytonii</i> California red-legged frog	FT/--/SSC	The California red-legged frog occupies a fairly distinct habitat, combining both specific aquatic and riparian components. The adults require dense, shrubby or emergent riparian vegetation closely associated with deep (greater than 2 1/3-foot deep) still or slow-moving water. The largest densities of California red-legged frogs are associated with deep-water pools with dense stands of overhanging willows (<i>Salix</i> spp.) and an	Will not occur. There is no suitable habitat in or adjacent to the site.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
		intermixed fringe of cattails (<i>Typha latifolia</i>). Well-vegetated terrestrial areas within the riparian corridor may provide important sheltering habitat during winter. California red-legged frogs aestivate (enter a dormant state during summer or dry weather) in small mammal burrows and moist leaf litter. They have been found up to 100 feet from water in adjacent dense riparian vegetation. Studies have indicated that this species cannot inhabit water bodies that exceed 70° F, especially if there are no cool, deep portions (USFWS 2002).	
<i>Spea hammondi</i> western spadefoot toad	--/--/SSC	Amphibian that breeds in vernal pools and seasonal ponds or slow portions of streams in grasslands and woodlands. Adults spend most of their time in underground burrows in grasslands surrounding breeding pools (Jennings and Hayes 1994). Breeding is typically finished by the end of March. Tadpoles mature through late-spring and disperse as pools dry (Zeiner et al. 1988-1990).	Will not occur. The project site does not provide suitable breeding habitat for this species.
Reptiles			
<i>Actinemys (=Emys) marmorata</i> western pond turtle	--/--/SSC	Inhabits slow-moving water with dense submerged vegetation, abundant basking sites, gently sloping banks, and dry clay or silt soils in nearby uplands. Turtles will lay eggs up to 0.25-mile from water, but typically go no more than 600 feet (Jennings and Hayes 1994).	Will not occur. There is no suitable habitat on the property.
<i>Thamnophis gigas</i> giant garter snake	FT/ST/--	Endemic to the San Joaquin and Sacramento Valley floors. Inhabits agricultural wetlands and other waterways such as irrigation and drainage canals, sloughs, ponds, small lakes, low gradient streams, and adjacent uplands. Requires adequate water during its active season (early spring through mid-fall) to provide food and	Will not occur. There is no suitable habitat on the property.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
		cover, emergent, herbaceous wetland vegetation for foraging and cover, grassy banks and openings in waterside vegetation for basking, and higher elevation uplands for cover and refuge from flood waters during its dormant season (winter). Inhabits small mammal burrows and other soil crevices with sunny exposure along south and west facing slopes, above prevailing flood elevations when dormant. Primarily found in marshes and sloughs as well as slow-moving creeks but absent from large rivers (USFWS 2017b).	
Birds			
<i>Agelaius tricolor</i> tricolored blackbird	--/ST/--	Common locally throughout central California. Nests and seeks cover in emergent wetland vegetation and thorny vegetation such as Himalayan blackberry (<i>Rubus armeniacus</i>) as well as cattails and tules. Nesting area must be large enough to support a minimum colony of 50 pairs as they are a highly colonial species. Forages on ground in croplands, grassy fields, flooded land, and edges of ponds for insects (Shuford and Gardali 2008).	Will not occur. The project site does not provide suitable nesting habitat for this species.
<i>Aquila chrysaetos</i> golden eagle	--/--/FP	Typically occurs in rolling foothills, mountain areas, deserts and other open habitats up to 3,822 m amsl. Typically nests on cliff ledges or large trees in open areas in canyons. Will occasionally use other tall structures for nesting, such as electrical transmission towers. Prey consists mostly of rodents, carrion, birds, reptiles and occasionally small livestock (Zeiner et al. 1990).	Will not occur. The property does not provide suitable nesting or foraging habitat.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
<i>Ammodramus savannarum</i> Grasshopper sparrow	--/--/SSC	Frequents dense, dry, or well drained grassland, especially native grassland. Nests at base of overhanging clump of grass. This species is known from Los Angeles, Mendocino, Orange, Placer, Sacramento, San Diego, San Luis Obispo, Solano, and Yuba counties, in California.	Will not occur. The ruderal/disturbed habitat on the property does not provide suitable nesting or foraging habitat. The nearest extant occurrence of nesting is 7.75 miles north in a vernal pool preserve. Last observed in 1998 (CDFW 2020).
<i>Athene cunicularia</i> burrowing owl	--/--/SSC	Forages in grasslands, agricultural fields, and disturbed places where burrowing mammals are abundant. Nests in burrows, especially those of California ground squirrel (<i>Otospermophilus beecheyi</i> ; CDFW 2012).	Will not Occur. The site is too small in size to support burrowing owl foraging and is surrounded by disturbed commercial and residential parcels. No small mammal burrows or sign of burrowing owl was observed on the site.
<i>Buteo swainsoni</i> Swainson's hawk	--/ST/--	Swainson's hawk breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley and forages in adjacent grasslands or suitable grain or alfalfa fields, or livestock pastures. Swainson's hawks breed in California and winter in Mexico and South America. Swainson's hawks usually arrive in the Central Valley between March 1 and April 1 and migrate south between September and October. Swainson's hawks usually nest in trees adjacent to suitable foraging habitat. Swainson's hawk nests are usually located in trees near the edges of riparian stands, in lone trees or groves of trees in agricultural fields, and in mature roadside trees. Valley oak, Fremont cottonwood, walnut, and large willow with an average height of about 58 feet, and ranging from 41 to 82 feet, are the most commonly used nest trees in the	Will not occur. The project site does not provide suitable nesting or foraging habitat for this species. As the project site is located in downtown Roseville, there is limited open habitat in the project vicinity. The nearest extant occurrence of nesting is 4.4 miles northwest along Pleasant Grove Creek (CDFW 2020).

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
		Central Valley. Suitable foraging areas for Swainson's hawk include native grasslands or lightly grazed pastures, alfalfa and other hay crops, idle land, certain grain and row croplands, and ruderal lands. Swainson's hawks primarily feed on voles; however, they will feed on a variety of prey including small mammals, birds, and insects (CDFW 1994).	
<i>Elanus leucurus</i> white-tailed kite	--/--/FP	Inhabits rolling foothills and valley margins with scattered oaks, as well as river bottomlands or marshes next to deciduous woodland. Nests in isolated, dense-topped trees in open areas. Forages in a variety of habitats including grassland, marshes, and agricultural fields (Zeiner <i>et al.</i> 1988-1990).	Will not occur. The project site lacks suitable nesting or foraging habitat. Raptor nests were not observed in any of the large trees on or adjacent to the site. Nearest extant occurrence is 3 miles northwest along Pleasant Grove Creek (CDFW 2020).
<i>Laterallus jamaicensis coturniculus</i> California black rail	--/ST/--	Saltwater, brackish, and freshwater marshes. This species is known from Alameda, Butte, Contra Costa, Imperial, Los Angeles, Marin, Napa, Nevada, Orange, Placer, Sacramento, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, Sutter, and Yuba counties, in California.	Will not occur. The property does not provide suitable nesting habitat for this species.
<i>Melospiza melodia</i> Song sparrow ("Modesto" population)	--/--/SSC	Restricted to California, where it is locally numerous in the Sacramento Valley, Sacramento-San Joaquin River Delta, and northern San Joaquin Valley. Resides in emergent freshwater marshes dominated by tules (<i>Scirpus</i> spp.) and cattails (<i>Typha</i> spp.) as well as riparian willow (<i>Salix</i> spp.) thickets. These Song Sparrows also nest in riparian forests of Valley Oak (<i>Quercus lobata</i>) with a sufficient	Will not occur. The property does not provide suitable nesting habitat for this species.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
		understory of blackberry (<i>Rubus</i> spp.), along vegetated irrigation canals and levees, and in recently planted Valley Oak restoration sites (Shuford and Gardali 2008).	
<i>Progne subis</i> purple martin	--/--/SSC	Occurs as a summer resident and migrant, primarily from mid-March to late September. Breeds from May (rarely late April) to mid-August. Purple martins are widely but locally distributed in forest and woodland areas at low to intermediate elevations throughout much of the state. Martins use a wide variety of nest substrates (e.g., tree cavities, bridges, utility poles, lava tubes, and, formerly, buildings), but nonetheless are very selective of habitat conditions nearby. Martins are most abundant in mesic regions, near large wetlands and other water bodies, and at upper slopes and ridges, which likely concentrate aerial insects (Shuford and Gardali 2008).	Will not occur. The property does not provide suitable nesting habitat for this species.
<i>Riparia riparia</i> bank swallow	--/ST/--	Found primarily in riparian and lowland habitat in California. Nests in colonies along cliffs or steep riverbanks in holes. In California, a majority of the population is situated along the Sacramento River and the Feather River. Other smaller populations persist near Monterey and north of Shasta counties (Zeiner et al. 1988-1990).	Will not occur. The project site does not provide suitable nesting habitat for this species.
Mammals			
<i>Antrozous pallidus</i> pallid bat	--/--/SSC	Found in grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forest habitats. Roosts in colonies usually in rock crevices, caves, mines, hollow trees, and buildings (Vaughan and O'Shea 1976).	May Occur. Pallid bat has a low potential to use the site for roosting, likely limited to use of the site for a night roost. Marginally suitable foraging habitat exists within the ruderal herbaceous habitat, and bats

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
			may use hollow portions of existing trees and abandoned buildings on site for night roosting. No sign of bats was observed during the biological survey, so maternity roosts are assumed to be absent. Nearest extant occurrence is 5.7 miles southeast. Occurrence was last observed in 1941 (CDFW 2020).
<i>Taxidea taxus</i> American badger	--/--/SSC	Inhabits drier open stages of most shrub, forest, and herbaceous habitats with loose, friable soils. Preys on a wide variety of mammals, reptiles, birds, and carrion, and hunts mostly by digging out fossorial prey. Occasionally takes prey on the surface. Not tolerant of cultivation. No longer occur in the Central Valley except in the extreme western edge (Williams 1986).	Will not occur. The project site does not provide suitable habitat for this species; the property is too small and in too urbanized a setting to provide foraging habitat.

¹ Sensitive species reported in CNDDDB or CNPS on the "Roseville, Rocklin, Citrus Heights, or Folsom" USGS quads, or in USFWS lists for the project site.

² Status is as follows: Federal (ESA) listing/State (CESA) listing/other CDFW status or CRPR. F = Federal; S = State of California; E = Endangered; T = Threatened; C = Candidate; FP=Fully Protected; SSC=Species of Special Concern; WL=Watch List.

³ Status in the Project site is assessed as follows. **Will Not Occur:** Species is either sessile (i.e., plants) or so limited to a particular habitat that it cannot disperse on its own and/or habitat suitable for its establishment and survival does not occur on the project site; **Not Expected:** Species moves freely and might disperse through or across the project site, but suitable habitat for residence or breeding does not occur on the project site, potential for an individual of the species to disperse through or forage in the site cannot be excluded with 100% certainty; **Presumed Absent:** Habitat suitable for residence and breeding occurs on the project site; however, focused surveys conducted for the current project were negative; **May Occur:** Species was not observed on the site and breeding habitat is not present but the species has the potential to utilize the site for dispersal, **High:** Habitat suitable for residence and breeding occurs on the project site and the species has been recorded recently on or near the project site, but was not observed during surveys for the current project; **Present:** The species was observed during biological surveys for the current project and is assumed to occupy the project site or utilize the project site during some portion of its life cycle.

CRPR = California Rare Plant Rank: 1B – rare, threatened, or endangered in California and elsewhere; 2B – rare, threatened, or endangered in California but more common elsewhere. Extension codes: .1 – seriously endangered; .2 – moderately endangered.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

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Attachment D (cont.)
**Potential for Regionally-Occurring Special-status Species to Occur
on the Property**

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Attachment E

Species Observed on the Property

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Attachment E

Species Observed on the Property

Table E-1. Plant Species Observed on the Project Site

Family	Species Name	Common Name	Status ¹
Native			
Cupressaceae	<i>Juniperus</i> sp.	juniper	--
Fagaceae	<i>Quercus lobata</i>	valley oak	--
Juncaceae	<i>Juncus bufonius</i>	toad rush	--
Non-native			
Bignoniaceae	<i>Campsis radicans</i>	trumpet creeper	--
	<i>Catalpa speciosa</i>	catalpa	--
Moraceae	<i>Ficus carica</i>	edible fig	--
	<i>Morus alba</i>	mulberry	--
Oleaceae	<i>Ligustrum</i> sp.	privet	--
Platanaceae	<i>Platanus x acerifolia</i>	London plane tree	--
Poaceae	<i>Avena fatua</i>	wild oats	Moderate
	<i>Bromus diandrus</i>	ripgut brome	Moderate
	<i>Cynodon dactylon</i>	Bermuda grass	Moderate
	<i>Festuca perennis</i>	Italian ryegrass	--
Polygonaceae	<i>Rumex crispus</i>	curly dock	Limited
Rosaceae	<i>Prunus dulcis</i>	almond	--
Rutaceae	<i>Citrus</i> sp.	citrus tree	--

¹ Status of native species is federal listing/state listing/California Rare Plant Rank; Status for non-native species is California Invasive Species Council invasiveness rating.

Attachment E (cont.) Species Observed on the Property

Table E-2. Wildlife Species Observed on the Property

Order/Family	Species Name	Common Name	Status ¹
Birds			
Apodiformes			
Trochilidae	<i>Calypte anna</i>	Anna's hummingbird	--
Columbiformes			
Columbidae	<i>Zenaida macroura</i>	mourning dove	--
Passeriformes			
Corvidae	<i>Aphelocoma californica</i>	California scrub jay	--
	<i>Corvus brachyrhynchos</i>	American crow	--
Fringillidae	<i>Haemorhous mexicanus</i>	house finch	--
Mimidae	<i>Mimus polyglottos</i>	northern mockingbird	--
Passeridae	<i>Passer domesticus</i>	house sparrow	--
Passerelidae	<i>Zonotrichia leucophrys</i>	white-crowned sparrow	--
Mammals			
Carnivora			
Canidae	<i>Canis latrans</i>	coyote	--
	<i>Canis lupus familiaris</i>	domestic dog	--
Lagomorpha			
Leporidae	<i>Lepus californicus</i>	black-tailed jackrabbit	--

¹ Status for animal species is ESA/CESA listing or other sensitivity.

Attachment F

Representative Site Photos

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Photo 1. One of the two abandoned buildings on the project site.



Photo 2. View of ruderal/disturbed habitat on the project site.

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Photo 3. View of debris and evidence of transient populations within the ruderal/disturbed habitat.



Photo 4. View of ornamental and native trees surrounding the abandoned structures.

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Attachment C

Arborist Report

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HELIX Environmental Planning, Inc.
590 Menlo Drive, Suite 5
Rocklin, CA 95765
916.435.1202 tel
916.435.1205 fax
www.helixepi.com



December 6, 2019

Derrek Lee
Old Roseville LLC
1204 Wood Oak Ct.
Roseville, CA 95747

RE: Arborist Report for Old Roseville Townhomes Project, City of Roseville, California

Dear Mr. Lee:

The purpose of this letter is to document protected trees on the ±0.95 acre Old Roseville Townhomes project site, located on the northeast corner of Lincoln Street and Grove Street, within the City of Roseville, Placer County, California, and to assess potential impacts on protected trees by the proposed project (Figure 1). The survey was conducted in conjunction with Mitigation Measure 4.9-8 of the *Downtown Roseville Specific Plan Mitigation and Monitoring Program*, dated March 2009. The Proposed Project includes the construction of 18 townhome units, fencing and associated landscaping.

The City of Roseville Tree Ordinance regulates encroachment within the protected zone and removal of protected trees. Protected trees include any native oak, defined as valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizeni*), or any hybrid between these species, with a trunk diameter of six inches or greater at breast height (54 inches or 4.5-feet above grade) measured as a total of a single trunk or multiple trunks. The tree protection zone (TPZ) is the area within a circle around the tree defined by the largest radius of the canopy plus one foot.

A tree permit is required for removal of protected trees, and any regulated activities associated with a discretionary project occurring within more than 20 percent of the protected zone of a protected tree. Trees identified by an arborist as dead or hazardous trees may be removed without a permit and do not require mitigation. The City of Roseville may require mitigation for tree removal as a condition of the tree permit. Mitigation shall be based on an inch for inch replacement of trees to be removed and a minimum of 50 percent of the replacement trees shall be native oaks. Replacement planting is the preferred alternative, but relocation of existing trees, revegetation, or payment of in-lieu mitigation fees may also be used to fulfill the mitigation requirements.

METHODS

ISA-Certified Arborist Zachary Neider (WE-11615A) conducted an arborist survey of the site on November 25, 2019. All native oak trees within or overhanging the project footprint were examined to determine species and trunk diameter at breast height. A diameter tape or calipers were used to verify each trunk diameter. Each protected tree was tagged with a pre-printed aluminum tag that corresponds

to the numbering in Table 1 below. All protected trees were identified to species and diameter at breast height (DBH), dripline radius (DLR), height, health, and structure were noted. The measurement from the trunk to the end of the longest lateral limb was visually estimated and used as the dripline radius. Approximate tree locations of protected trees were mapped using a Trimble GeoXT Global Positioning System (GPS) hand-held unit with sub-meter accuracy. Additionally, tree species data taken by King Engineering, dated September 6, 2019, was verified during the site visit.

The overall health and structure of each protected tree was evaluated on a scale ranging from poor to good. The health rating considers factors such as the size, color, and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency, and insect infestation. The structural rating reflects the trunk and branch configuration; canopy balance; the presence of included bark and other structural defects such as decay; and the potential for structural failure.

RESULTS

A total of two protected trees were surveyed within the project footprint. Both trees identified in the survey area were valley oak trees (*Quercus lobata*). Additional tree species identified, on the project site but not protected under the City Code, included Catalpa (*Catalpa speciosa*), London plane (*Platanus x acerifolia*), almond (*Prunus dulcis*), mulberry (*Morus alba*), juniper (*Juniperus* sp.), edible fig (*Ficus carica*), citrus (*Citrus* sp.), and privet (*Ligustrum* sp.). Detailed tree data for the two protected surveyed trees is included in Table 1. The approximate locations of the two protected trees and their driplines are shown on Figure 2.

Of the two protected oak trees within the survey area, one (#257) is in Fair-Good health and Fair structure, and the other (#256) is in Fair health and Poor-Fair structure (due to a heavy lean and an asymmetrical canopy weighted on one side). While failure of this structurally compromised tree does not appear imminent, problems can worsen over time, leading to failure. Although a crown cleaning and pruning to lighten overburdened limbs would reduce the risk of failure, there is no treatment that will correct these structural issues. If failure were to occur, then the tree may be uprooted and cause damage to targets; therefore, this tree is recommended for removal.

IMPACT ASSESSMENT AND MITIGATION REQUIREMENTS

The Proposed Project will remove the two protected oak trees within the survey area (Figure 2). One tree (#256) is recommended for removal.

Table 1
IMPACTS TO PROTECTED TREES

Tree #	Species	DBH (Inches)	Impacts	Mitigation
256	Valley Oak	17	Planned for removal	None Expected
257	Valley Oak	15	Planned for removal	Required

Since one of the two protected trees (#256) to be removed by the project is recommended for removal due to poor condition, no mitigation is anticipated for removal of that tree. Tree #257 requires mitigation on an inch-for-inch basis. This can be in the form of 15 (15-gallon) replacement trees, eight

Letter to Derrek Lee
December 6, 2019

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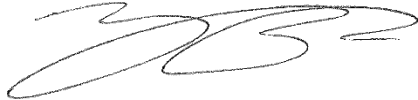
(24-inch box) trees, or five (36-inch box) trees. Alternatively, in-lieu fees can be paid at \$118 per trunk inch removed. This would equate to an estimated cost of approximately \$1,770.

TREE PROTECTION RECOMMENDATIONS

Because no trees are slated for preservation, no protection or preservation measures are recommended.

Please do not hesitate to call me at (916) 435-1202 or email at zacharyn@helixepi.com, if you have any questions about this report.

Sincerely,



Zachary Neider
ISA-Certified Arborist #WE-11615A

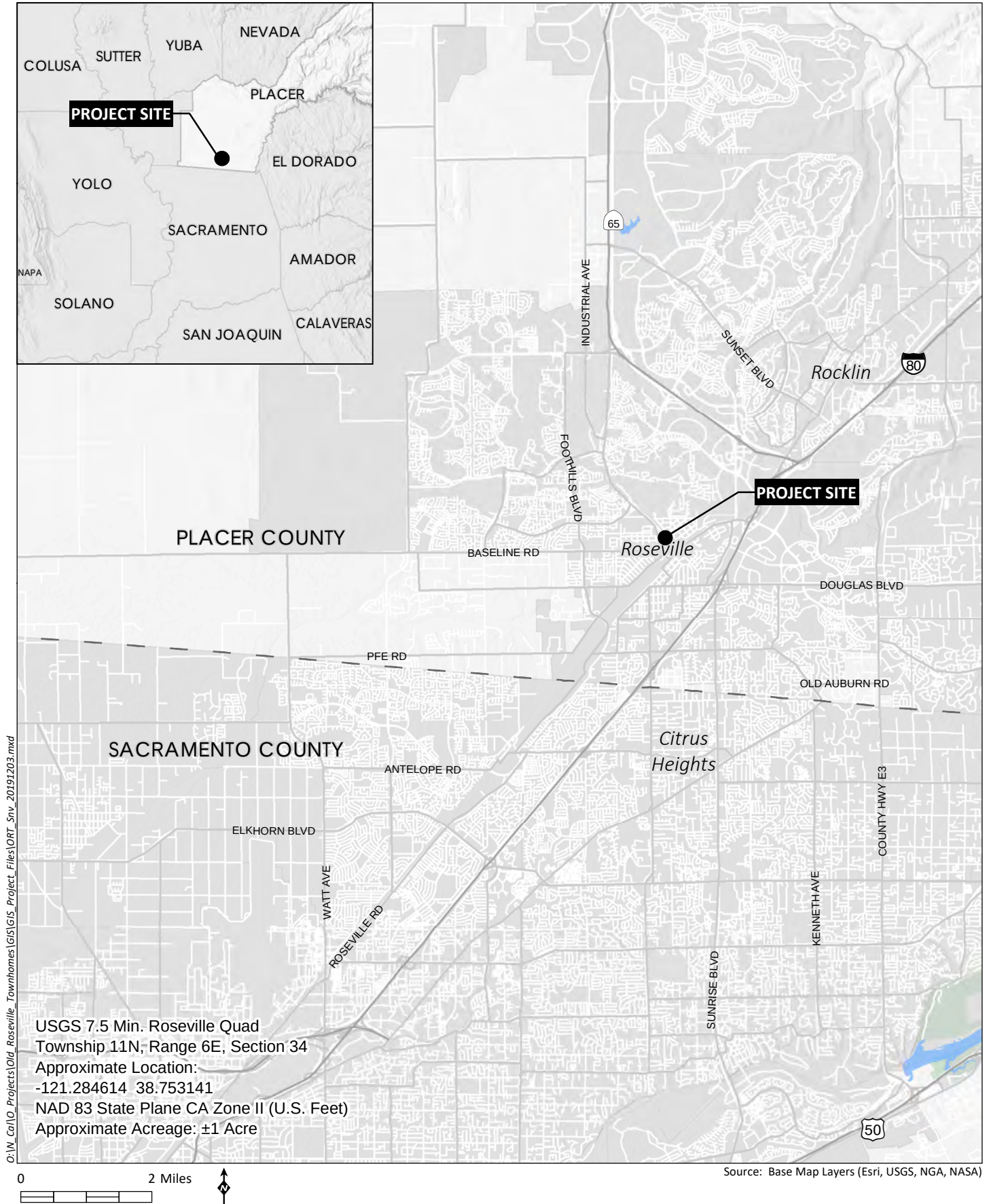
Enclosures:

Figure 1, Vicinity Map

Figure 2, Protected Tree Locations and Project Impacts

PC Exhibit B

Old Roseville Townhomes





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Attachment D

Cultural Resources Assessment

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619.462.0552 fax
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July 29, 2020

Project # ORL-02

Mr. Derrek Lee
Old Roseville LLC
1204 Wood Oak Ct.
Roseville, CA 95747

Subject: Cultural Resources Assessment for the Belvedere Townhomes Project, City of Roseville, Placer County, California

Dear Mr. Lee:

HELIX Environmental Planning, Inc. (HELIX) has prepared this cultural resources assessment to characterize cultural resources that may be impacted by implementation of the Belvedere Townhomes Project (proposed project). Old Roseville LLC proposes to develop the project area with 18 three-story townhome units and ancillary features, including parking lots, landscaping, and fencing.

Under the California Environmental Quality Act (CEQA), a substantial adverse change to an historical resource (i.e., a cultural resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources) constitutes a significant environmental effect that must be avoided or mitigated, where feasible. The City of Roseville (City) must determine the potential for the proposed project to result in significant impacts to historical resources and must consider mitigation measures and alternatives to avoid those significant impacts as part of their decision-making process.

The CEQA analysis of the proposed project will be presented as an addendum to the Downtown Roseville Specific Plan (DTSP) Environmental Impact Report (EIR), certified in 2009. The DTSP project area includes 167 acres comprised of the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Park. Potential impacts of the DTSP to cultural resources were analyzed and presented in the 2009 EIR. This cultural resources assessment is intended to update the portion of that analysis that is relevant to the proposed project through an updated archival records search, Native American outreach, and a field survey of the proposed project area.

PROJECT LOCATION AND DESCRIPTION

The project site is located in the City of Roseville, near the intersection of Lincoln Street and Grove Street (Figures 1 and 2; figures are included in Attachment A). The project site totals one acre and consists of three parcels, a portion of a fourth parcel, and an easement for site access. The parcels are Assessor's Parcel Numbers (APNs) 011-147-014, 011-147-003, 011-147-012, and a portion of APN 011-

Letter to Mr. Derrek Lee
July 29, 2020

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147-015. The project site is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5-minute U.S. Geological Survey (USGS) quadrangle map.

The applicant is applying to the City of Roseville for approval of a minor design review permit, a tentative subdivision map, and a tree permit. The proposed project consists of demolition of the existing structures on the site and the construction of 18 single-family townhomes on eighteen residential lots and one common lot. The development would be comprised of six buildings with two to four townhome units in each. Proposed townhomes would be four stories tall with garages at ground level. Each unit would have three bedrooms, 3.5 bathrooms, a two-car garage, a covered patio, a second-floor balcony, and fourth floor rooftop outdoor space.

The common lot, Lot A, would include driveway access from Lincoln Street, a drive aisle compliant with the fire department turning radii, nine guest parking spaces, utilities, drainage, and landscaping. The drive aisle would wrap around the north and east sides of the existing Loyal Order of Moose Lodge at 506 Lincoln Street. Pedestrian access from Lincoln Street would be facilitated by two pedestrian walkways. Site drainage would convey stormwater to four water quality basins located throughout the project site.

Other features include an 8-foot concrete masonry unit sound wall constructed along the eastern boundary of the project site and a 26-foot-wide trash enclosure would be constructed at the north end of the project site. A two-hour fire wall separation would be placed between each townhouse, one-hour rating each unit with 1-inch air space along the property line. Fire walls would extend from the foundation to the underside of the roof deck.

The area of disturbance would be approximately 42,673 square feet (sf). Earthwork would include approximately 1,320 cubic yards (cy) of excavation (including footings and utilities) and 2,385 cy of embankment for a net import of approximately 1,065 cy. The project would also require the demolition of two structures: the Belvedere Hotel, located at 502 Lincoln Street and built in 1914 (APN 011-147-003), and the W. Seitz residence, located at 430 Lincoln Street and built in 1926 (APN 011-147-012).

Area of Potential Effects

The Area of Potential Effects (APE) is defined as the geographic area or areas within which a project may directly or indirectly cause alterations in the character or use of significant historical or archaeological resources. The APE is influenced by the scale and nature of the project as well as by the types of cultural resources in the vicinity. For the purposes of this analysis, the APE is understood to be the area that would be subjected to ground disturbance during construction of the proposed project. Based on the current site plan the entirety of the project site would be disturbed by implementation of the proposed project, therefore the APE measures approximately one acre and corresponds to the project site described above (Figure 3). Because project designs are currently preliminary the vertical dimension of the APE is unknown.

CULTURAL RESOURCES RECORDS SEARCH

A cultural resources records search was conducted at the North Central Information Center (NCIC) at California State University, Sacramento on July 20, 2019. The records search addressed the entire APE plus a 0.25-mile buffer. The purpose of the record search was to (1) identify prehistoric and historic resources previously documented in the APE and within 0.25 mile of the APE's boundaries; (2) determine which portions of the APE may have been previously studied, when those studies took place, and how the studies were conducted; and (3) ascertain the potential for archaeological resources, historical resources, and human remains to be found in the APE. This search also included a review of the appropriate USGS topographic maps on which cultural resources are plotted, archaeological site records, building/structure/object records, and data from previous surveys and research reports. The California Points of Historical Interest, the California Historical Landmarks, the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and California State Historic Resources Inventory listings were reviewed to ascertain the presence of designated, evaluated, and/or historic-era resources within the APE.

Records Search Results**Previous Studies**

The cultural resources records search identified two previous studies that have been conducted within a 0.25-mile radius of the proposed APE (Table 1). Of the two studies, only one (Report 008619) intersects the current APE. It is described briefly below.

Table 1
PREVIOUS STUDIES WITHIN 0.25 MILE OF THE APE

Report	Year	Author(s)	Title	Affiliation
008619	2006	Arrington, C. et al.	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	SWCA Environmental Consultants
012241	2015	Morehouse, J., and L. Rom	Archeological & Historic Architecture Records Review for the UP PTC Valley Subdivision, Mileposts 106.70, 108.20, 109.92, 111.50, 114.60, 118.50, 120.40, 124.80, 127.00, Placer County	Quality Services, Inc.

Report 008619 presents the results of a cultural resources investigation for the maintenance of fiber optic cable within the Quest network in the state of California. The only resource mentioned in the report that is in the vicinity of the current APE is site CA-PLA-690H, a segment of an historic railroad berm that has been destroyed through natural degradation.

Previously Recorded Resources

The cultural resources records search determined that two previously recorded cultural resources are located within 0.25 mile of the APE (Table 2). Only one of these resources is located within the APE: the

Old Town Roseville Historic District (P-31-004240) includes the current project site as well as other parcels to the north, south, and west. Both resources are described below.

Table 2
PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN 0.25 MILE OF THE APE

Primary	Trinomial	Description	Year(s)	Recorder	Affiliation
P-31-004240	None	Old Town Roseville Historic District	1981	Astone, E. S., and L. Davis	Astone & Associates
P-31-004242	None	Roseville Carnegie Library	1984	Hutchinson, R. G.	City of Roseville

P-31-004240 represents the Old Town Roseville Historic District (District). This area, which includes parcels on the east side of Lincoln Street (including the current APE) as well as the area bounded by Grove Street on the north and Pacific Street on the south, has been designated as a historic district at the local level by the City. The District consists of residential and commercial buildings displaying a variety of architectural styles ranging from late nineteenth century Victorian to the Deco-Moderne style of the 1930s and 1940s (EDAW 2009). The 1981 documentation for the District lists the Belvedere Hotel at 502 Lincoln Street as a “major” contributor to the District, and the W. Seitz residence at 430 Lincoln Street as a “supportive” contributor to the District. The Old Town Roseville Historic District has not been evaluated for eligibility to the CRHR or NRHP as a district.

P-31-004242 is the Roseville Carnegie Library and Museum. Built in 1912, this Classical Revival style one-story building was listed on the NRHP in 2009. It is located at 557 Lincoln Street, approximately 200 feet northwest of the current APE.

Additional Studies

Downtown Roseville Specific Plan EIR

In 2009 the City completed an EIR in support of the DTSP. The EIR addressed a 165-acre area comprised of the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Parks. The DTSP established the appropriate distribution, mix, intensity, physical form, and functional relationships of land uses intended to encourage and facilitate infill development, mixed-use, pedestrian scale, urban amenities, transit use, creative design, and general revitalization of the Downtown area.

Cultural resource studies for the EIR included CRHR eligibility evaluations of several historic-era buildings in the Old Town and Downtown Vernon areas; these include the Belvedere Hotel at 502 Lincoln Street (APN 011-147-003) and the W. Seitz residence at 430 Lincoln Street (APN 011-147-012), both of which are located in the current APE. The City concluded that neither building met the criteria for inclusion in the CRHR (EDAW 2009).

Architectural History Evaluation of the Belvedere Hotel

In 2019 Old Roseville LLC retained ECORP Consulting, Inc. (ECORP) to conduct a historical resource evaluation of the Belvedere Hotel. In preparation for the current project Old Roseville LLC sought a demolition permit from the City, which requested that the building be first evaluated for historical significance in accordance with CEQA. ECORP concluded that while the building has historical association, it appears to no longer retain sufficient integrity to be considered historically significant as

Letter to Mr. Derrek Lee
July 29, 2020

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an individual resource because it does not evoke a sense of place and time and ultimately has lost historic fabric. ECORP noted that the building was evaluated for preparation of the 2009 DTSP and found to have lost historic integrity, and therefore is not eligible individually for the CRHR. ECORP concluded that the building is identified as a contributor to the Old Town Roseville Historic District as described in the DTSP and City General Plan and it retains sufficient integrity to remain a contributing element to that District (ECORP 2019).

NATIVE AMERICAN OUTREACH

On July 16, 2020, HELIX requested that the Native American Heritage Commission (NAHC) conduct a search of their Sacred Lands File for the presence of Native American sacred sites or human remains in the vicinity of the APE. A written response received from the NAHC on July 20, 2020, stated that the Sacred Lands File failed to indicate the presence of Native American cultural resources in the immediate area.

On July 22, 2020, HELIX sent letters to five Native American contacts that recommended by the NAHC as potential sources of information related to cultural resources in the vicinity of the APE:

- Grayson Coney, Cultural Director, Tsi Akim Maidu
- Pamela Cubbler, Treasurer, Colfax-Todds Valley Consolidated Tribe
- Regina Cuellar, Chairperson, Shingle Springs Band of Miwok Indians
- Clyde Prout, Chairman, Colfax-Todds Valley Consolidated Tribe
- Gene Whitehouse, Chairperson, United Auburn Indian Community of the Auburn Rancheria

The letters advised the tribes and specific individuals of the proposed project and requested information regarding cultural resources in the immediate area, as well as any feedback or concerns related to the proposed project. As of the data of this report no responses have been received.

Correspondence related to Native American outreach is provided in Attachment B.

CULTURAL RESOURCES FIELD SURVEY

Archaeological fieldwork in support of this assessment included an intensive pedestrian survey of the APE. The survey was conducted on July 21, 2020, by HELIX archaeologist Jentin Joe. The survey involved systematic investigation of the entire APE in 5-meter transects. During the survey the ground surface was examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, fire-affected rock, prehistoric ceramics), soil discoloration that might indicate the presence of a prehistoric cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations, wells, mines) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as gopher holes and burrows were also visually inspected. Photographs of the APE are provided in Attachment C.

The APE is surrounded by industrial, commercial and residential development. The APE is generally bordered by residential and commercial parcels on the north, south, and west, and by Union Pacific Railroad tracks along the eastern border. The area's topography is generally flat, with elevations ranging from approximately 130 to 132 feet above mean sea level.

The survey found that entire APE is in a disturbed condition, and the majority of the area is either unvegetated or heavily dominated by a dense cover of non-native annual grasses, with small patches of native and non-native grasses and forbs. Approximately one third of the APE consists of buildings (the Belvedere Hotel and the W. Seitz residence) and paved surfaces such as driveways and parking areas. Ground surface visibility during the survey was moderate to poor throughout most of the APE.

Both the Belvedere Hotel and the W. Seitz residence appear to be in a state of disrepair. The APE is currently used by transients and contains temporary shelters and a significant amount of modern trash and debris. Historic aerial imagery indicates that the property has been subject to a variety of re-occurring ground disturbance activities since 1947, including disking and small holding agriculture.

No prehistoric or historic-era cultural materials were found during the survey.

SUMMARY AND MANAGEMENT RECOMMENDATIONS

Summary

The updated archival records search, Native American outreach, and field survey determined that two historic-era structures, the Belvedere Hotel at 502 Lincoln Street (APN 011-147-003) and the W. Seitz residence at 430 Lincoln Street (APN 011-147-012), are located within the APE. Both of these structures have been evaluated for significance and found to be ineligible for individual inclusion in the CRHR (ECORP 2019; EDAW 2009). No other cultural resources, including prehistoric or historic-era artifacts or features, are visible on the ground surface within the APE. Given that the area is highly disturbed and has been intensively used since at least the early 1900s, the likelihood of encountering buried historic-era materials during construction is moderate. The lack of known prehistoric sites in the immediate area and that APE's history of recurring ground disturbances suggest that area has a low sensitivity for buried prehistoric materials.

The record search determined that Roseville Carnegie Library and Museum (P-31-004242) is located at 557 Lincoln Street, approximately 200 feet northwest of the APE. Built in 1912, this Classical Revival style one-story building was listed on the NRHP in 2009. The townhomes that would be constructed by the proposed project are expected to be largely hidden from the Library's viewshed by trees and the Loyal Order of Moose Lodge at 506 Lincoln Street, and therefore would not significantly impact the library's integrity of setting or feeling.

Management Recommendations

Both the Belvedere Hotel and the W. Seitz residence have been shown to be to be ineligible for inclusion in the CRHR, and therefore neither structure requires additional study, avoidance, or mitigation to resolve impacts resulting from implementation of the proposed project. However, construction activities associated with the project such as grubbing, grading, and trenching have the potential to damage or destroy previously undiscovered, buried archaeological resources or human remains, resulting in a potentially significant impact. With implementation of the following measures as defined in the DTSP Mitigation Monitoring Program (MMP), the potential for impacts to previously undiscovered historical resources and human remains would be reduced to a less than significant level (EDAW 2009).

Letter to Mr. Derrek Lee
July 29, 2020

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Mitigation Measure 4.7-2: Disturbance of Potential Subsurface Cultural Deposits

In the event that unrecorded cultural materials are identified during construction-related ground disturbing activities, potentially destructive work in the vicinity of the find shall cease until a qualified archaeologist can determine the significance of the find and, if appropriate, provide recommendations for treatment to the City. Treatment approved by the City shall be implemented prior to resuming ground disturbing activities.

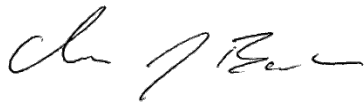
Implementation of the above mitigation measure would reduce impacts to unrecorded cultural deposits identified during construction activities. As a result, this impact would be reduced to a less than significant level.

Mitigation Measure 4.7-3: Undiscovered/Unrecorded Human Remains

If human remains are discovered at any project construction site during any phase of construction, work within 50 feet of the remains shall be suspended immediately, and the City of Roseville, the project applicant, and the county coroner shall be notified immediately. If the remains are determined by the county coroner to be Native American, the NAHC shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The City or the project applicant shall also retain a professional archaeologist with Native American burial experience who shall conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD) identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the MLD including the excavation and removal of the human remains. The City or the project applicant shall implement any mitigation before the resumption of activities at the site where the remains were discovered.

Implementation of the above mitigation measure would reduce impacts related to the discovery of human remains during construction. As a result, this impact would be reduced to a less than significant level.

Sincerely,



Clarus J. Backes Jr., RPA
Cultural Resources Group Manager

Attachments:

- A – Figures
- B – Native American Documentation
- C – Photographs

Letter to Mr. Derrek Lee
July 29, 2020

Page 8 of 8

REFERENCES

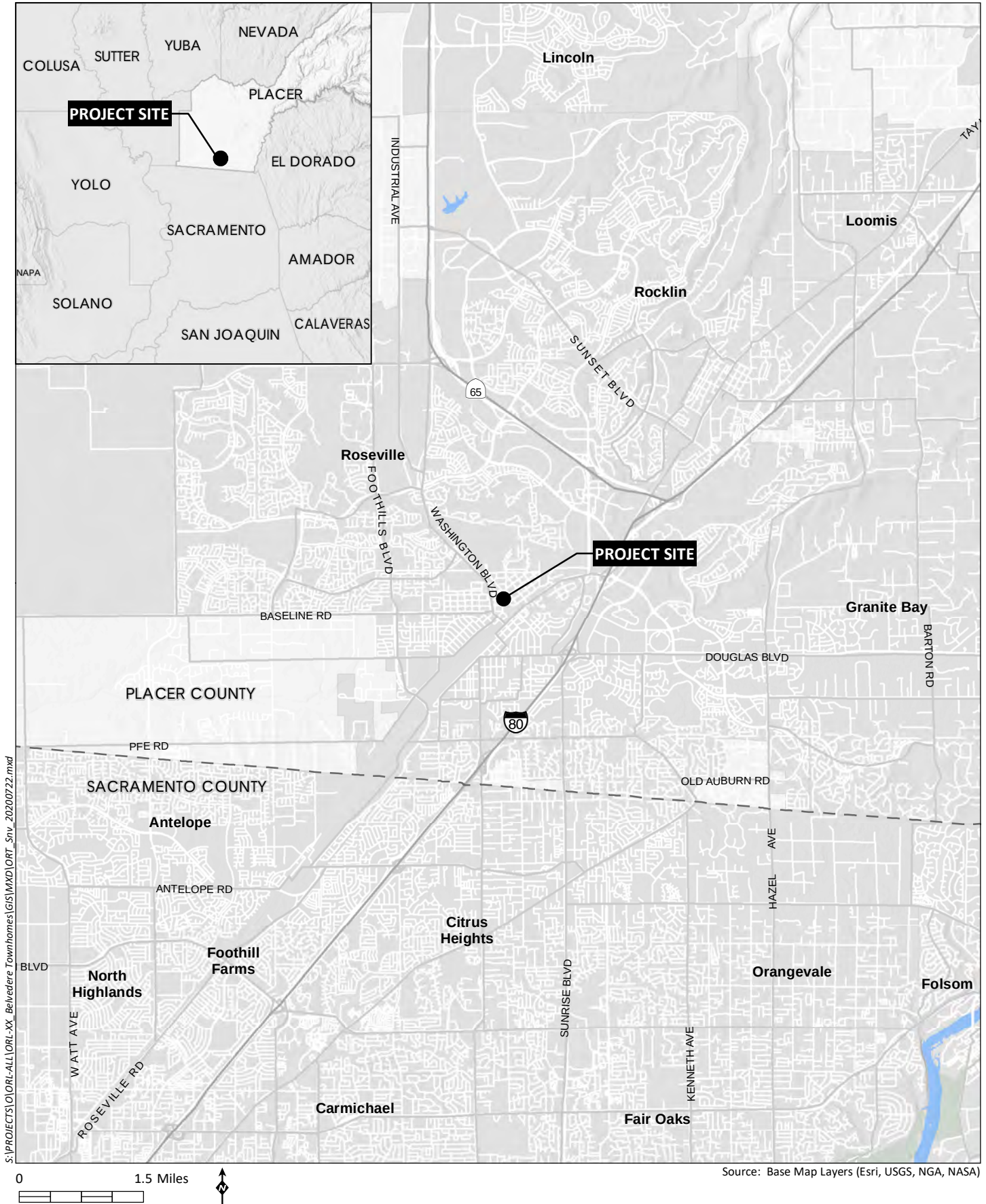
ECORP Consulting, Inc. 2019. Architectural History Evaluation for the Belvedere Hotel, 502 Lincoln Street, Roseville, Placer County, California. Prepared for Old Roseville, LLC.

EDAW. 2009. Final Environmental Impact Report for the Downtown Roseville Specific Plan. Prepared for the City of Roseville Department of Planning and Redevelopment.

Attachment A

Figures

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 Area of Potential Effects



Source: Aerial (City of Roseville 2019)

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Attachment B

Native American Documentation

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NATIVE AMERICAN HERITAGE COMMISSION



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

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July 20, 2020

Clarus Backes

HELIX Environmental Planning

Via Email to: clarusb@helixepi.com

Re: ORL-02 Belvedere Townhomes Project, Placer County

Dear Mr. Backes:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,

Nancy Gonzalez-Lopez
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Placer County
7/20/2020

PC Exhibit B

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**United Auburn Indian
Community of the Auburn
Rancheria**

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Consolidated Tribe**

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**Colfax-Todds Valley
Consolidated Tribe**

Clyde Prout, Chairperson
P.O. Box 4884 none Maidu
Auburn, CA, 95604 Miwok
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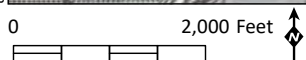
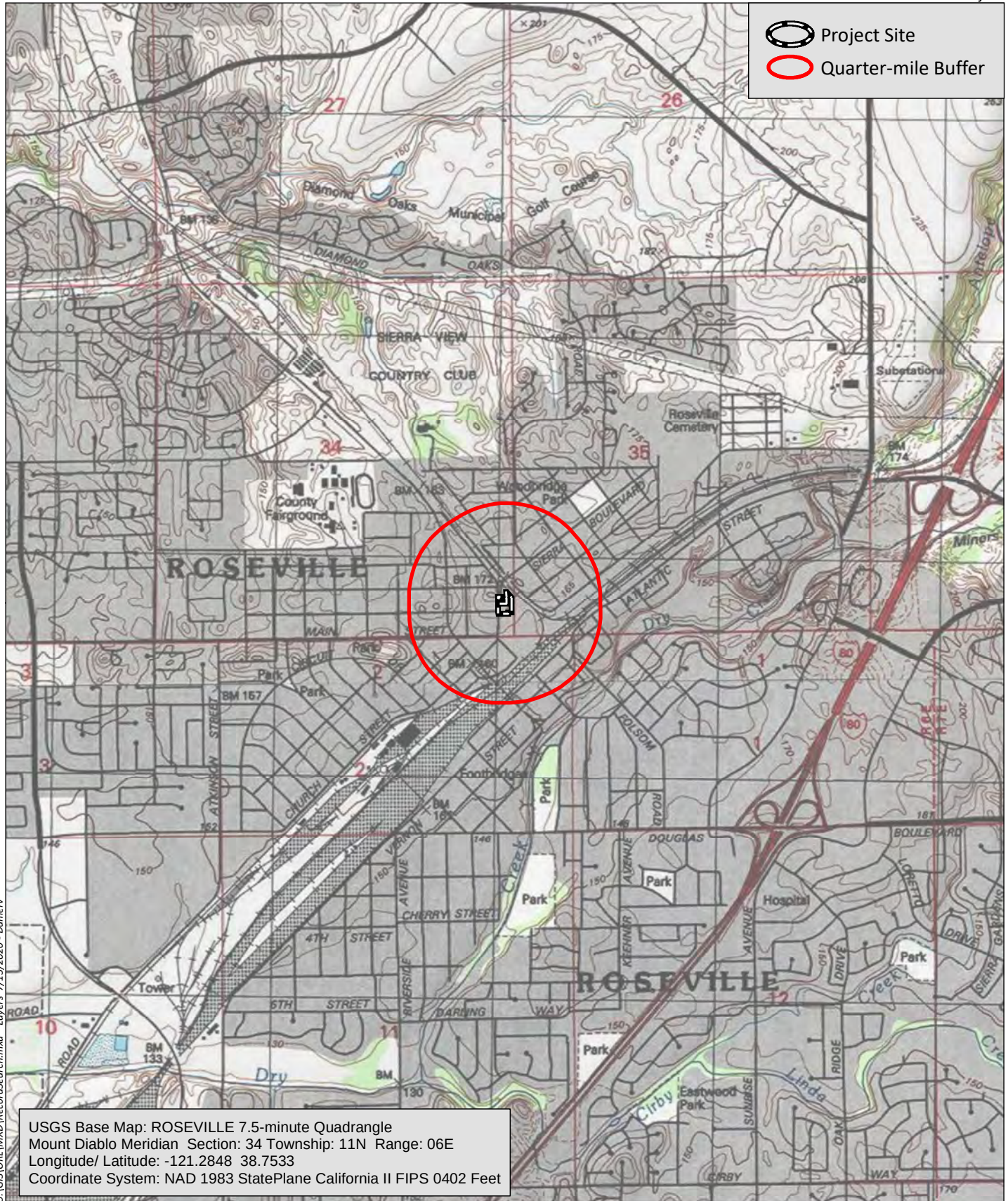
This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed ORL-02 Belvedere Townhomes Project, Placer County.

PC Exhibit B

Old Roseville Townhomes Project

-  Project Site
-  Quarter-mile Buffer



HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 9530
916.365.8700 tel
619.462.0552 fax
www.helixepi.com



July 22, 2020

Grayson Coney, Cultural Director
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Subject: ORL-02 Belvedere Townhomes Project

Dear Mr. Coney,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Old Roseville LLC to provide a Cultural Resources Assessment in support of the proposed Belvedere Townhomes Project (project) located in the City of Roseville, Placer County, California. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC has suggested we contact you for information regarding Native American resources in or near the project area.

Old Roseville LLC proposes to develop the project area with 18 three-story townhome units. The project is located on an approximately 0.95-acre site consisting of Assessor Parcel Numbers 11-147-003, 11-147-012 and 11-147-014, and it falls within the planning area of the Downtown Roseville Specific Plan (adopted 2009). The attached topographic map depicts the project area, which is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5' USGS quadrangle.

If there are sensitive resources on or near the proposed project location that could be impacted by construction activities please advise us accordingly. If you have any information, questions, or concerns regarding the proposed project, please feel free to contact me directly at (916) 365-8700 or clarusb@helixepi.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Clarus J. Backes Jr.".

Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

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July 22, 2020

Pamela Cubbler
Colfax-Todds Valley Consolidated Tribe
P.O Box 4884
Auburn, CA 95604

Subject: ORL-02 Belvedere Townhomes Project

Dear Ms. Cubbler,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Old Roseville LLC to provide a Cultural Resources Assessment in support of the proposed Belvedere Townhomes Project (project) located in the City of Roseville, Placer County, California. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC has suggested we contact you for information regarding Native American resources in or near the project area.

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July 22, 2020

Regina Cuellar, Chairperson
Shingle Springs Band of Miwok Indians
PO Box 1340
Shingle Springs, CA 95682

Subject: ORL-02 Belvedere Townhomes Project

Dear Chairperson Cuellar,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Old Roseville LLC to provide a Cultural Resources Assessment in support of the proposed Belvedere Townhomes Project (project) located in the City of Roseville, Placer County, California. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC has suggested we contact you for information regarding Native American resources in or near the project area.

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July 22, 2020

Clyde Prout, Chairperson
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn CA 95604

Subject: ORL-02 Belvedere Townhomes Project

Dear Chairperson Prout,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Old Roseville LLC to provide a Cultural Resources Assessment in support of the proposed Belvedere Townhomes Project (project) located in the City of Roseville, Placer County, California. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC has suggested we contact you for information regarding Native American resources in or near the project area.

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July 22, 2020

Gene Whitehouse, Chairperson
United Auburn Indian Community of the Auburn Rancheria
10720 Indian Hill Road
Auburn, CA 95603

Subject: ORL-02 Belvedere Townhomes Project

Dear Chairperson Whitehouse,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Old Roseville LLC to provide a Cultural Resources Assessment in support of the proposed Belvedere Townhomes Project (project) located in the City of Roseville, Placer County, California. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC has suggested we contact you for information regarding Native American resources in or near the project area.

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Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

Attachment C

Photographs

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Photo 1. Vegetation in the APE, looking north.



Photo 2. Vegetation in the eastern portion of the APE, looking southeast.



Photo 3. Modern refuse east of the W. Seitz residence, looking south.



Photo 4. Modern refuse in the APE, looking northeast.



Photo 5. Cottage or shed occupied by transients, looking east.

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Attachment E

Architectural History Evaluation

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Architectural History Evaluation

The Belvedere Hotel

502 Lincoln Street, Roseville

Placer County, California

Prepared For:

Old Roseville, LLC
502 Lincoln Street
Roseville, California 95747

Prepared by Principal Investigator:

Jeremy Adams, MA
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, California 95677

October 2019



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

ECORP Consulting, Inc. has assisted public and private land owners with environmental regulation compliance since 1987. We offer full service capability, from initial baseline environmental studies through environmental planning review, permitting negotiation, liaison to obtain legal agreements, mitigation design, and construction monitoring and reporting.

Citation: ECORP Consulting, Inc. 2019. Architectural History Evaluation for the Belvedere Hotel located Building at 502 Lincoln Street, Roseville, Placer County, California. Prepared for Old Roseville, LLC. October.

MANAGEMENT SUMMARY

ECORP Consulting, Inc. was retained to conduct a historical resource evaluation of a building located at 502 Lincoln Street in Roseville, Placer County, California. The building, known as The Belvedere Hotel, was constructed in 1914 and, therefore, is older than 50 years. The property owner is seeking a demolition permit from the City, which requested that the building be first evaluated for historical significance in accordance with the California Environmental Quality Act (CEQA).

This study was conducted pursuant to CEQA to assess if the building meets the eligibility criteria for listing on the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP).

The architectural history evaluation included a records search of the property with the North Central Information Center, intensive site recording of the exterior of the building, focused archival and historical research, and evaluation of the building using the CRHR and NRHP eligibility criteria. The records search results indicated that the individual building had not been previously recorded or evaluated using the CRHR or NRHP eligibility criteria; however, the building is located within the boundaries, and identified as a contributor to, an existing historic district (P-31-4240) known as the Old Town Roseville Historic District. The Old Town Roseville Historic District was designated in 1981 as a historic district with significance at the local level and was included in the Downtown Specific Plan as a District of local significance by the City of Roseville.

The results of the field visit, and focused archival research were used in the CRHR and NRHP eligibility evaluation of the building. Though the building has historical association, it appears to no longer retain sufficient integrity to be considered historically significant as an individual resource because it does not evoke a sense of place and time and ultimately has lost historic fabric. Further, the building was identified individually in the Downtown Roseville Specific Plan, as adopted in 2009, as a pre-1963 building located within the Plan Area that was evaluated for preparation of the Specific Plan and found to have lost historic integrity and is not eligible individually for the CRHR. Based on ECORPs updated evaluation and the Specific Plan evaluation from 2009, the Belvedere Hotel is not individually eligible for the CRHR. However, the building is identified as a contributor to an existing Historic District as identified in the Downtown Specific Plan and City General Plan and it retains sufficient integrity to remain a contributing element to that District. Therefore, impacts to the District as a result of removing the contributing building were considered in this study.

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Attachment B – Building Photographs

Attachment C – Archival Photographs and files

Attachment D – Old Town Roseville Historic District Documentation

Attachment E – Department of Parks and Recreation (DPR) 523 Form for the Belvedere Hotel

LIST OF ACRONYMS AND ABBREVIATIONS

APN	Assessor Parcel Number
CCR	California Code of Regulations
CCRR	California Central Railroad
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
CFR	Code of Federal Regulations
DPR	Department of Parks and Recreation
ECORP	ECORP Consulting, Inc.
HABS	Historic American Building Survey
NCIC	North Central Information Center
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PCARC	Placer County Archives and Research Center
PFE	Pacific Fruit Express
PRC	Public Resources Code
UPRR	Union Pacific Railroad
RPA	Registered Professional Archaeologist
USACE	U.S. Army Corps of Engineers
USGS	U.S. Geologic Survey

1.0 INTRODUCTION

ECORP Consulting, Inc. was retained in 2019 to conduct an architectural history evaluation of the building at 502 Lincoln Street in Roseville, California. The building was constructed in 1914 and is older than 50 years. Because it is proposed for demolition as part of a larger proposed project for development of the parcel, the City required that the building be evaluated in order to assess its eligibility for listing in the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP). The results of this evaluation will be used by the City in order to determine whether the building is an Historical Resource as defined by the California Environmental Quality Act (CEQA).

1.1 Project Location and Description

The building is located at 502 Lincoln Street in Roseville, Placer County, California. The building is specifically located in the southwestern quarter of Section 34 of Township 11 North, Range 6 East, Mount Diablo Base and Meridian as depicted on the 1992 Roseville, California U.S. Geologic Survey (USGS) 7.5' topographic quadrangle map (Figure 1). The Assessor Parcel Number (APN) associated with the property is 011-147-003-000. The building is located on the eastern side of Lincoln Street within Roseville, California (Figure 2). The Union Pacific Railroad (UPRR) is located just east of the parcel.

The immediate proposed action is to demolish the building for a future planned development at the parcel located within Old Town Roseville.

1.2 Report Organization

The following report documents the architectural history evaluation of the hotel building. Attachment A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS). Attachment B presents photographs of the building and property. Attachment C contains historical photographs from the Roseville Historical Society and the Placer County Archives and Research Center (PCARC). Attachment D contains the Old Town Roseville Historic District Documentation, P-31-4240, acquired from the records search. Attachment E contains the cultural resources Department of Parks and Recreation (DPR) 523 records the hotel building.

2.0 CULTURAL CONTEXT

The following historical context provides information relevant to the building in order to adequately evaluate the building within its historical significance. The context includes a local history of Roseville to identify important historical themes for the area. It also includes architectural context in order to assist in the evaluation of the building relative to its architectural style as well as the local, state, and national trends of that style.

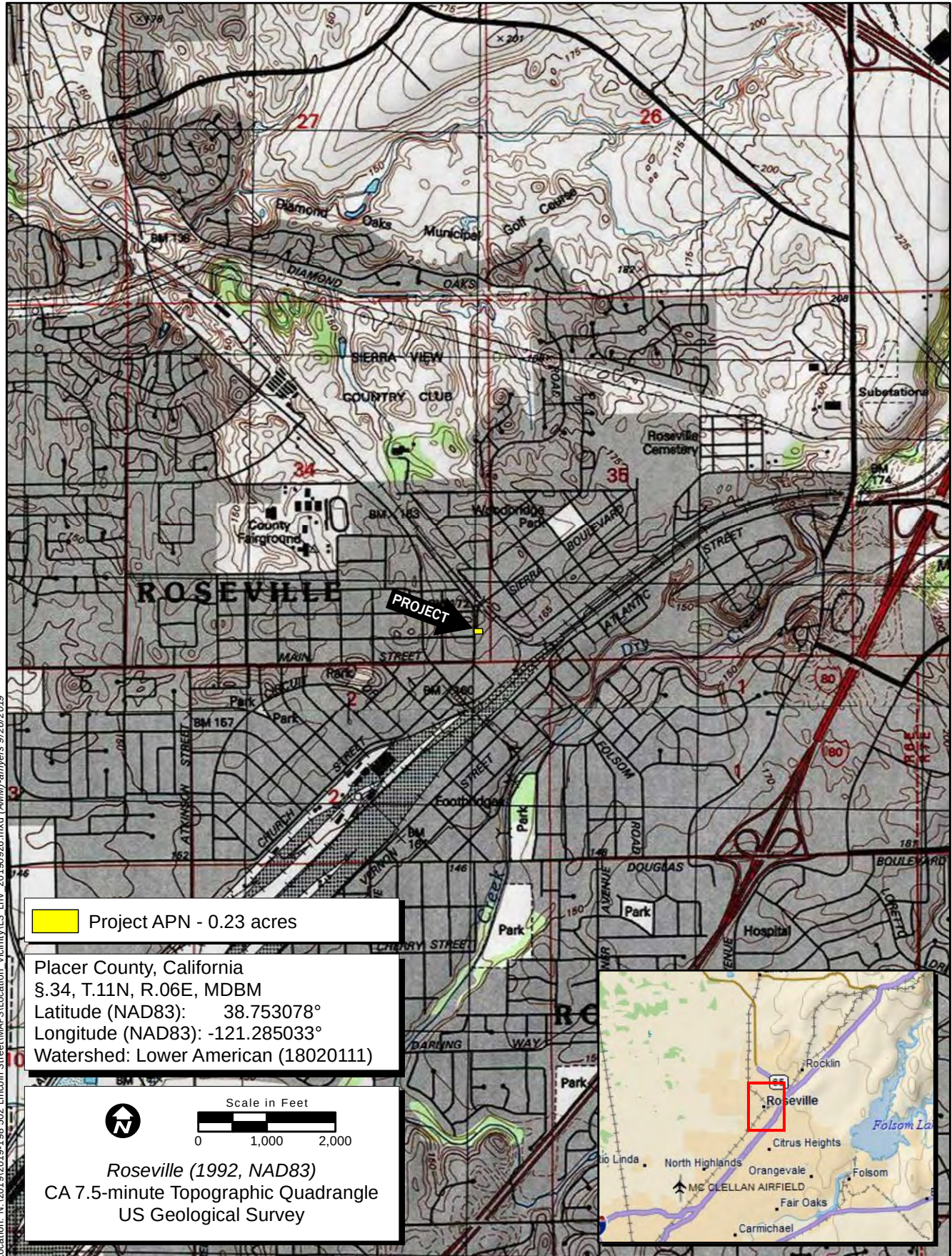


Figure 1. Project Location and Vicinity

2019-198 502 Lincoln Street

PC Exhibit B

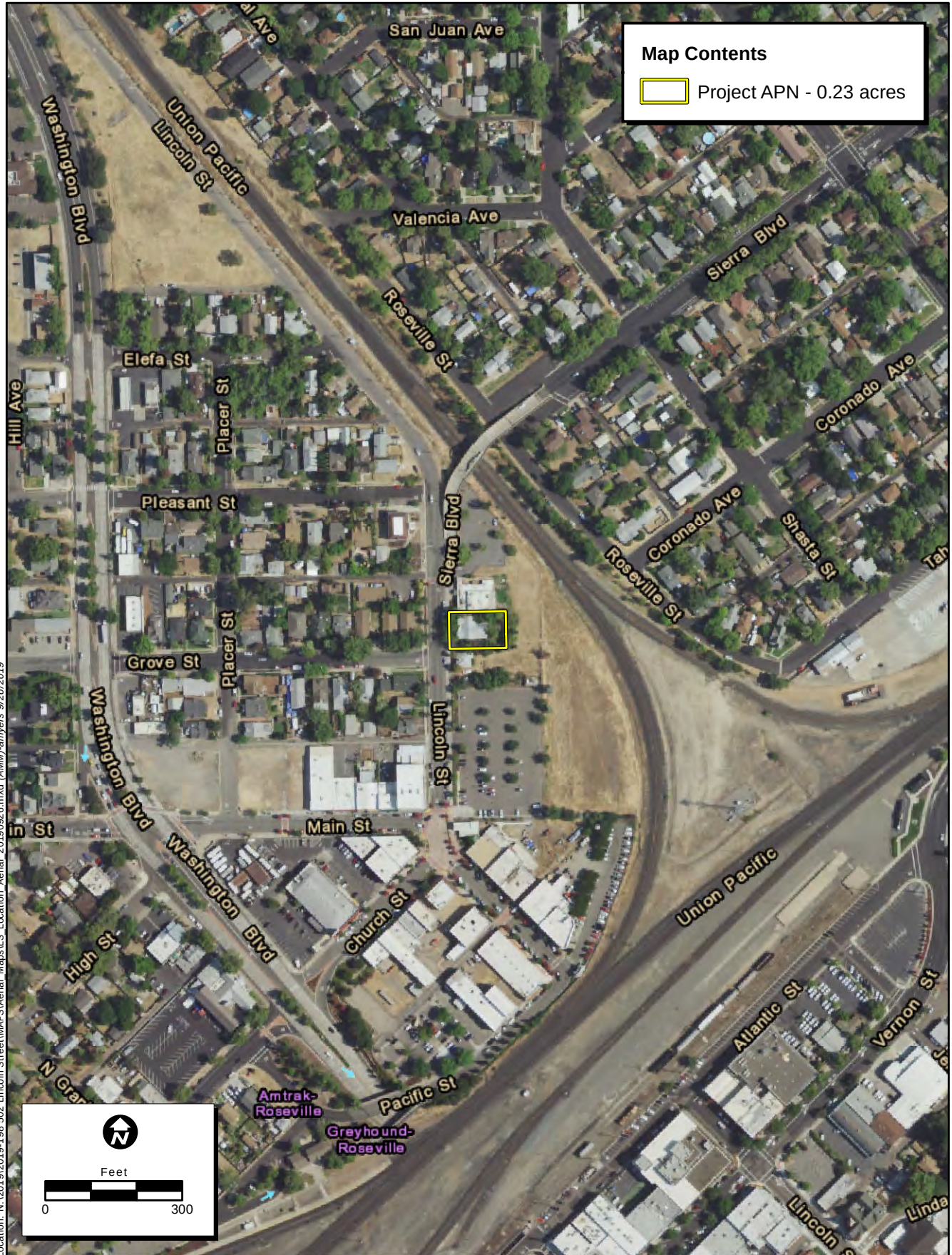


Figure 2. Project Location

2019-198 502 Lincoln Street

2.1 Local History

The building at 502 Lincoln Street is located in Placer County, which formed in 1851 from parts of Sutter and Yuba counties. The principal economic activity in much of the county at that time was placer mining, hence the name. However, gold deposits were absent in the alluvial valley portion of western Placer County, and ranching (cattle and sheep) and agriculture (wheat cultivation) were the principal economic activities. The building lies within the City of Roseville and has been used primarily for agricultural production since it was first settled. The nearby town of Lincoln was surveyed and platted on the proposed line of the California Central Railroad (CCRR) from Folsom to Marysville, which passed through what would become Roseville. Folsom was already connected by rail to Sacramento via the Sacramento Valley Railroad. The CCRR was completed from Folsom to Lincoln in 1861.

Roseville was originally named Junction because it was located where the CCRR crossed the proposed route of the Central Pacific Railroad, a segment of the First Transcontinental Railroad. The name Roseville was given to the Central Pacific Railroad station and was named either for the most popular girl at a picnic (Gudde 1969:273) or it was named for the nearby ranch of Rose Spring, owned by Judge James McGinley (Thompson & West 1882). The town developed as a small railroad town and was centered around the depot. In 1864, the town site of Roseville was plotted by O. D. Lambard (EDAW 2009). The first streets developed were businesses along Atlantic and Pacific Streets near the railroad.

On April 25, 1864, the Central Pacific Railroad was completed from Sacramento to Roseville and soon trains were traveling to and from Sacramento on a daily basis (DPR 1979). The Central Pacific Railroad connected with the UPRR at Promontory Point, Utah, in 1869 to form the First Transcontinental Railroad. The Central Pacific Railroad later merged with the Southern Pacific Railroad and was known as the Southern Pacific Railroad after 1885. The town served as a stopping point for the transportation needs of the local farmers and ranchers. Between 1906 and 1909, Roseville became one of the fastest growing towns in the area when the Southern Pacific Railroad repair facilities and roundhouse, originally located in the neighboring city of Rocklin, were moved to Roseville. By the 1920s, Roseville had one of the largest freight yards west of the Mississippi River. During the early to mid-1900s, the town remained an important railroad depot; however, once Interstate 80 was completed through Roseville in 1956, and other means of transportation became available, the depot was finally closed in 1972 (Davis 1993). Although Roseville was hit hard by the decline in railroad transportation, the town has proceeded to grow due to the introduction of many industrial headquarters and the central location of the city within the Sacramento Valley. The completion of Interstate 80 through Roseville allowed for an easterly expansion of the town along today's Douglas Boulevard.

Roseville had its beginnings in the aftermath of the California Gold Rush when discouraged gold seekers left the mineral regions to take up farming along rich creek bottom lands. These pioneers formed the nucleus of what was to become the "first families" of Roseville. One of the first sections of southwestern Placer County to be settled was the rich lands of the Dry Creek District, located approximately three miles southwest of the Project Area (City of Roseville 2019; Davis 1964).

Among the pioneer settlers of the Dry Creek District was Martin A. Schellhous who came to California with his wife and acquired a 240-acre ranch. Having brought a number of cattle with him from Michigan, Schellhous turned his attention to raising stock. Later diversifying and expanding his agricultural pursuits, he planted vineyards, orchards, and fields of grain on his property (City of Roseville 2019).

Between 1870 and 1879, Roseville experienced slow but steady development. New construction already underway and reported in the Placer Herald of January 1, 1870 included a new hotel, known as the Roseville Hotel, being erected by Daniel S. Neff, who had formerly operated the 17 Mile House on the old Auburn Road located in Sacramento County. The Roseville Hotel became one of the more prominent businesses in Roseville during the 1870s (Davis 1964). By 1890, though growth had not spiked, a movement toward a more industrial base had begun and business activity increased (City of Roseville 2019).

Fruit shipping became an important factor in the economy of Roseville at the beginning of the twentieth century. Figures compiled by the Roseville Board of Trade for 1901 revealed that during that year alone, more than 781,000 pounds of fresh deciduous fruits had been shipped from Roseville, along with 3,000 boxes of oranges, 22,380 pounds of pickled olives, and 8,000 pounds of olive oil. Hand-in-hand with the increased activity of shipping fruit was a great upsurge in viticulture. Historic records indicate that a total of 1,195,436 boxes of grapes were shipped from the Roseville depot in 1901 (City of Roseville 2019; Davis 1964).

The new State Highway, the Lincoln Highway, was routed through Roseville at today's Vernon Street and Riverside Avenue in 1912. Roads were paved commencing at the lower end of Riverside Avenue and connecting to the State Highway. While Roseville was launching its new government and contributing its share to the war effort during World War I, the city continued to grow. In a 2.5-year period (September 1911 – January 1914), more than 110 new buildings were erected. Many of those buildings erected in the 2.5-year period were concentrated in the historic Pacific, Lincoln, Church, and Main street Triangle area of Old Town Roseville (Astone & Associates 1981). A 1911 fire at Pacific Street caused Lincoln Street to become Roseville's leading business block. Population increased from 2,608 in 1910 to 4,477 in 1920. By 1924, the Southern Pacific Railroad purchased 200 acres of land between Roseville and Antelope for relocation of Pacific Fruit Express (PFE) shops and construction of 77 miles of new tracks to be used by both Southern Pacific and PFE. By June 1927, the new facilities were in operation (City of Roseville 2019).

The considerable building and commercial development that characterized Roseville throughout the 1920s was curbed drastically by the Great Depression. However, municipal improvements continued to progress in spite of the Depression. Though Roseville had become a "city" in 1909, it was not until 1935 that voters, by a 443 to 194 count, permitted the community to become a "charter city," which gave residents the ability to change how their city is governed. Between 1941 and 1942, no major building activity was reported in the columns of The Press Tribune. By the latter date, however, approximately 1,000 new residents had moved into Roseville, most of who worked in nearby defense installations or for the railroad (City of Roseville 2019).

The population boom, which hit southern California with sudden swiftness in the late 1940s and spread quickly to northern California in the following decades, focused on southwestern Placer County after 1960. Today's Washington Boulevard which lessens the vehicle traffic through Old Town Roseville via Lincoln Street was constructed in the 1950s. George Buljan served as mayor during this period of rapid growth and great change. Buljan served on the City Council for 24 years. The city, among other things, named a middle school after him, which is located off Washington Boulevard. The population boom of the 1960s continued through the 1970s, and commercial and residential development continued through the turn of the twenty-first century.

2.2 Architectural Context

The Belvedere Hotel building has a commercial form and scale of the Craftsman style of architecture. The Belvedere Hotel building displays a simplicity of material that was common during its time of construction in the railroad community of Roseville. The Craftsman style began as part of an international trend during the arts and crafts movement, which advocated economic reform and served as a rejection to industrial style and influence. Its emphasis was on simplistic forms utilizing some traditional techniques and decoration from previous Victorian-era periods, though most lacking the ornateness of that period. In California, Craftsman style originated in southern California from 1905 to the mid-1920s. Craftsman homes were inspired largely by two brothers, Charles Sumner Greene and Henry Mather Greene. Greene and Greene practiced in Pasadena from 1893 to 1914. In 1903, the brothers designed simple Craftsman-type bungalows. Generally, Craftsman-style homes were one or one and one-half stories with low-pitched, gabled roof with wide, unenclosed eave overhang, and decorative beams placed under gables and porches. Craftsman-style homes were favored between the years 1905 to 1930 (McAlester 2013).

Commercial craftsman architectural features include large covered porches with distinctive columns that rest upon piers or solid porch balustrade, stone or brick chimney, dormers, multiple rooflines, horizontal line of windows or grouped windows, exposed rafters under deep overhanging bracketed eaves, and typically a symmetrical appearance. Commercial versions of this style, as in the case of the Belvedere Hotel, are larger in size, often two stories with distinct primary facades and entrances. Many of the prime examples of Craftsman style homes and commercial buildings are located in southern California where the most notable practitioners worked.

3.0 METHODS

3.1 Personnel Qualifications

The architectural history evaluation and analysis was conducted by Principal Investigator and Architectural Historian Jeremy Adams, who meets the Secretary of the Interior's Professional Qualifications Standards for architectural history and history. Mr. Adams conducted extensive archival and historical research and prepared the report. Staff Archaeologist Megan Webb helped prepare the report, conducted archival research, and conducted a property visit to the building. Lisa Westwood, Registered Professional Archaeologist (RPA), provided Quality Control review and oversight.

Mr. Adams meets the Secretary of the Interior's Standards by holding an MA degree in History (Public History) and a BA degree in History, with 10 years of experience specializing in historic resources of the built environment. He is skilled in carrying out historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. Mr. Adams has conducted evaluations of cultural resources of all types for eligibility to the CRHR and NRHP, as well as local eligibility criteria for numerous cities.

Ms. Webb is a Staff Archaeologist for ECORP and has more than four years of experience in cultural resources management, primarily in California. She holds a BA degree in Anthropology and has participated in all aspects of cultural resources, including survey, test excavation, and data recovery. She also conducted numerous archival research activities.

Lisa Westwood is an RPA who meets the Secretary of the Interior's Professional Qualifications Standards for pre-contact and historical archaeologist with 25 years of experience. She holds a BA degree in Anthropology and an MA degree in Anthropology (Archaeology). She has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR and is well versed in impact assessment and development of mitigation measures for CEQA and Section 106 (NHPA) projects. She is the Director of Cultural Resources for ECORP.

3.2 Records Search Methods

A records search for the 502 Lincoln Street Project was completed by staff of the North Central Information Center (NCIC) of the CHRIS at California State University, Sacramento on October 1, 2019 (NCIC search #19-90; Attachment A). The records search was completed to identify any cultural resources within the Project area, which encompassed the building parcel that is the focus of this building evaluation. The records search identified whether or not the building had been previously recorded or evaluated, or is located within a known historic district, or is currently listed on a local historical register.

The records search included a review of the official records and maps for historical sites and surveys in Placer County as well as review of the following historic references: Office of Historic Preservation's (OHP) Directory of Properties in the Historic Property Data File for Placer County (2012); California Historic Resources Inventory; California Point of Historical Interest; California Historical Landmarks; the CRHR; and the NRHP.

3.3 Archival Research Methods

Focused archival research was carried out by Staff Archaeologist Megan Webb. Archival research was conducted with the PCARC on September 27, 2019 and the Roseville Historical Society on October 4, 2019 to gather and review history of the building, as well as relevant community, architectural, and commercial context for the evaluation, and research the families associated with the building. The Roseville Historical Society, located at the Carnegie Library, houses funeral records of past Belvedere Hotel owners, guest

books from the Belvedere Hotel dating to the 1940s and 1960s, Manring Family scrapbooks, and Manring Family photographs. The Manring Family photographs did include photographs of the Belvedere Hotel likely taken in the 1940s, 1950s, and the 1960s. Representative archival material obtained from the PCARC and the Roseville Historical Society is provided as Attachment C.

ECORP also contacted the Center for Sacramento History, a clearinghouse of historical information with a large archives collection of texts, maps, and county and city records for the Sacramento area, for any historic photographs of the Belvedere Hotel.

ECORP mailed letters to the Placer County Historical Society and the Placer Sierra Railroad Heritage Society on September 27, 2019 in order to solicit comments or obtain historical information that the repository might have regarding events, people, or resources of historical significance in the area (Attachment A).

ECORP also completed searches with online repositories, such as Ancestry.com for U.S. Census Records, birth and death records, and City Directories. ECORP searched the Online Archive of California to browse the collections of archives and libraries throughout the state in search of relevant historical information pertinent to the property or appropriate historic context.

ECORP conducted research utilizing various resources, historical maps and aerials, and secondary sources that pertained to Roseville and the Sacramento Valley region. This research was used to provide a historical context for the building and surrounding area. Historical information was found pertaining to the building at 502 Lincoln Street and the information obtained from archival research, the online research, and review of historic district records resulted in sufficient information for ECORP to prepare an evaluation of the building.

3.4 Field Methods

On September 26, 2019, ECORP conducted a property visit utilizing the OHP's guidelines for recording historical resources (OHP 1995) to document the building on appropriate Department of Parks and Recreation (DPR) 523 forms (Attachment E). The entire exterior of the building was walked and photographed. Access to the interior of the residence was unnecessary for the evaluation of the building because its potential for historical significance is derived from its exterior appearance and relation to other existing buildings. During the field visit, architectural details and integrity considerations were noted for the features of the building including its setting relative to rest of the property. Only the building at 502 Lincoln Street was recorded during the field visit. None of the other buildings within the Old Town Historic District, P-31-4240, were documented but the record is provided as Attachment D.

3.5 Evaluation Criteria

3.5.1 State Evaluation Criteria

Under State law (CEQA), cultural resources are evaluated using CRHR eligibility criteria in order to determine whether any of the sites are Historical Resources, as defined by CEQA. CEQA requires that impacts to Historical Resources be identified and, if the impacts would be significant, that mitigation measures to reduce the impacts be applied.

An historical resource is a resource that:

1. is listed in or has been determined eligible for listing in the CRHR by the State Historical Resources Commission;
2. is included in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k);
3. has been identified as significant in an historical resources survey, as defined in PRC 5024.1(g); or
4. is determined to be historically significant by the CEQA lead agency (California Code of Regulations (CCR) Title 14, § 15064.5(a)). In making this determination, the CEQA lead agency usually applies the CRHR eligibility criteria.

The eligibility criteria for the CRHR (CCR Title 14, § 4852(b)) state that a resource is eligible if:

1. it is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. it is associated with the lives of persons important to local, California, or national history;
3. it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. it has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resource must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, § 4852(c)).

Historical buildings, structures, and objects are usually eligible under Criteria 1, 2, and 3 based on historical research and architectural or engineering characteristics. Unless they include archaeological deposits, they are usually not eligible under Criterion 4, the potential to yield information important in prehistory or history. The CEQA lead agency makes the determination of eligibility. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

Impacts to an historical resource (as defined by CEQA) are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired (CCR Title 14, § 15064.5(a)).

3.5.2 Federal Evaluation Criteria

The building was evaluated using the NRHP eligibility criteria following the regulations implementing Section 106 of the NHPA (36 Code of Federal Regulations [CFR] Part 800). The eligibility criteria for the NRHP are as follows (36 CFR 60.4):

“The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and

- (A) Is associated with events that have made a significant contribution to the broad patterns of our nation’s history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.”

In addition, the resource must be at least 50 years old, except in exceptional circumstances (36 CFR 60.4).

Historical buildings, structures, and objects are usually eligible under Criteria A, B, and C based on historical research and architectural or engineering characteristics. Unless they include archaeological deposits, they are usually not eligible under Criterion D, the potential to yield information important in prehistory or history. The lead federal agency makes the determination of eligibility and seeks concurrence from the State Historic Preservation Officer.

Effects to NRHP-eligible resources (historic properties) are adverse if the project may alter, directly or indirectly, any of the characteristics of an historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association.

4.0 RESULTS

4.1 Records Search

The result of the records search revealed that the individual building was previously evaluated, though not recorded on DPR 523 forms or reported to the NCIC, for the Downtown Roseville Specific Plan. The records search further revealed that the building is located within a known historic district, the Old Town

Roseville Historic District P-31-4240 and was identified as a "Major Contributor" to that District (Astone & Associates 1981).

The Old Town Roseville Historic District was designated as such in 1981 by the Old Town Roseville Association (Association). The Association was comprised of property owners in the area at that time. The Association obtained a Consultant Service Grant from the National Trust for Historic Preservation. The Association contracted Astone & Associates, Historic Preservation/Urban Revitalization Consultants, to conduct the 1981 study. The district includes Main, Church, Pacific, and Lincoln streets (map available in the District Record in Attachment D). There are 37 properties listed as within the District Boundaries, including the Belvedere Hotel. The district record identified property owners at the time of compiling the District, and at the time of the district study Pearl Manring is listed as the owner of the Belvedere Hotel. The documentation of Old Town Roseville was completed by members of the working committee of the Association, through a contracted Historic Preservation professional Astone and Associates. The City later used its discretion in the Specific Plan to designate the District as a Historical Resource. The classification of the Belvedere Hotel in the District Record as a "Major Contributor" refers, according to the record, to "a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925". The District classification categories includes Major, Supportive, and Non-Contributors. The district includes 13 buildings classified as Major, 17 buildings classified as Supportive, and eight buildings classified as Non-Contributors. The classifications were applied to each building from the survey forms, a photo file that was established by the Association, and after visual assessment of the building.

The Belvedere Hotel, constructed in 1914 at 502 Lincoln Street, is identified individually in the Downtown Roseville Specific Plan, as adopted in 2009, as a pre-1963 building located within the Plan Area that was evaluated for preparation of the Specific Plan and found to have lost historic integrity and is not eligible individually for the CRHR. However, the Specific Plan also states that Old Town Roseville Historic District is designated by the City of Roseville as a Historic District significant at the local level and is considered an Historical Resource in accordance with CEQA. The Specific Plan described the Old Town Roseville Historic District as consisting of "commercial buildings displaying a variety of architectural styles ranging from late nineteenth century Victorian styles to the Deco-Moderne style of the 1930s and 1940s."

A review of buildings listed on the Roseville Historical Society website does not include the building at 502 Lincoln Street. The National Register Information System (National Park Service [NPS] 2019) failed to reveal any eligible or listed properties within the Project Area. There are four listed properties located in Roseville: The Carnegie Library at 557 Lincoln Street, the Fiddyment Ranch Main Complex, the Haman House at 424 Oak Street, and the Strap Ravine Nisenan Maidu Indian site. No other buildings within Roseville are listed with the NPS.

The OHP's *Directory of Properties, Historic Property Data File* (dated April 5, 2012) includes two properties located on Lincoln Street: The Roseville Public Library constructed in 1912 (Carnegie Museum) and the location of the First Transcontinental Railroad-Roseville, also identified as California State Landmark No.

780-1 (OHP 2012). The building located at 502 Lincoln Street is not listed in the *Historic Property Data File* nor listed as a California State Landmark.

In addition, the building located at 502 Lincoln Street, known as the Belvedere Hotel, is not identified on the Historic Roseville Walking Tour presented by the Roseville Historical Society and Roseville Chamber of Commerce. The walking tour begins at the Carnegie Museum, home of the Roseville Historical Society, and stops at 28 other buildings or structures within Historic Roseville and the Vernon Street Corridor. The tour travels directly pass the building located at 502 Lincoln Street, yet it is not included on the tour.

4.2 Property Visit

The Belvedere Hotel building is located on APN 011-147-003-000 (502 Lincoln Street, Roseville) and was formally recorded on September 26, 2019. Select photographs and a detailed description of the building, as a result of the property visit, are provided in Figures 3 through 15.



Figure 3. Front of building overview, western elevation (view toward south), September 26, 2019.



Figure 4. Entry of building, western elevation (view toward southeast), September 26, 2019.



Figure 5. Front porch of building, western elevation (view toward northeast), September 26, 2019.



Figure 6. Front porch of building, western elevation (view toward south), September 26, 2019.



Figure 7. Second-story windows, western elevation (view toward east), September 26, 2019.



Figure 8. Second-story balcony has been removed, western elevation (view toward southeast), September 26, 2019.



Figure 9. View of porch from the south, southern elevation (view toward north), September 26, 2019.



Figure 10. Raised concrete foundation, southern elevation (view toward west), September 26, 2019.



Figure 11. Boxed oriel windows with shed roof on the southern elevation (view toward north), September 26, 2019.



Figure 12. Wood-framed, fixed and single-hung windows, southern elevation (view toward north), September 26, 2019.



Figure 13. Wood-framed, single-hung windows, southern elevation (view toward north), September 26, 2019.



Figure 14. Rear entry to building, partially collapsed stairway, eastern elevation (view toward southwest), September 26, 2019.



Figure 15. Single-hung windows and horizontal siding, northern elevation (view toward southwest), September 26, 2019.

The building is a two-story residential structure constructed in 1914, according to the APN data. The residence is located on the eastern side of Lincoln Street within the City of Roseville on a 0.23-acre parcel. The residence has a wood frame on a raised concrete foundation (Figure 9). Although the front entry has only one step, the first floor at the rear of the building is accessed using a short stairway due to the slight drop in elevation on the parcel and the raised foundation. The stairway was partially collapsed during the property visit. The residence has horizontal drop false bevel wood siding on all elevations.

The residence is a hotel/apartment-styled building that represents a commercial Craftsman style in vernacular form with approximately 12 rooms and 52 windows. The fenestration consists of original windows that are all single-pane, wood-framed casement windows on all elevations. Most of the windows are single-hung while a few windows are fixed. All the windows have screens or plastic covers installed on the exterior of the building and a few windows have been boarded up. One of the original windows is missing on the second floor on the western façade. The residence has a cross-gabled roof line with parallel gables on the western façade creating a symmetrical front entry. The eaves are medium length with exposed rafters and triangle knee braces throughout. The residence has a full-width front porch on the first floor on the western façade. The front porch rests on a concrete floor. The front porch is incorporated into the building and is situated directly below the second-story floor. The front porch contains six porch support beams (unelaborated square columns) that extended up to the top of the second-story windows. The columns are covered in the same horizontal wood siding as the rest of the house. The porch has low solid railings and no piers. The western façade faces Lincoln Street and contains one entry and four windows on the first floor. The second floor contains nine windows (one has been removed) and once had a front balcony that has since collapsed or was removed. A review of 1940s or 1950s photographs of the building confirms the front balcony was in place.

There is a side yard with a paved walkway along the southern façade. The southern façade contains 19 windows, 11 at the second story and eight on the first floor, and no door entry ways. There is one boxed oriel window that protrudes from the side wall of the building (Figure 11). The boxed oriel window contains three original windows and a shed roof. There is one small shed attached to the southern façade that likely housed a hot-water heater. Posed Manring family photographs taken in front of the boxed oriel window confirms that the side of the building has not been altered.

The property appears to gradually slope to the east as the amount of raised foundation exposed on the southern façade increases to the rear of the house. The rear of the house, the eastern elevation, has three door entry ways and four windows. There is an exterior raised porch and stairway at the rear of the building that is dilapidated (Figure 14). Two of the entries are located on the first floor and one is at the second floor. The roof line at the eastern façade has a simple hipped roof.

The residence has a compound floorplan and the northeastern façade is recessed (Figure 15). The northern façade has no entry way and a total of 16 windows. An air conditioning unit is attached to the exterior of the northern façade.

4.3 Property History

The building at 502 Lincoln Street was constructed in 1914 by an unknown architect. According to the historic archival record, the building has been owned by at least four people or families since its construction. From 1914 to 1920, Alexander L. Bell (no relation to Alexander Graham Bell) and his wife Minnie owned and operated the hotel building. Robert and Celinda Watson, brother and sister from Pennsylvania, owned and operated the hotel building from 1920 to 1943. Mrs. Myrtle Sprague owned the building from 1943 to 1946. After Sprague, the Manring family, Washington natives and married couple Clyde and Pearl Manring, owned the building from 1946 to 2019. Clyde and Pearl's only daughter Dolores owned the building after her parents passed in 1976 and 1989 according to census records.

The building is commonly known as the Belvedere Hotel and rooms have been rented since it was first built. The first owner of the Belvedere is believed to be Alexander L. Bell, who was born in New York in 1858 and came to California with his wife Minnie sometime between 1910 and 1914. United States Census Records from 1920 reveal that the Roseville household consisted of Alexander Bell, his wife Minnie, and six lodgers at 502 Lincoln Street (U.S. Census 1920). Alexander Bell is listed as a keeper of a lodging house and working on his own account. The occupations of the lodgers are various positions with the railroad, and one worked at a packing shop. Earlier U.S. Census records from 1900 to 1910 and New York City Directories from 1910 and 1911 places Alexander Bell and his wife Minnie living on Bellevue Avenue in New York with their son Lester. In the New York city directories, Alexander Bell is listed as a carpenter. A 1977 snippet called Looking Back in the Press-Tribune, Roseville states that 60 years ago, "the Belvedere, a 20-room house on Lincoln Street, has been opened to the public and is now accepting roomers. A Mr. Bell is the proprietor. The rooms are described as being neatly arranged and well appointed, well lighted and airy" (Press-Tribune, Roseville 1977).

In 1920, Alexander Bell sold the Belvedere to Robert Franklin Watson and his sister Celinda Eve Watson (Press-Tribune, Roseville 1920). An article in the Press-Tribune, Roseville from December 24, 1920 states that Robert and his sister purchased the "Belvidere Apartment house on Lincoln street." The article goes on to say that Robert will continue his position with the PFE company, and his sister will look after the comforts of the roomers. Census records from 1930 list Alexander Bell as divorced and living in Los Angeles, which could explain why he sold the hotel property to the Watsons in late 1920. Archival research revealed that the name Belvedere first appears on newspaper clippings in 1923. In searching for the hotel in newspapers, the spelling and the title have appeared in a variety of ways over the years: Belvidere, Belvidere Apartments, Bellvedere, Bellvedere Rooms, and Belvedere Rooming House.

A 1923 newspaper advertisement states "For Rent – Rooms, at 502 Lincoln St., The Belvedere. Hot and cold water in every room. Regular and transient accommodated" (Press-Tribune, Roseville 1923). A search of the City directory for Roseville for 1925-1926 reveal an advertisement for the Belvidere Rooming House at 502 Lincoln Street, which was owned by Robert and Celinda Watson. An advertisement in 1925 states that the rooms are furnished, hot and cold running water, and steam heat in every room. The 1925 Sanborn Fire Insurance Map for Roseville is on file at the PCARC and the Roseville Historical Society and shows the residence at 502 Lincoln Street. The residence is labeled as "RMS" which likely means "Rooms."

According to Sanborn Fire Insurance Maps, the building is a two-story with a shingle roof and is outlined in yellow, which denotes that it is wood framed versus constructed of brick, stone, or iron. The 1925 Sanborn Map reveals that the footprint of the Belvedere Hotel has not been altered. The Sanborn Map also has an index that is organized by street names and also has a section called Specials. The Specials section calls out buildings such as schools, halls, laundry, clubhouses, fire departments, chapels, and hotels. The Belvedere is not one of the hotels called out on the 1925 Sanborn Map. The Belvedere may not have been identified because it was advertised and used as longer-term apartment-style house versus short-term hotel services for Roseville.

U.S. Census Records from 1930 places Robert Watson and his sister Celinda as residing on Lincoln Street. Robert was head of the household and owned the house that was valued at \$12,000. Robert and Celinda's listed occupation in 1930 were part owner of a rooming house (U.S. Census 1930). Robert Watson and his sister were born in Pennsylvania. Robert began residing in the Roseville area beginning around 1900. Celinda was born in 1863 and passed away at the hotel in 1939 (Press-Tribune, Roseville 1939). After Celinda passed away, Robert was deeded the property. Celinda lived in Roseville for 18 years before she died. Robert Watson passed away in 1952 in Citrus Heights. Funeral records for Robert Watson list him as a retired hotel owner who lived in the area for 52 years at the time of his death. Mrs. Alice Mae Pearson is listed as Robert's informant. Robert and his sister are both buried in Pennsylvania with their family.

In the 1940s, Robert Watson is listed a janitor at the local Masonic temple according to census records. The 1940 census record lists Alice Mae Pearson as the rooming house manager living with five lodgers at 502 Lincoln Street. Robert Watson is included as one of the lodgers. Robert is listed as owning the house with a \$7,000 value (U.S. Census 1940b). After Celinda passed away, it appears that Robert hired someone to look after the hotel and its lodgers while he worked for PFE and later as a janitor in town.

About 10 years before his death, Robert Watson sold the property to Mrs. Myrtle Sprague in 1943. Mrs. Myrtle Sprague's husband Herbert was a machinist for PFE and he passed away in 1943. Watson also worked for the PFE Company and may have known the Sprague family personally. Mrs. Myrtle Sprague later sold the property to the Manring Family in May 1946 (Press-Tribune, Roseville 1946). Mrs. Myrtle Sprague only owned the property for three years. Local City directories places Mrs. Myrtle Sprague as widowed and living in Woodland in 1948.

Beginning in the late 1940s, the Manring family owned and operated the Belvedere Hotel. Clyde and his wife Pearl purchased the "Bellvedere Rooms at 502 Lincoln Street" in 1946 from Mrs. Myrtle Sprague. Clyde and Pearl came to the Sacramento area in 1946 and first resided in Carmichael. Clyde Vernon Manring married Miss Pearl Gladys Moore in 1934 in Washington. Clyde was born in 1908 and Pearl was born in 1911, both in Washington. U.S. Census records from 1940, list Clyde and Pearl as living in Washington with their daughter Dolores, who was born in 1934 (U.S. Census 1940a). Pearl is listed as a night club waitress and Clyde is listed as a heater repairman for the railway company in Washington.

A search of the City directories for Roseville revealed that during 1960 and 1973, Clyde and Pearl Manring are listed at the Belvedere Hotel at 502 Lincoln Street (R. L. Polk & CO 1969). In 1969, the Belvedere Hotel

is listed among eight other hotels in the directory for Roseville and Citrus Heights (R. L. Polk & CO 1969). The 1970s City directories list Dolores Manning as also residing at 502 Lincoln Street, but she is listed as a teacher. Property tax records and deed records also confirm that Clyde and Pearl owned the Belvedere Hotel beginning in 1946. Clyde was also employed for 10 years with the Civil Engineers at McClellan Air Force Base (Press-Tribune, Roseville 1976). Clyde passed away in 1976 and Pearl passed away in 1989. The couple is buried at the Roseville Public Cemetery. Pearl and Clyde owned and managed the hotel for 35 years together. Their daughter Dolores became the sole owner of the property when her parents passed. Dolores was a graduate from Roseville High School, class of 1952, and University of California, Berkeley. After her schooling in the San Francisco Bay Area, Dolores moved back to Roseville and began teaching at Kaseberg Elementary School. Dolores was also a pageant queen.

A review of aerial photographs from 1938, the earliest available aerial image, reveals the building located at 502 Lincoln Street. The roofline of the building in 1938 aerial confirms that the roofline is the same today. There is a large linear structure, an automobile garage, on a parcel to the south of the residence in 1938. The railroad tracks are located just east of the building. The concrete Sierra Vista Bridge that travels over the railroad is located north of the property. The concrete bridge was constructed in 1929 and replaced the 1907 wooden bridge over the tracks. In 1938 the northern extent of the development of the City of Roseville is the Roseville High School property. The 1938 aerial shows that land to the north of the high school is undeveloped. The precursor road to Highway 65 once travelled along today's Lincoln Street and later Washington Boulevard. The development of Roseville in 1938 is confined to land located along the railroad. By 1952, the route of the older highway through Roseville was constructed at today's Washington Boulevard, thus creating the Seawell Underpass. The construction of Washington Boulevard bypassed the Old Town Roseville Historic District and travel along Lincoln Street diminished. The Seawell Underpass created a safe undercrossing at the railroad tracks, thus closing the route from Old Town to Downtown (the Vernon Street corridor) over the tracks along Lincoln Street. Closing the Lincoln Street crossing at the railroad tracks led to a decline of Roseville's business district located on the northern side of the tracks.

By 1957, Interstate 80 had been constructed to the east of downtown Roseville and the city's development began extending to the east. By 1964, the Moose Lodge had been constructed on the parcel to the north.

4.4 Historic Photographs of the Belvedere Hotel

The Roseville Historical Society obtained family scrapbooks and photographs from the Manning family. A review of the items revealed a number of photographs of the Belvedere Hotel or the building in the background, provided in Figures 16 through 20. The Manning family photographs of the Belvedere Hotel were taken in the 1940s through 1970s. The photographs reveal that the Belvedere Hotel has remained relatively unaltered over the years. Additional photographs and newspaper clippings are provided in Attachment C.



Figure 16. 1940s photograph of the Belvedere Hotel (credit: the Manring Collection at the Roseville Historical Society).

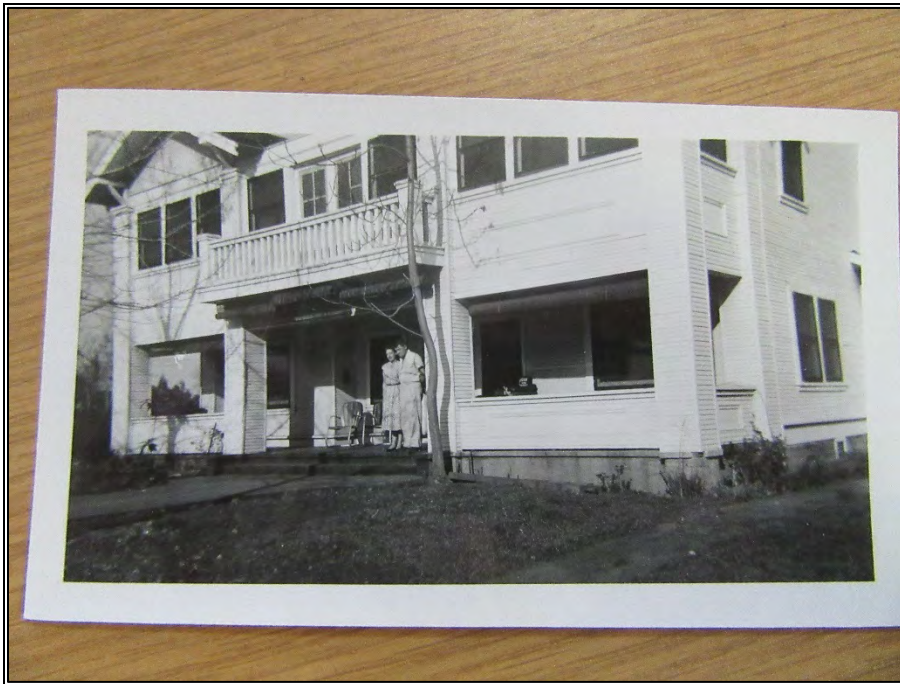


Figure 17. Undated photograph of the Clyde and Pearl Manring on porch of Belvedere Hotel (credit: the Manring Collection at the Roseville Historical Society).

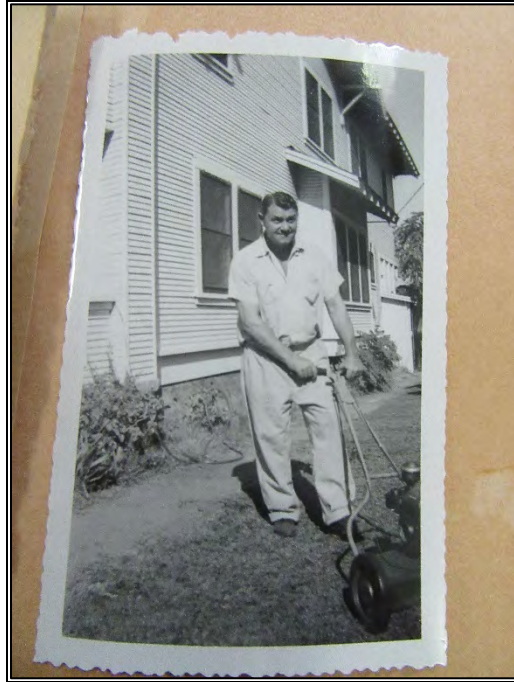


Figure 18. Undated photograph of the Clyde Manring at side yard of Belvedere Hotel (credit: the Manring Collection at the Roseville Historical Society).



Figure 19. Undated photograph of the Belvedere Hotel when the Moose Lodge was being constructed (credit: the Manring Collection at the Roseville Historical Society).

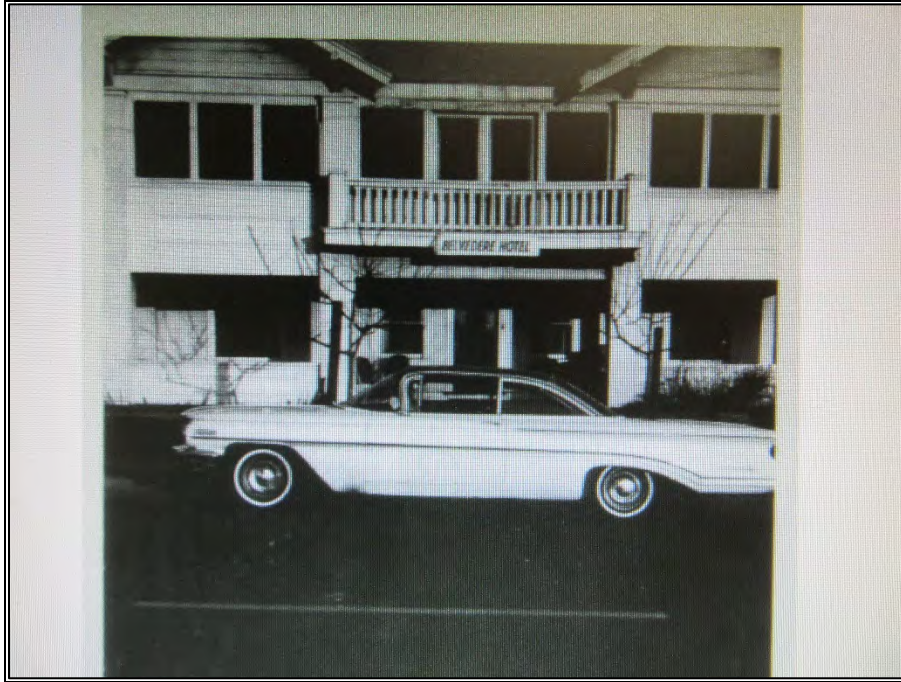


Figure 20. Undated photograph of Belvedere Hotel (credit: the Manring Collection at the Roseville Historical Society).

4.5 Evaluation

Historical and archival research for the building located at 502 Lincoln Street has provided sufficient construction and use history for the building. Following is an evaluation of the building using CRHR and NRHP eligibility criteria. The building is first evaluated as an individual resource, and then separately as a contributing element to the Old Town Roseville Historic District.

CRHR Criterion 1 / NRHP Criterion A: The Belvedere was constructed in 1914 and was operated as a commercial enterprise within Old Town Roseville. The Hotel is associated with a significant event to the history of Roseville and is associated with the early development years of the Old Town Roseville Historic District through its physical appearance and documented historical associations. The building was constructed as an apartment-style house to serve the community for long-term or short-term residential needs, and it played a contributing role in the development and growth of commercial and residential development in Roseville, given its location along Lincoln Street. In addition, the residence is associated with an existing historic district, known as Old Town Roseville. Therefore, The Belvedere Hotel is associated with a significant event (early commercial development of the Old Town Roseville area); however, despite having historical association to meet the eligibility requirement, the building has lost sufficient integrity, as described in more detail below. It does not evoke a sense of place and time and ultimately has lost historic fabric as an individual resource. Therefore, the Belvedere Hotel is not individually eligible for listing on the CRHR under Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: The archival research for the residential building revealed that the residence is not significantly associated with any important person who contributed to local, state, or national history. The Bell family was the first family to own the property when the residence was constructed, yet the archival record does not show any names or individual owners involved in its construction. Also, the owner of the Belvedere Hotel has changed hands since its existence and is not strongly associated with the Bell family who owned the property from 1914 to 1920. From 1920 to 1943, Robert Watson and his sister Celinda owned the hotel property. From 1943 to 1946, Mrs. Myrtle Sprague owned the property. The Manring family owned the hotel for the longest amount of time, from 1946 to 2019. The married couple who owned the hotel, Clyde and Pearl Manring, passed away in 1976 and 1989, respectively. The hotel was later owned and occupied by their daughter Dolores. The hotel itself has been dormant since at least the 1990s and has not operated as a hotel for many years, likely since Pearl Manring was alive. Ultimately, the archival record failed to identify any significant individual or important person associated with the property. Therefore, the Belvedere Hotel is not associated with the lives of persons significant in the past and is not individually eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The building was constructed as an apartment-style house to serve the community for long-term or short-term residential needs. The building has some architectural influence from the Craftsman style in the vernacular form. The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building. The building does not contain any of the favored design features that are distinctive of the commercial representations of the Craftsman style, such as a porte cochere entryway, exterior chimney, or dormers, decorated braces. The building, overall, is not a good representation of the Craftsman style of architecture as compared to other local examples throughout downtown areas as those examples have appealing favored features. The architect of this residential building is unknown, but based on the simplistic design of the building, the craftsmanship is clearly not consistent with a master in any Craftsman-style architecture or building practice. Its architectural style is a product of the period of popularity of that style during the 1900s to 1920s but does not embody distinction among other buildings built during that period.

The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. Therefore, the residence is not individually eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The residential building does not have the potential to yield information important in prehistory or history. Archival research potential for the building has been exhausted, and the building's history is moderately documented in the archival record. The residence cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. In addition, buildings

from the 1910s built within the city limits are not likely to have associated archaeological deposits, such as privies or refuse deposits, because by the turn of the century, utilities, services, and plumbing had reduced the need for facilities outside of the home. As a result, the residence is not individually eligible under CRHR Criterion 4 or NRHP Criterion D.

Integrity: Historic photographs of the Belvedere Hotel building were found during archival research at Roseville Historical Society. Therefore, the assessment of integrity is based on the information presented in the historic photographs and Sanborn Fire Insurance Maps for the property, and the updated field documentation.

The field documentation and review of historical aerials and Sanborn Fire Insurance Maps indicate that the footprint and construction of the building remains the same as when it was built. The building retains integrity of location. The building remains within the commercial and residential corridor of Lincoln Street on the northern edge of Old Town Roseville, expressing the setting and association of the early commercial businesses of the area. The location and setting have not changed since it was originally constructed. As a result of infill development over the years, the building no longer portrays a strong sense of time and place evoking the feeling of Old Roseville as an individual building. It no longer is used as a hotel or apartment and, coupled with the loss of the front balcony which served as a centerpiece to the decoration and ornamentation of the building, it no longer retains integrity of design or workmanship. The essential physical components of the building are still in good condition and the original wood-framed, single-hung windows on all elevations remain intact showing retention of original materials. Screens have been added to the exterior of the windows, but do not diminish the use of materials.

Historic photographs of the Belvedere Hotel taken by the Manring family during their ownership reveal that the building has virtually remained the same with the exception of the removal of the front balcony, front awnings, and one second-story window. The horizontal siding present on the building today is the same as when the Manrings purchased the property. Historically the property had a hedge in the front yard, however the plant no longer remains. Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association. The construction of the Moose Lodge to the north has also impaired the visibility of the building. Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed.

Overall, the building retains integrity of location, materials, and setting; but has significantly lost integrity of feeling, design, association, and workmanship. In particular, the loss of integrity of feeling, design, and association are critical to the significance of this building as a representation of commercial Old Town Roseville, and as such would render the building ineligible, even if it met one or more of the eligibility criteria.

Historic District Considerations: The Belvedere Hotel has been listed as a Major Contributor to the Old Town Roseville Historic District since 1981. A Major Contributor classification for the district refers to "a building that either by its existing appearance and/or its being the location of an historical commercial

enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925.” The Old Town Roseville Historic District area was designated as a historic district at the local level by the City of Roseville, as stated in the Downtown Roseville Specific Plan. Though a statement of significance (i.e. CRHR/NRHP eligibility evaluation or similar) is not included in the Specific Plan, the Plan does state that the Old Town Roseville Historic District “consists of commercial buildings displaying a variety of architectural styles ranging from late nineteenth century Victorian styles to the Deco-Moderne style of the 1930s and 1940s.”

Further, the District Record explains that the District is a concentration of buildings that are united through their historical association and/or architectural or aesthetic plan or physical development, specifically as they relate to commercial growth and economic and social contribution to this area in Roseville. The District record identifies three levels of contributors. A Major Contributor is a building that either by its existing appearance and/or its being the location of an historical commercial enterprise or ownership relates significantly to the Old Town Roseville historic era between 1900 and 1925. A Supportive Contributor is a building that by its appearance and/or its history cannot be classified as a “Major” building, but the buildings do present a good framework for the “Major” buildings, helps to support the time, place, and scale of the “Major” building. A Non-Contributor is a building that is unrelated in appearance, condition, or scale to the time period of the early heritage of the commercial area of Old Town Roseville. The area, defined in the Specific Plan, is bordered by Main Street on the north, Pacific Street on the south, Washington Boulevard on the west, and Lincoln Street on the east.

The Belvedere Hotel, though lacking sufficient integrity to be considered historically significant as an individual resource, still retains the essential qualities to remain a contributor to the Old Town Roseville Historic District. The Belvedere Hotel, constructed within the Period of Significance for the District that ranges from 1900 to 1925, continues to be recognized through its physical appearance and location among similarly purposed buildings as a historical commercial enterprise. Despite the loss of integrity of association, feeling, and workmanship as an individual resource; the Belvedere Hotel retains the essential aspects of integrity that were established for the Old Town Roseville Historic District, which are the contributing buildings’ location, physical recognizability as a historical commercial enterprise, and association to the commercial development of Old Roseville. As such, the Belvedere Hotel retains sufficient integrity to remain a contributor to the District. That said, ECORP believes the classification of the hotel in the District Record as a “Major Contributor” should be adjusted to be considered a “Supporting Contributor” based on the definitions provided in the record. The Belvedere Hotel building is not a primary focal point within the District and does not represent the architectural value for which the District is aesthetically formulated; rather, it contributes to the overall framework of the District and its presence and historical association supports the other major contributors to the District.

4.6 Conclusion and Impacts Assessment

ECORP evaluated the building at 502 Lincoln Street and found that it is not eligible or significant as an individual resource, but remains a contributor to the Old Town Roseville Historic District, as defined in PRC 5020.1(k). Though the building is not a Historical Resource in accordance with CEQA, it is a

contributor to a District which is considered a Historical Resource. Therefore, impacts to the District as a result of removing the contributing building were considered below.

Section 4.7.3 of the Downtown Roseville Specific Plan discusses potential impacts and recommended mitigation measures for projects implemented in the Specific Plan Area. Impact 4.7-1 of the Specific Plan states that the "Old Town Roseville area is designated as a historic district by the City of Roseville at the local level...Therefore, [a] project [within the Specific Plan Area] would have a potentially significant impact on architectural resources." In accordance with CCR 14, Section 15064.5(b)(1), a project that includes the physical demolition of a Historical Resource is considered to have a significant effect on the environment. The Belvedere Hotel, however, is not individually a Historical Resource; rather, it is a contributor to a District which is the Historical Resource, so, impacts to the District were considered for significant effects on the environment. ECORP's updated evaluation finds that the building should be reduced from a "Major Contributor" as stated on the 1981 District Record to a "Supporting Contributor" based on the updated research and integrity assessment. Removal of the building from the District will have a less than significant impact on the overall Historic District because the District will retain sufficient historical and architectural integrity, as portrayed by its many remaining major and supportive contributing buildings within the District boundaries. The historical associations and contributions of the Belvedere Hotel to the Historic District as a commercial enterprise remain strong as portrayed separately by the remaining contributors to the District, after removal of the building. In addition, to lessen potential impacts to the District even further, ECORP recommends implementing the Mitigation Measure 4.7-1 which states that, "if it is not feasible to retain an eligible historic resource, prior to demolition, documentation to the standards of the Historic American Building Survey (HABS)[-like] shall be conducted". Generally speaking, the Specific Plan identifies HABS-like documentation as a mitigation measure to be implemented in the case that it is not feasible to retain a building and demolition is the only option. Copies of the HABS-like documentation should be provided to local Roseville historical societies and the Placer County Archives to provide public historical record of the building prior to its demolition.

5.0 REFERENCES CITED

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LIST OF ATTACHMENTS

Attachment A – Records Search Confirmation and Historical Society Coordination

Attachment B – Building Photographs

Attachment C – Archival Photographs and files

Attachment D – Old Town Roseville Historic District Documentation

Attachment E – Department of Parks and Recreation (DPR) 523 Form for the Belvedere Hotel

ATTACHMENT A

Records Search Confirmation and Historical Society Coordination

California
Historical
Resources
Information
System

NORTH CENTRAL
INFORMATION
CENTER



AMADOR
EL DORADO
NEVADA
PLACER
SACRAMENTO
YUBA

California State University, Sacramento
6000 J Street, Folsom Hall, Suite 2042
Sacramento, California 95819-6100
phone: (916) 278-6217
fax: (916) 278-5162
email: ncic@csus.edu

10/1/2019

NCIC File No.: PLA-19-90

Megan Webb
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

Re: 502 Lincoln Street (2019-198)

The North Central Information Center received your record search request for the project area referenced above, located on the Roseville USGS 7.5' quad. The following reflects the results of the records search for the project area.

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ custom GIS maps ☐ shapefiles

Resources within project area:	P-31-4240
Resources outside project area, within radius:	Not requested
Reports within project area:	None
Reports outside project area, within radius:	Not requested

Resource Database Printout (list):

☐ enclosed ☒ not requested ☐ nothing listed/NA

Resource Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed/NA

Resource Digital Database Records:

☐ enclosed ☒ not requested ☐ nothing listed/NA

Report Database Printout (list):

☐ enclosed ☒ not requested ☐ nothing listed/NA

Report Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed/NA

Report Digital Database Records:

☐ enclosed ☒ not requested ☐ nothing listed/NA

Resource Record Copies:

☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Copies:

☐ enclosed ☐ not requested ☒ nothing listed/NA

<u>OHP Historic Properties Directory:</u>	☒ enclosed	☐ not requested	☐ nothing listed/NA
<u>Archaeological Determinations of Eligibility:</u>	☒ enclosed	☐ not requested	☐ nothing listed/NA
<u>CA Inventory of Historic Resources (1976):</u>	☒ enclosed	☐ not requested	☐ nothing listed/NA
<u>Caltrans Bridge Survey:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Ethnographic Information:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Historical Literature:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Historical Maps:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Local Inventories:</u>	☐ enclosed	☐ not requested	☒ nothing listed/NA
<u>GLO and/or Rancho Plat Maps:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Shipwreck Inventory:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Soil Survey Maps:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Sincerely,

Paul Rendes, Assistant Coordinator
North Central Information Center

From: [Carnegie Museum](#)
To: [Megan Webb](#)
Subject: Belvedere
Date: Tuesday, September 24, 2019 2:52:19 PM

Hello Megan,

I received your request for information regarding the Belvedere Hotel. I am currently in the process of writing up the history on the building for an up and coming exhibit on the hotel. I'm curious...you have a build date of 1911. How did you arrive at that date? I can tell you that the Manring Family purchased the hotel in 1946 and not in the 1960's. I do believe they may have been managing it for a few years before the purchase date.

My research involves visiting the the Placer County Archives and using some of collection at the Carnegie Museum on the Belvedere that was donated to us by the family in 2018 & 2019. We are still in the process of organizing the artifacts but you are welcome to visit us to view what we have processed thus far. I work Tuesdays and Fridays from 12:30-4:30 but today is my last day for a week. I will return on Friday Oct. 4 at 12:30. If you wish to make an appointment to come in, please do so.

Thank you,

Sharalee Falzerano

Archivist

--

Roseville Historical Society
(916) 773-3003

Carnegie Museum
557 Lincoln
Roseville, CA 95678

PC Exhibit B

From: [Bryanna Ryan](#)
To: [Megan Webb](#)
Cc: [Kelsey Monahan](#)
Subject: RE: Property Research - 502 Lincoln Street
Date: Monday, September 23, 2019 4:23:03 PM
Attachments: [image001.png](#)
[image002.jpg](#)

Hi Megan,

In a cursory look, we do have deeds related to this property and can continue to check chain of title to see how far back we can go. At the following link you will be able to view and download the deeds gathered thus far: <https://placercounty.box.com/s/abwf5v8c8hcpere62lqqf244hxc5jhjg>

I am now back as far as Robert F. Watson granting and immediately re-receiving (to set up life estate?) the property in 1929.

The next step would be to search all instances of Robert F. Watson being a grantee between 1907 when the property became part of a subdivision, and 1929 when he grants it. Then looking at who the grantor was to Watson and searching for that person as a grantee.

You are welcome to come in this week on Friday and we will open from 9-12 (close for lunch) and 1-3.

If you want to speed things up, you could visit the Placer County Clerk-Recorder's office and in their lobby is where they keep the original Grantor/Grantee indices. We only have a digital copy to these and it is only available (currently) for the archivist to search through.

You can pull these indices without an appointment and do not have to wait in line. If you could find all references to Robert F. Watson as a grantee between about 1907-1929, we would be happy to search the Deed books until we hit on the right one.

On Friday, you would also be able to search through the newspaper archive and gather articles, and see if anything shows up in the assessment rolls once we identify a potential build-date and owner at that time.

I have copied Kelsey Monahan on this email and she is now the Curator of Archives and the person you would be meeting with and working with on this project. If you have any questions feel free to reach out to Kelsey.

Regards,

Bryanna M. Ryan
Supervising Curator
Facilities Management | Museums Division
(530) 889-6504 direct | (530) 889-6500 main
101 Maple Street, Auburn, CA 95603

Placer-new



From: Megan Webb <mwebb@ecorpconsulting.com>

Sent: Monday, September 23, 2019 10:54 AM

To: Bryanna Ryan <BRyan@placer.ca.gov>

Subject: Property Research - 502 Lincoln Street

Hi Bryanna,

I am conducting research on a property located in Old Roseville. The property is located at 502 Lincoln Street and was constructed around 1911. So far I know that the property was used and possibly built as a hotel and is commonly known as The Belvedere Hotel. From the deed paperwork and some city directories, I found that the Manring family owned/ran the hotel beginning in the 1960s. I am hoping that your archives houses more relevant information on the property from when it was first constructed.

Please let me know if any thing comes up from a preliminary search for the Belvedere hotel. Also, may I conduct in house research either Thursday or Friday this week? Thanks!

Megan Webb

Staff Archaeologist

ECORP Consulting, Inc.



A Federal Small Business

2525 Warren Drive, Rocklin, CA 95677

Ph: 916.782.9100 ♦ Cell: 916.660.2427 ♦ Fax: 916.782.9134

mwebb@ecorpconsulting.com ♦ www.ecorpconsulting.com

Rocklin ♦ Redlands ♦ Santa Ana ♦ San Diego ♦ Chico ♦ Flagstaff, AZ ♦ Santa Fe, NM



September 27, 2019

Placer County Historical Society
P.O. Box 5643
Auburn, CA 95604

RE: Cultural Resources Identification Effort for the Building at 502 Lincoln Street, Roseville, Placer County, California T 11N, R 6E, Section 34 (ECORP Project No. 2019-192)

Dear Placer County Historical Society:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. The proposed project area includes a 1914-constructed residence located at 502 Lincoln Street in Roseville, California. The building is located on the east side of Lincoln Street, south of the Sierra Vista Bridge, and just west of the Southern Pacific Railroad. The building itself has been commonly known as the Belvedere Hotel. The Assessor Parcel Number (APN) associated with the property is APN 011-147-003-000. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

Included is a map showing the project area outlined. We would appreciate input on this undertaking from the historical society with concerns about possible cultural properties or potential impacts within or adjacent to the area of potential effect. If possible, please email or fax your response to my attention at (916) 782-9134 or mwebb@ecorpconsulting.com. If you have any questions, please contact me at (916) 782-9100.

Thank you in advance for your assistance in our cultural resource management study.

Sincerely,

Megan Webb
Staff Archaeologist

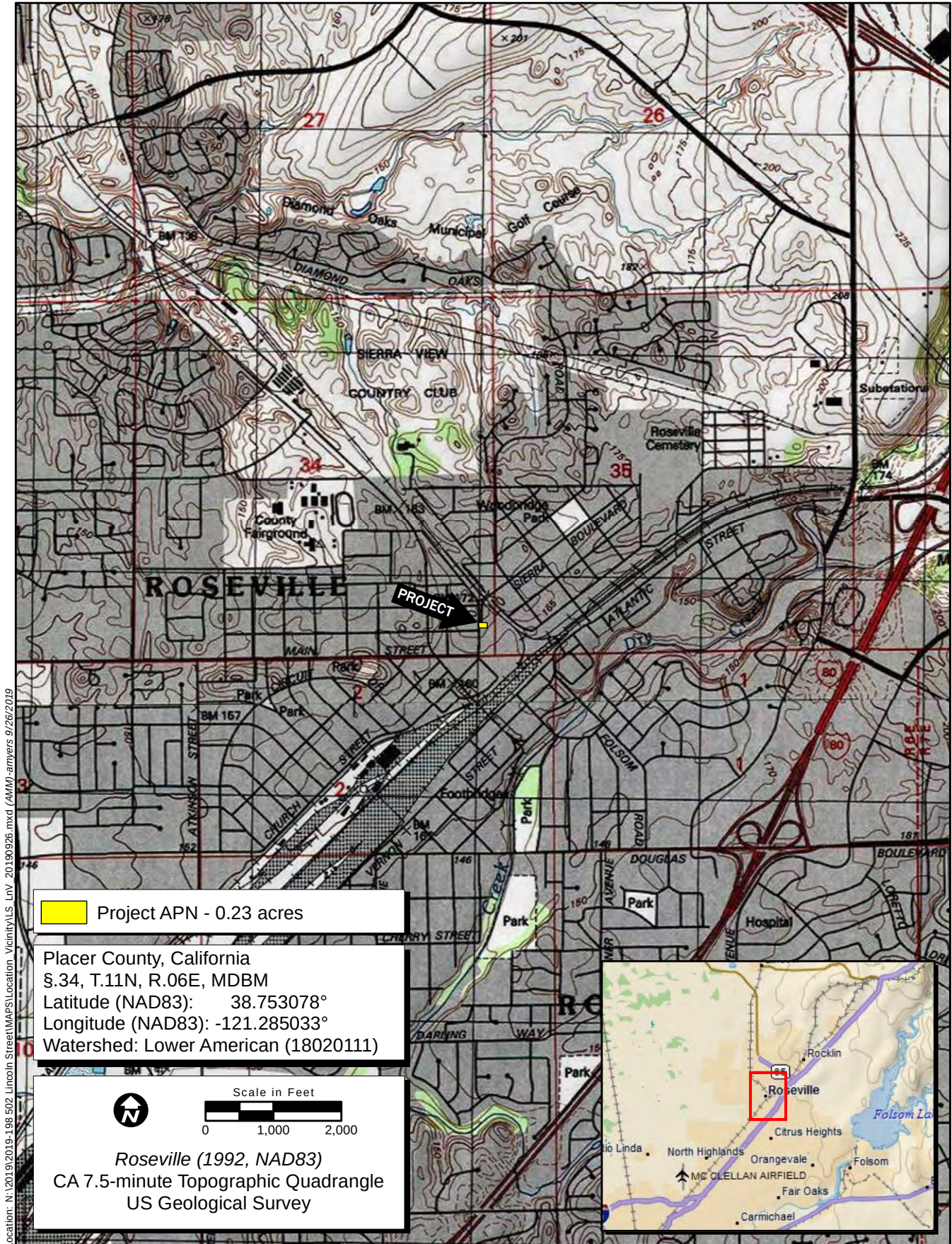


Figure 1. Project Location and Vicinity

2019-198 502 Lincoln Street



September 27, 2019

Placer Sierra Railroad Heritage Society
99 Railroad Ave.
P.O. Box 1776
Colfax, CA 95713

RE: Cultural Resources Identification Effort for the Building at 502 Lincoln Street, Roseville, Placer County, California T 11N, R 6E, Section 34 (ECORP Project No. 2019-192)

Dear Placer Sierra Railroad Heritage Society:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. The proposed project area includes a 1914-constructed residence located at 502 Lincoln Street in Roseville, California. The building is located on the east side of Lincoln Street, south of the Sierra Vista Bridge, and just west of the Southern Pacific Railroad. The building itself has been commonly known as the Belvedere Hotel. The Assessor Parcel Number (APN) associated with the property is APN 011-147-003-000. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

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Thank you in advance for your assistance in our cultural resource management study.

Sincerely,

Megan Webb
Staff Archaeologist

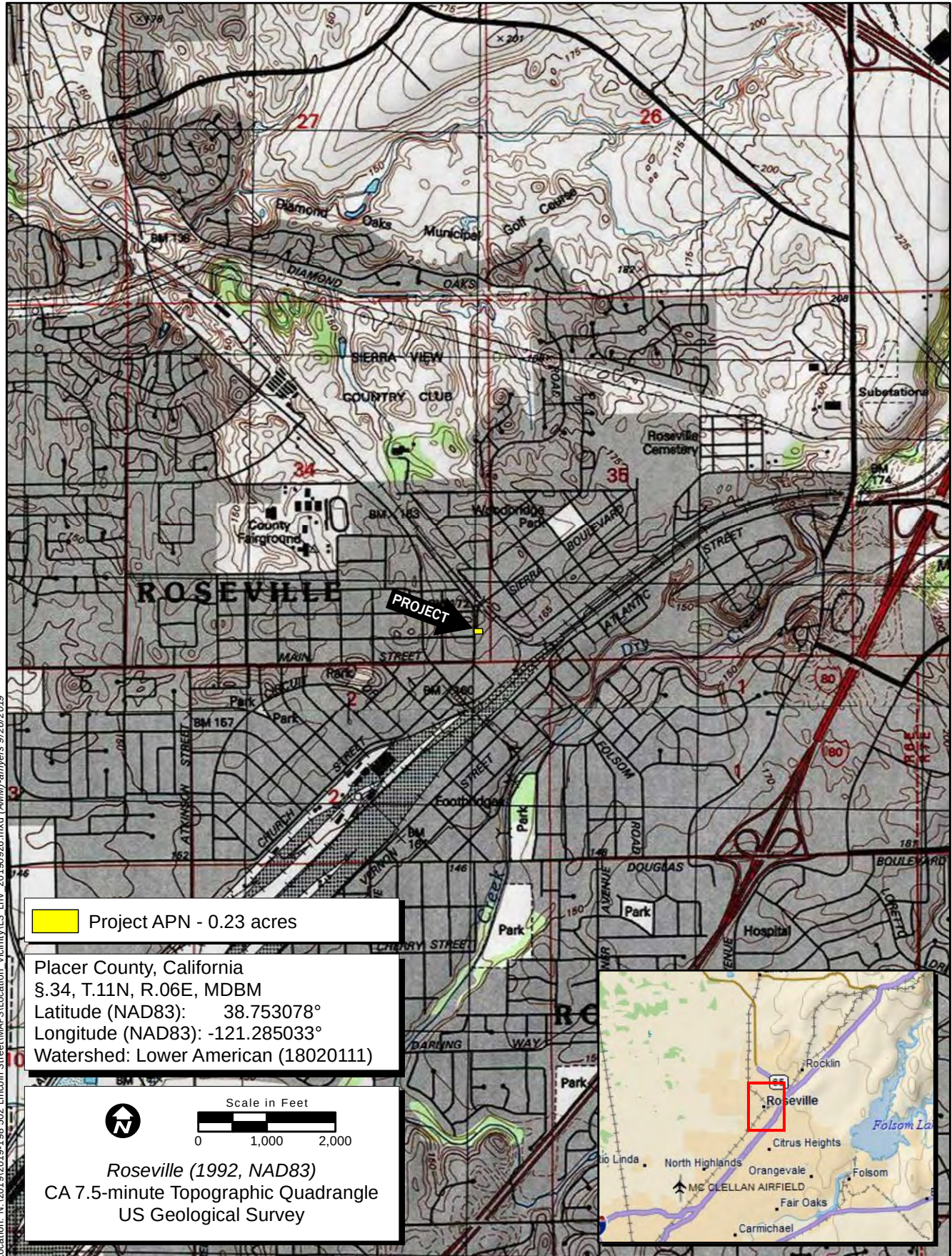


Figure 1. Project Location and Vicinity

2019-198 502 Lincoln Street

PC Exhibit B

ATTACHMENT B

Building Photographs

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH RECORD

Primary #
HRI#
Trinomial

Page 1 of 2

Resource/Project Name: 502 Lincoln Street

Year 2019

Camera:

Lens Size: 35mm

Film Type and Speed: Digital

Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
9	26			View of building from across Lincoln Street	East	001
9	26			View of front yard	South	002
9	26			View of front yard	North	003
9	26			View of southern side yard	East	004
9	26			View of western façade	NE	005
9	26			Front entry on western façade	East	006
9	26			View of western façade	SE	007
9	26			View of western façade	NE	008
9	26			Front porch overview	North	009
9	26			Front porch overview	South	010
9	26			Detail of front porch overhang material	NE	011
9	26			Detail of front porch overhang material	South	012
9	26			Wood framed, single pane windows with screen	East	013
9	26			Front porch overview	SW	014
9	26			Detail of wood framed, single pane windows with screen	East	015
9	26			Front porch overview	North	016
9	26			Front porch overview	SE	017
9	26			Front porch overview	NE	018
9	26			Second story on western façade	East	019
9	26			Second story on western façade (possible porch up top)	SE	020
9	26			Brick detail outlaying porch	North	021
9	26			View of southern façade	East	022
9	26			Raised concrete foundation with crawl space	North	023
9	26			Wood framed, single pane windows with screens	North	024
9	26			Second story window and exposed rafters	North	025
9	26			View of southern façade, small extended space	East	026
9	26			View of southern façade, small extended space	NE	027
9	26			Wood framed fixed windows on southern façade	North	028
9	26			Eastern façade with three entries	NW	029
9	26			Partially collapsed deck/platform at back entry	North	030
9	26			Partially collapsed deck/platform and stairs at back entry	NW	031
9	26			Back entry to building	West	032
9	26			Eastern façade	West	033
9	26			Partially collapsed deck/platform and stairs at back entry	West	034
9	26			Partially collapsed deck/platform and stairs at back entry	West	035
9	26			Partially collapsed deck/platform and stairs at back entry	West	036
9	26			Boarded up window	NW	037
9	26			Second story window on eastern façade	NW	038
9	26			Back of building	West	039

PC Exhibit B

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH RECORD

Primary #
HRI#
Trinomial

Page 2 of 2

Resource/Project Name: 502 Lincoln Street

Year 2019

Camera:

Lens Size: 35mm

Film Type and Speed: Digital

Negatives Kept at: ECORP Consulting, Inc.

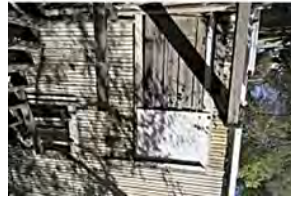
Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
9	26			Storage sheds behind house	East	040
9	26			Wood framed, single pane window with screen	South	041
9	26			Raised concrete foundation with crawl space	South	042
9	26			NW corner of building	West	043
9	26			NW corner of building	West	044
9	26			Moose Lodge building located directly to the north	NW	045
9	26			NW corner of building	SE	046
9	26			Exposed rafters	West	047
9	26			Northern façade overview	South	048
9	26			Wood framed, single pane window with screen	South	049
9	26			Foundation detail	South	050
9	26			Wood framed, single pane window with plastic screen	South	051
9	26			Wood framed, single pane windows with screens	West	052
9	26			Air conditioning unit on northern façade	South	053
9	26			Air conditioning unit on northern façade	SE	054
9	26			Front porch pillars extended to second story	South	055
9	26			Pillar and telephone box	SW	056
9	26			Dropped false bevel wooden siding	Detail	057
9	26			Front entry overview	South	058
9	26			Northern façade overview	SE	059
9	26			Second story windows	South	060
9	26			Air conditioning unit on northern façade	SE	061
9	26			Front entry overview	East	062
9	26			Front entry overview	East	063
9	26			Front entry overview	NE	064
9	26			Side of porch and southern façade	North	065
9	26			Detailing on porch railing	North	066
9	26			Short window on gable	North	067
9	26			Back entry	East	068
9	26			Northern side yard and building	West	069
9	26			Exposed rafters	South	070
9	26			View of building from across Lincoln Street	West	071

PC Exhibit B

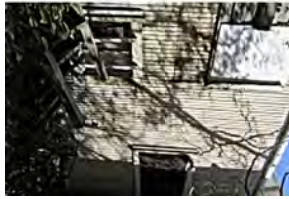
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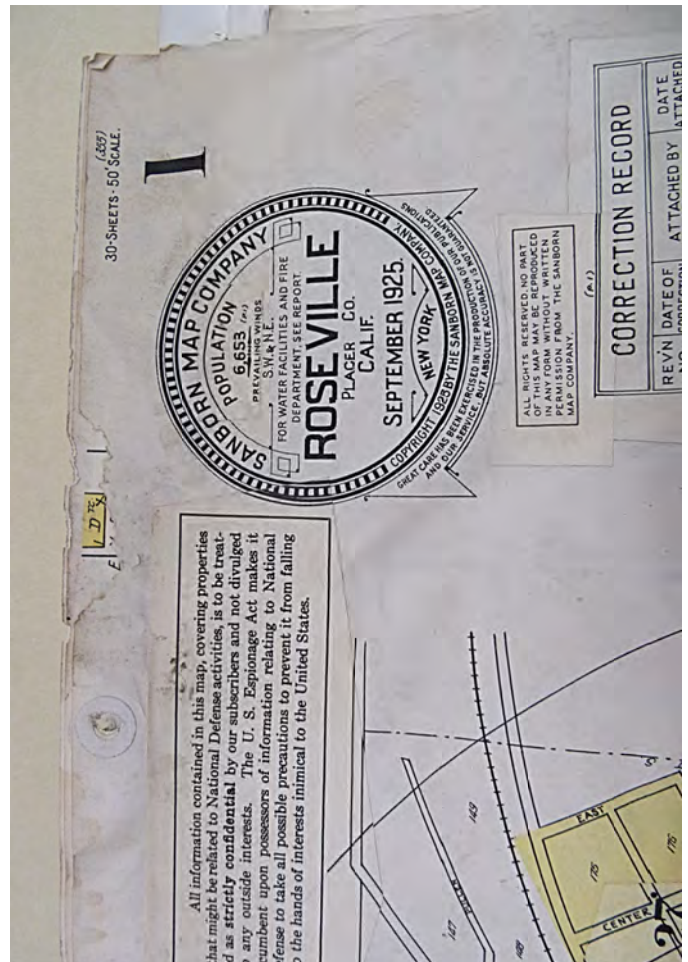
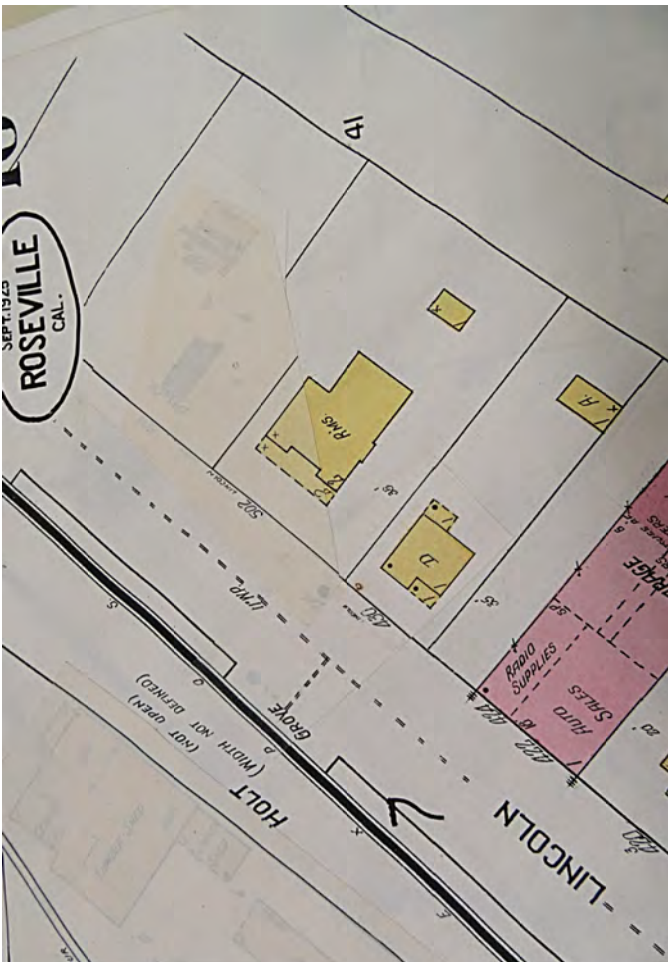
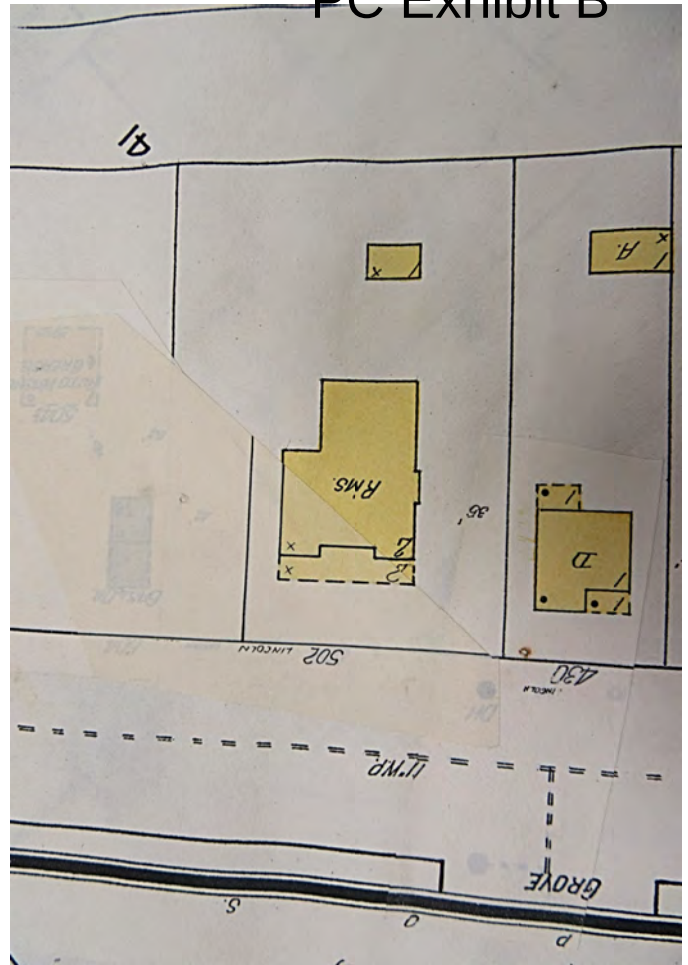




ATTACHMENT C

Archival Photographs and Files

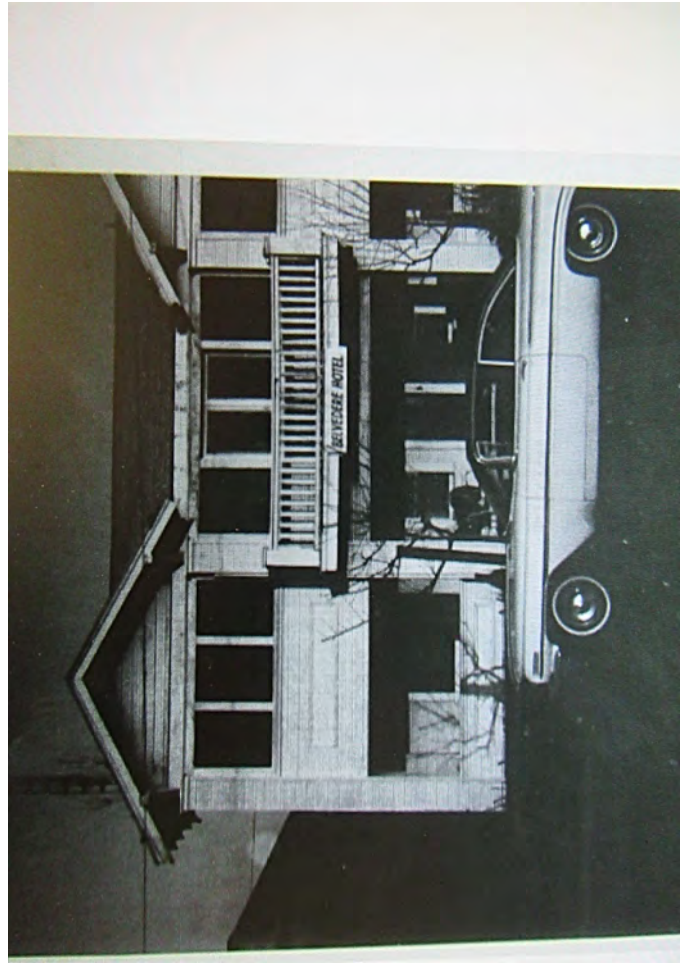
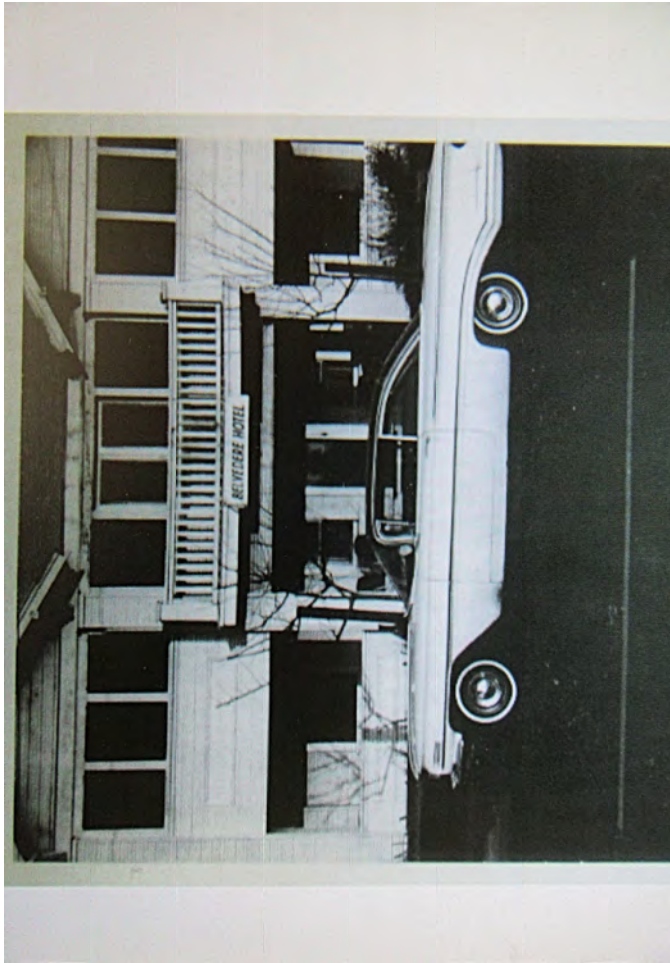
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A. L. Bell Sells Belvidere Apartment

R. I. Watson and his sister, Miss Celinda Watson, who arrived here from Baltimore, Md., the first of the week to join her brother, this week purchased of A. L. Bell, the **Belvidere** apartment house on Lincoln street and have taken possession. "They will make their home there. "Bob" will retain his position in the P. F. E. and assist his sister in looking after the comforts of their roomers.

Mr. Bell is undecided as to his future activities but is contemplating a trip back to his old home in New York.

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Carl M
E. J. I



PC Exhibit B

The Press-Tribune (Roseville, California) • 16 Jun 1939, Fri • Page 1

1 of 9 matches

by Eddie Bursell on high bid. Hanford Crockard was the donor.

Celinda Watson Dies At Lincoln St. Home

The remains of Miss Celinda Eve Watson, long time resident of Roseville, were shipped to Glen Rock, Pennsylvania, for burial last night by the Broyer Mortuary of this city.

Miss Watson, a native of Glen Rock, died early yesterday morning in her home at 602 Lincoln street. She had resided here for the past 18 years. She was slightly over 76 years of age, having been born April 29, 1863. Surviving is a brother, Robert F. Watson, well known here and a janitor at the local Masonic temple. He resides at 602 Lincoln street.

City Court Pays Cash in the

The city of Roseville, richer by \$502.75 during May through the open license court.

According to Police Officer Broyer, he collected in fines and forfeitures, cases, and \$443.25 for motor vehicle laws.

The Press-Tribune (Roseville, California) • 22 Sep 1989, Fri • Page 2

1 of 1 matches

Pearl Gladys Manring

Dec. 31, 1910 — Sept. 17, 1989

Pearl Manring, a Roseville resident since 1946, died Sunday at Roseville Hospital. She was 78.

Mrs. Manring, a native of Washington, owned and operated the historical Belvedere Hotel in Old Roseville with her husband for 35 years. Mrs. Manring was a former member of the Roseville Historical Society. Mrs. Manring was active in a number of community organizations.

Graveside services were held Saturday at 10 a.m. at the First United Methodist Church of Roseville, 109 Washington Blvd.

The family requests memorial contributions go to the charity of choice.

Mrs. Manring's survivors include her daughter, Dolores Marling Manring; her sister, Mable May Hanson; her nephews, Bill Fred Hanson and Gene Aaron Hanson, and her niece, Cleora Evonne Scutt, all of Roseville.



James Rowett

KAMRAR SHEET METAL WORK AND HEATING 518 Riverside Ave.

G. A. BOOM
CARPENTER AND BUILDER
PLANING MILL
103 Placer Ave
Roseville
PHONE 196-J

P. F. E.
BOARDING HOUSE
(GEORGE BROWN, PROP.)
REGULAR MEALS 35c
WORKMEN'S CLOTHING
PRICES REASONABLE
720 Vernon St.
Phone 215-J

Roseville Tribune AND REGISTER BUSINESS DIRECTORY OF ROSEVILLE 1925-26
Alphabetically Listing and Classifying Everything in Roseville

Riverside Planing Mill
NOLTE & GIESSE, Props.
Doors, Windows, Door and Window Frames, Screens, Screen Doors, Cabinets, China Closets, Hardwoods, Panels and Glass
432 Riverside Ave. Phone 188-W

DUPLUX PERCOLATOR CO. PURE WATER SERVICE
Small Monthly Rates For Use of Filters and Purifiers
Roseville, Calif. Phone 1323-X

ST 50c ROOMS IN TOWN-BUSBY HOUSE

State Traffic in Sizeable Gain

There was a gain of 48.7 per cent in the volume of automobile traffic on California highways during the first quarter of 1946, a report released yesterday reveals.

Traffic fatalities are occurring at twice the rate on rural roads as they are in the cities, the report given by E. Raymond Cato, chief of the state highway patrol, states.

Cato said passenger traffic is up 58.6 per cent over that of 1945 while truck traffic has gained 17.3 per cent. The trucks and other freight carriers account for 16.5 per cent of all highway traffic.

Death Stralks Rural Roads

As to deaths on rural roads, Cato declared that in 1945 there was one death to every 7.65 rural accidents as against one death to every 11.5 in 1944.

Bellvedere Rooms On Lincoln Sold

Marking continued activity in real estate transfers on the north side of the city, sale of the Bellvedere Rooms at 502 Lincoln street, by Mrs. Myrtle Sprague to Clyde V. Manring and wife of Carmichael and Seattle, was revealed yesterday by Tom J. Pugh, local realtor.

The business property in question was originally owned by Robert Watson and sold to Mrs. Sprague in 1943. She is moving this week to her home south of Roseville.

Having had many years experience in managing hotels and rooming houses, the Manrings intend to make several major improvements in the Lincoln street property.

County Agricultural Conservation Committee

Alpha, May 2
May 9, at 10, 11
Central, May 3,
Tahoe Lake a
Ackerman and
1 and 8 o'clock
New England
and Penryn, M
3:30 and 8.
General
Dry Creek, 1
Lone Star, Alta
May 9, at 10, 11
Run, Dutch, F
May 10, at 10,
respectively.
Valley View, 1
at 7 and 9 p.m.
ka Union, M
and 8 p.m.; 3
Valley and F
4, 5:30 and 7
Blue Canyon
Donner Trail,
High and Line
10 a.m., 2 and
ion, May 22, a
May 23, at 11

PC Exhibit B

Bedell E O ranch.....OL-F-14
 Belden J E r 816 Shearer.....178-W
 Bell H T 141 Carmel Av.....171-M
 Bell R H r 134 Placer Av.....180-W
 Belluomini F 324 Sierra Blvd.....122-J
 Belote J R r 331 Pleasant.....9-M

BELVIDERE ROOMING HOUSE—(R. F. and C. E. Watson, Props.) Hot and Cold Water, Electric Lights; Clean, Comfortable Rooms. 502 Lincoln St. Phone 146-J

Bennett & Roeber Drugs.....242
Benson W H r 214 Roseville.....35-R
Bergantz J L r 116 Douglas.....82-W
Berry G C r 211 Clark.....

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DuBarry Hotel	5
Porter House	15
Rex Hotel	15
Roseville Hotel	16
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West House	19
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PAINTERS	
Boone, S. M.	
Flachsmann, J.	
Mason Bros.	
Robison, Irl E.	
Thompson, R.	
PHOTOGRAPHERS	
Holmboe Studio	
PHYSICIANS AND DRUGGISTS	
Eveleth, Dr.	
Fanning, Dr.	
Whittier, Dr.	
PLANING MILLS	
Boom, G. A.	
Riverside	
PLUMBING, S.	

The Press-Tribune (Roseville, California) • 18 Sep 1989, Mon • Page 2

1 of 8 matches

OBITUARIES

Pearl Gladys Manring
 Dec. 31, 1910 — Sept. 17, 1989

Graveside services will be held at 2 p.m. on Wednesday at Roseville District Cemetery. Mrs. Virginia Pearson and Douglas Brumbaugh will officiate.

Memorial contributions may be made to the charity of choice.

Mrs. Manring's survivors include her daughter, Dolores Marling Manring of Roseville; her sister, Mable May Hanson of Roseville; her nephews, Bill Fred Hanson and Gene Aaron Hanson, both of Roseville; and her niece, Gloria E. Vorne Smith of Roseville.

A graduate of Wenatchee High School in Wenatchee, Wash., Mrs. Manring also lived previously in Bremerton, Wash. She was a member of the Roseville Historical Society.

Manring, a native of Hartline, Wash., owned and managed the Belvidere Hotel in Roseville for 35 years with her husband, Clyde Vernon Manring. Mr. Manring died in 1976.

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The Press-Tribune (Roseville, California) • 18 Sep 1989, Mon • Page 2

1 of 8 matches

THIS IS TODAY

German battleship "Blücher" between Greenland and Iceland.

In 1972, at a summit meeting in Moscow, President Nixon and Soviet Premier Kosygin signed an agreement on joint space exploration.

A thought for the day: Elmer Davis, American writer and radio commentator and head of the World War II Office of War Information, said, "This will remain the land of the free only so long as it is the home of the brave."

Happy Birthday
 May 24
 Joseph Hernandez, Ronald Lee Johnson, John Parker Alexander, Jimmy Dunning, Cindy McDowell, Kay Reiland, Bob Wilson, Joe Hunter, Mike Bravo, Emma Brown, Pam Spratt, Lora Mosley and Larry Peterson.

Looking Back
 Sixty Years Ago
 The Belvidere, a 20-room house on Lincoln Street, has been opened to the public and is now accepting roomers. A Mr. Bell is the proprietor. The rooms are described as being neatly arranged and well appointed, well lighted and airy.

George Kirby was down from the cattle range east of Lincoln this week.

The Butler Brothers pool hall and cigar store announces that they are contemplating soon putting in an ice-cooled glass show case for their candies.

Thirty Years Ago
 Permission to serve beer and wine in the Barker Hotel, a

PC Exhibit B

ATTACHMENT D

Old Town Roseville Historic District Documentation

NOTE - 37 PROPERTIES -
UNABLE TO COMPUTERIZE
BECAUSE
OF LACK
OF INFO
1/31/86

OLD TOWN ROSEVILLE HISTORIC DISTRICT

P-31-4240



Adopted by Res. 78-23, March 22, 1978.
Revised by Res. 81-33, March 11, 1981.

OLD TOWN ROSEVILLE HISTORIC DISTRICT
HISTORIC DISTRICT PROGRAM
OLD TOWN ROSEVILLE REDEVELOPMENT ASSOCIATION

March, 1981

by

ASTONE & ASSOCIATES
Historic Preservation/Urban Revitalization Consultant

928 Second Street
Sacramento, California 95814
(916) 446-1472

This Project has in part been accomplished as a result of
a grant from the National Trust for Historic Preservation.

CITY COUNCIL

Harry Crabb, Jr., Mayor
June Wanish
Byron Claiborne
Richard Roccucci
George A. Buljan

CITY PLANNING COMMISSION

James Cermak, Chairman
Robert Hetrick
Jay Kinder
Bobbi Ruhkala
Fred Lohse
Robert Seawell
Bill Santucci

PROJECT REVIEW COMMISSION

James Parkinson, Chairman
Jim Lehman
Ken Cochrane
Ricki Shattuck
Beverly Roach
Sally Finger
Terry Harty

CITY ADMINISTRATION

Robert G. Hutchison - City Manager
Steve H. Dillon - Planning Director
Michael E. Leana - Senior Planner

OLD TOWN ROSEVILLE REDEVELOPMENT ASSOCIATION

WORKING COMMITTEE

Doug Good, Chairman
Ralph Garcia
Richard Burton
Ken Deaton
David Plumb
John Thomas

CONSULTANTS:

Edwin S. Astone, Consultant, Sacramento, California
Leonard Davis, Historian, Roseville, California

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Presently, the older area of Roseville is the center of considerable attention and some speculation both in terms of future potential and in terms of the ownership interest in the properties. The Roseville community, in general, is a small community experiencing considerable growth pressures. The City has been committed to giving maximum attention to the suburban residential and commercial growth pressures, thereby reducing the possibility of any in-depth survey and planning attention.

The Old Town Roseville Association is comprised of property owners in the area, and they are concerned about the future. There is great interest in seeing the area recycled, but there is a concern. The concern is that enthusiasm for the recycling will be reflected in changes to the physical environment that are unrestrained, uncontrolled, and generally incompatible with design standards, regulations, and controls that are consistent with the historic setting.

Under a Consultant Service Grant from the National Trust for Historic Preservation, the Association contracted with Edwin S. Astone, an Urban Revitalization/Historic Preservation Consultant, to assist in the planning and implementation of Old Town Roseville. The framework for this work has been the four point program as set out by the National Development Council for a comprehensive revitalization program. The four points to be included are design standards, public improvements, financing, and management.

Part I of this effort sets the basic framework for the control of proposed changes within the district. Part II, presented separately to the Association, includes information regarding the remaining two elements of a comprehensive revitalization effort--financing and management. Part III includes the survey forms completed by the Association volunteers and the building photographs. This information is basic and important to the completion of the survey/inventory, a necessary component of a locally certified historic district.



A CAPSULIZED HISTORY OF ROSEVILLE'S OLD TOWN

The history of Roseville had its beginnings during the Gold Rush period when former gold-seekers left the placers to take up farming on the plains region of southwestern Placer County. Members of these pioneer farmers formed the nucleus of the first families of what is today the modern city of Roseville.

The first railroad to pass through this rich farming region was the California Central, an extension of the Sacramento Valley Railroad, which extended from Folsom in a northeasterly direction. Laying of rails to what is now Roseville occurred in late August or early September of 1861. The route of this pioneer railroad was a circuitous one, passing through the present day Roseville Square Shopping Center, then crossing Dry Creek at Folsom, from where it proceeded northerly to Lincoln and eventually Marysville.

On January 29, 1864, rails of the Central Pacific Railroad intersected with those of the California Central. The place where the two railroads crossed was appropriately called "Junction." At that time, long, unbroken stretches of clover and wild flowers covered the site of where today modern Roseville stands and groves of live and white oak stood where the Southern Pacific and Pacific Fruit Express yards are now situated. The Central Pacific subsequently acquired the California Central Railroad and in 1869 took up the rails between Folsom and Junction.

The favorable location of the "junction" in the heart of a rich agricultural area made it apparent that an important shipping and trading center for local farmers and ranchers would develop early there. One of the first to take advantage of this fact was O.D. Lambard, who on August 13, 1864 platted the town site of a new but largely paper city to be called Roseville. Blocks were laid out and numbered from one to fifty-five, but names were given only to Atlantic, Pacific, Vernon, Washington, and Lincoln streets.

There are several versions of how Roseville acquired its name, but the most plausible is the one which states the name was conferred because of the many wild roses which grew profusely in and around the town site.

The first building to be erected at Roseville Junction was the flimsily constructed wooden freight depot, built and operated by Cyrus W. Taylor at the "Depot Y" formed at the juncture of the north and east bound lines of the C.P.R.R. Later (1874), a more permanent depot building replaced the original structure.

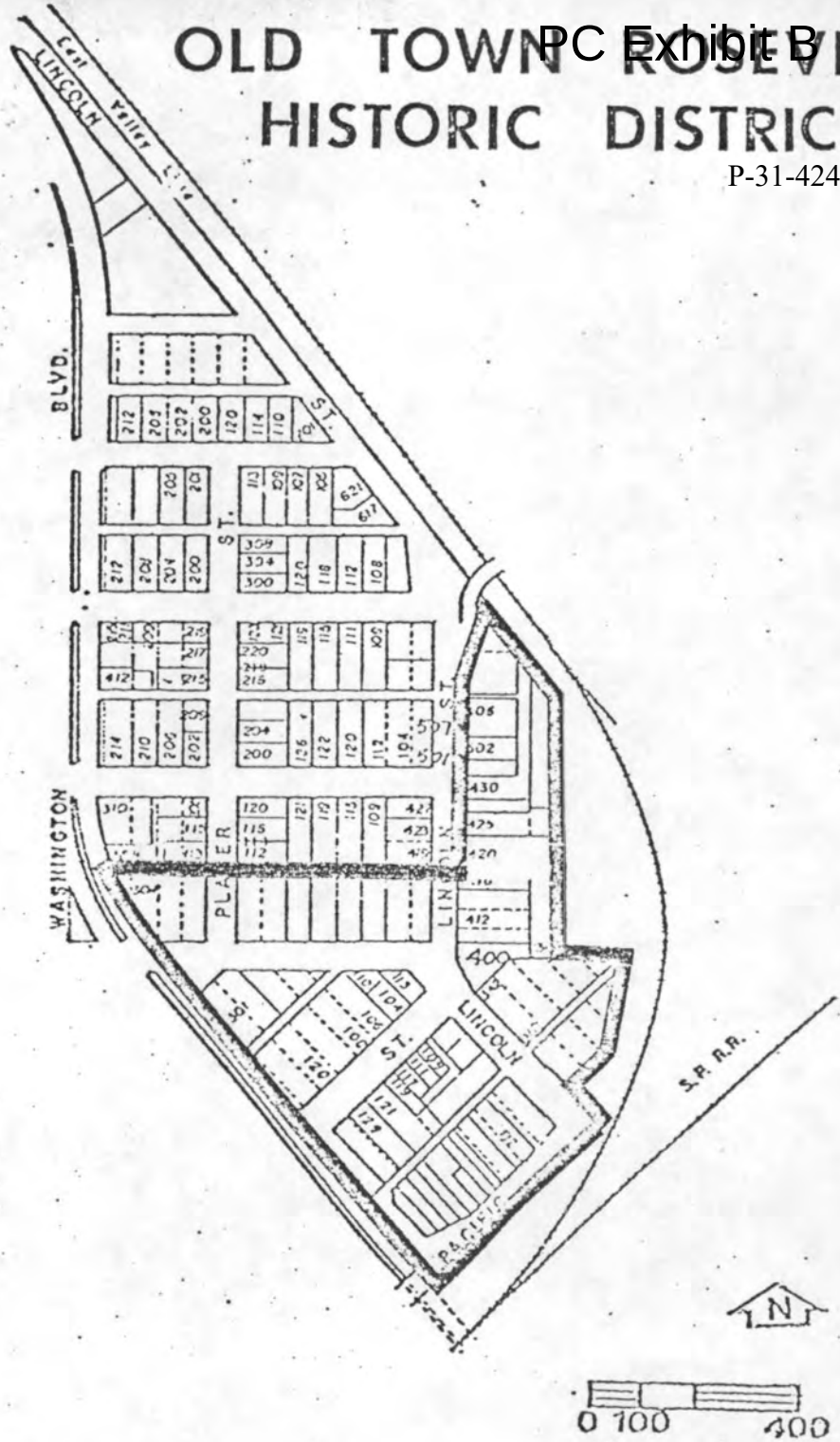
It was around the depot and the railroad that the town of Roseville slowly began to develop. Two streets on opposite sides of the main lines of the C.P.R.R. emerged as the business and commercial center of Roseville. One of these streets was Pacific Street, located in what is now the heart of Roseville's Old Town Redevelopment area. Anchored by the historic J.D. Pratt building at the corner of Pacific and Lincoln Streets and famed Branstetter's Hall at the intersection of Pacific and Washington Streets, Pacific Street became an important business center for the surrounding ranchers who made up most of Roseville's population which as late as 1900 was described as still consisting largely of ranchers.

General Location Map



OLD TOWN ROSEVILLE HISTORIC DISTRICT

P-31-4240





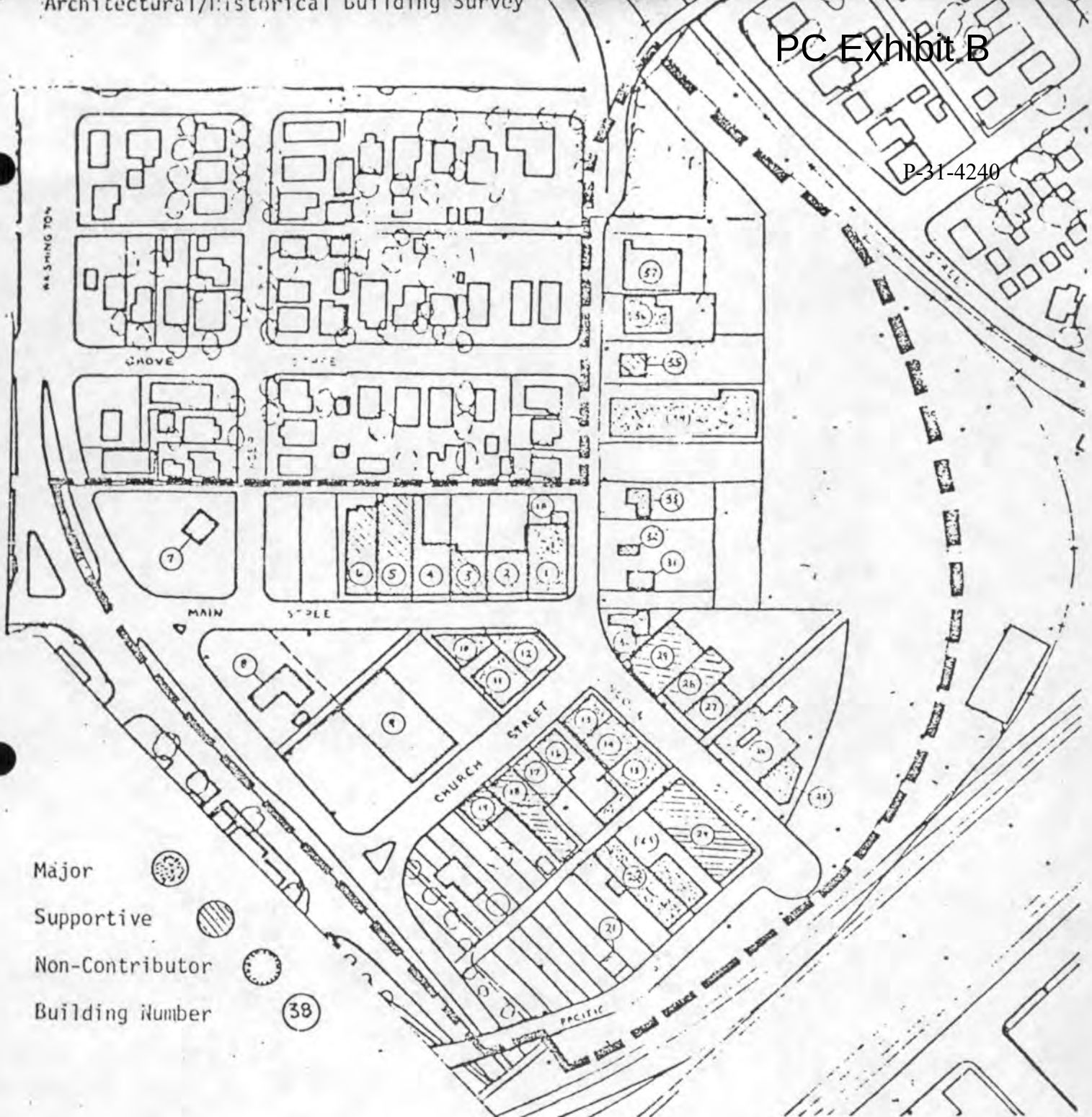
OLD TOWN ROSEVILLE HISTORIC DISTRICT

ASTONE & ASSOCIATES

Consultants

928 Second Street • Old Sacramento, California 95814 • (916) 446-1472

P-31-4240



OLD TOWN ROSEVILLE HISTORIC DISTRICT

ASTONE & ASSOCIATES

Consultants

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The following are businesses and property owners denoted in the area map circled numbers.

1. McRae Opera House	owner	Ralph Garcia
2. Zell's Cafe		Ralph Garcia
3. Onyx Club		Louis Milani
4. Roseville High Sch. office		Rsvl. High Sch.
5. Economy Outlet		Bill Youngbluth
6. Roseville Hotel		Bernard Senteny
7. Placer Bank site		Placer Bank
8. Calico Spas		R. Phillips life est.
9. Sears		Sears
10. Kut & Kurl		J. Goddard
11. Chicago West		D. Good- K. Deaton
12. Plumbs Pub		David Plumb
13. Press Tribune		Ben Martin
14. Ruby Gallery		K. Leles
15. Galt's Imports		M. Galt
16. Owl Club		Carl Kolo
17. Old Town Saloon		R. Gager
Roseville Printing		Q. Pezoldt
18. Sierra Council		Dan Joseph
19. Placer C. Concilio		Dan Joseph
20. Placer Co.		Placer County
21. Roseville City well house		City of Roseville
22. S.P. Hotel		R. Burton
23. Odd Fellows Building		Scott Tibbitt
24. Mikelson Food Equip. & Design		Ron Malotte
25. Barker Hotel		Mary Willshire
26. " "		" "
27. Roccò's Shoe Repair		Dean Lowe
28. Don Jean Carpet Cleaning		" "
29. Galli's Liquor		" "
30. Roseville Fire House #1		City of Roseville
31. Bill's Taxi		William Nather
32. " "		" "
33. R. Morales residence		R. Morales
34. Press Tribune plant		Press Tribune
35. W. Seitz residence		W. Seitz
36. Belvedere Hotel		Pearl Manring
37. Moose Lodge		Moose Lodge #1293

Between 1870 and 1906, Roseville experienced the "slow but sure" development which characterized many California towns of that era. By the turn of the century, its population had stabilized between 250 and 300 residents, but it was generally recognized that Roseville was destined to become one of the most important towns in Placer County.

This prophecy was realized in 1906-1908 when the railroad switching yards were moved here from Rocklin and Roseville began a period of fantastic growth that was seemingly overnight to change it from a sleepy little railroad shipping station to the most important freight handling terminal on the Pacific Coast.

The phenomenal period of business and commercial growth which accompanied the railroad expansion caused the town to "grow outward in all directions." Atlantic Street, which prior to the "boom" had been one of Roseville's two principal business thoroughfares, had to be moved back approximately 100 feet to accommodate new miles of railroad track which were being constructed and went into a period of decline. Pacific Street, on the other hand, continued to prosper and, by the end of 1906, the entire block between Lincoln and Washington Streets was filled in with new construction.

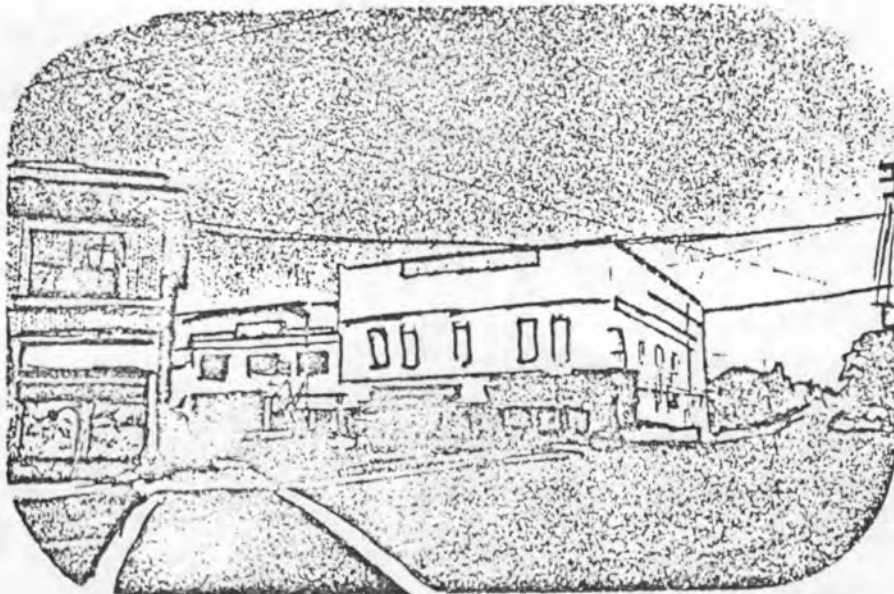
Pacific Street continued in its accustomed role as the center of Roseville's economic activity until August 24, 1911 when a destructive fire leveled the entire block between Branstetter's Hall and the three-storied brick I.O.O.F. building. Pacific Street then rapidly declined in favor of that portion of Lincoln Street north of the railroad tracks which had begun to emerge as an important commercial center as early as 1906.

Ever accelerating business and commercial activity led to incorporation in April of 1909 which did much to ensure an orderly and continued growth of the community which in one two-year period (September, 1911-January, 1914) saw over 110 new buildings constructed. Population increased from 2,608 in 1910 to 4,477 in 1920 and Roseville now found itself divided into factions--the teeming North Side, centered along Lincoln Street and extending back to and including Church and Main Streets, and the rapidly expanding South Side, centered along fast growing Vernon Street.

This friendly rivalry continued until 1950 when completion of the Seawell Underpass and the subsequent closing of the Lincoln Street railroad crossing, which heretofore had linked both sides of the town, marked the end of Lincoln Street, for all practical purposes, as a major commercial center. Completion of Folsom Dam (1955) and the Roseville Freeway (1956) led to an easterly expansion of the town and the further deterioration of the historic Pacific-Lincoln-Church-Main Street triangle as well as that of the Vernon Street region. By 1968, a significant portion of business activity centered in the Roseville Square-Harding Way and Sunrise Blvd. areas and Roseville's "Old Town," north of the tracks, became largely a ghost town characterized by empty, boarded up buildings and deserted streets.

This was the situation in 1977 when a revitalization movement was inaugurated by a group of new, largely young, energetic merchants to restore Roseville's historic "Old Town" area to its heyday of the 1920's. New businesses opened in stores and shops largely deserted for over twenty years. Paint was applied lavishly to weathered fronts, brightly covered awnings and overhangs stretched out over newly redecorated facades of once tired buildings, and attractive planter boxes were placed strategically along the streets.

The sound of the hammer could be heard everywhere as Roseville's Old Town began to shake itself awake from its self-imposed slumber of the past twenty-five years. Perhaps the single most important factor in the renaissance of Roseville's "Old Town" was the creation of a Roseville Old Town Redevelopment Association (1977), headed by Douglas Good, which spearheaded the movement and resulted in the Roseville City Council establishing the historic area bounded by Pacific, Lincoln, Church, and Main Streets as "Old Town Planning Area No. 1." A federal grant was subsequently obtained by the hard-working Redevelopment Association and Edwin S. Astone, an urban revitalization consultant, was engaged to provide guidance in finding ways to preserve the area for its historical value.



With completion of the Central Pacific (now Southern Pacific) Railroad in May of 1869, a new era was ushered in for California--the era of the railroad town. One of these new, hastily "thrown up" railroad communities was Roseville, Placer County, California, which came into being in 1864 at the junction of the California Central and Central Pacific Railroads.

Roseville, like many of its companion cities (e.g. Colfax, Truckee, etc.), sprawled along both sides of the railroad tracks and was characterized by small, unpainted, one- and two-story, wooden buildings. Those were the days of coal oil lamps, of ugly wooden signs, and crude board sidewalks echoing loudly to each passing foot-step. Streets were choked with dust in summer and deteriorated into seas of mud in winter.

The above description aptly applied to Roseville's Atlantic and Pacific Streets, which stretched out rather unevenly along the main railroad line until the year 1878 when completion of the three-storied, brick J.D. Pratt-I.O.O.F. building on Pacific Street signified the transition of the town from a temporary freight shipping station to the beginnings of a "town of substance," a fact which did not go unnoticed in area newspapers. Auburn's Placer Herald (August 24, 1878) pointed out that erection of the edifice (still standing) "shows a disposition on the part of those erecting it to stay and build a town," while the Sacramento Union (September 27, 1878) reflected that "our neighboring town of Roseville is branching out into the substantial in the matter of building--changing from wood to brick in their construction."

A scattering of other brick buildings followed during the latter decades of the nineteenth century, but for the most part, Roseville's architectural style still emphasized the small frame construction which had characterized its early growth and development.

This rather lackluster trend continued at an accelerated rate in Roseville's historic "Old Town" zone after 1906 when the Southern Pacific railroad terminal was transferred here from nearby Rocklin. New blocks of the ubiquitous wooden stores, shops, and saloons filled in remaining gaps on historic Pacific Street as well as on both the east and west sides of nearby Lincoln Street. During one two-year period (September, 1911-January, 1914), it was reported that 110 buildings were erected, many of which were concentrated in the historic Pacific-Lincoln-Church-Main Street triangle. One notable exception to this pattern of construction was the erection (1908) by A.B. McRae of the impressive three-storied McRae Building which became the focal point around which increased North Side development evolved.

The scourge of late nineteenth/early twentieth century communities--"fire"--was to drastically alter this architectural syndrome. In August of 1911, bustling Pacific Street was completely leveled between the old Branstetter Hall building and the brick I.O.O.F. Hall. The traditional economic heart of Roseville deteriorated rapidly from this point on. What little new construction, however, was of brick, constructed largely after 1916. These brick buildings, along with the seemingly indestructible Odd Fellows Building, still stand empty and desolate along once busy Pacific Street.

Nearby Lincoln Street suffered an equally destructive fate, first in February of 1924 when the east side of Lincoln, north of the concrete Barton Hotel (erected 1910) went up in flames; then in November of the same year by a conflagration which originated in the J.H. Herring wooden block of buildings (1910) on the west side of Lincoln Street, north of the alley, and extending to the brick Cassie Hill building (1907). Earlier (February, 1916), fire had gutted the historic J.D. Pratt (1870) and adjacent store buildings (1906) between Pacific Street and the alley, leaving the entire western side of the block between Pacific and a short distance south of Church Street in ruins.

Today, most of the buildings in Roseville's designated historic zone, with the exception of the old I.O.O.F. building (1878) on Pacific Street; the three buildings on Main Street between its intersection with Church and Lincoln Streets and the Roseville High School district administrative offices, all of which were completed c. 1908; and the Roseville Printing Company building (1915) on Church Street date from the period following the previously mentioned fires.



GOALS/OBJECTIVES

The following are the goals/objectives to be achieved by the revitalization of Old Town Roseville and are the end to which the technical aspects of this plan are aimed.

1. To capitalize on the area's unique and historic character. Old Town Roseville is unique in its size scale and architectural integrity. It has the potential of becoming an historic attraction, while at the same time being a vital functioning part of the Roseville commercial community. The turn-of-the-century building facades contrast with the intimate, irregular back alleys. The notable buildings should be preserved and restored to display their original character. The alleyways and the irregular spaces between and behind buildings should become pedestrian areas. The streetscape should be enhanced to have more of a pedestrian orientation.
2. To contribute diverse in-town commercial activities. This area can become the setting for the sale of a variety of personalized goods and services in contrast with the strip commercialism and the contemporary shopping malls. Its revitalization is important in that this area is the City's best link with its past and can add a unique dimension to Roseville. As this area becomes revitalized, it can become a destination and can bring increased activity to the entire downtown.
3. To create an attractive pedestrian environment and to encourage a wide range of uses contributing to day and nighttime activity. The small, intimate scale of both the area and its buildings is conducive to a pleasant pedestrian environment. Uses should be encouraged which capitalize on and contribute to this pedestrian environment, such as restaurants, antique shops, galleries, market and bazaar type food, and craft outlets.
4. To encourage current owners to participate in the revitalization. It is because of the pioneering of many of the area's current owners and tenants that the upgrading of Old Roseville is being discussed. Because upgrading can occur on a small scale, parcel-by-parcel basis, there is the opportunity for current property owners and tenants to realize the benefits of the area's physical and economic improvement.

RECOMMENDED PRESERVATION/REHABILITATION PLANNING POLICIES

P-31-4240

It is recommended that every effort be made to rehabilitate the historic area of Roseville, utilizing whatever sources of revenue are now and which may be available for this purpose. The historic downtown can be one of Roseville's major environmental resources.

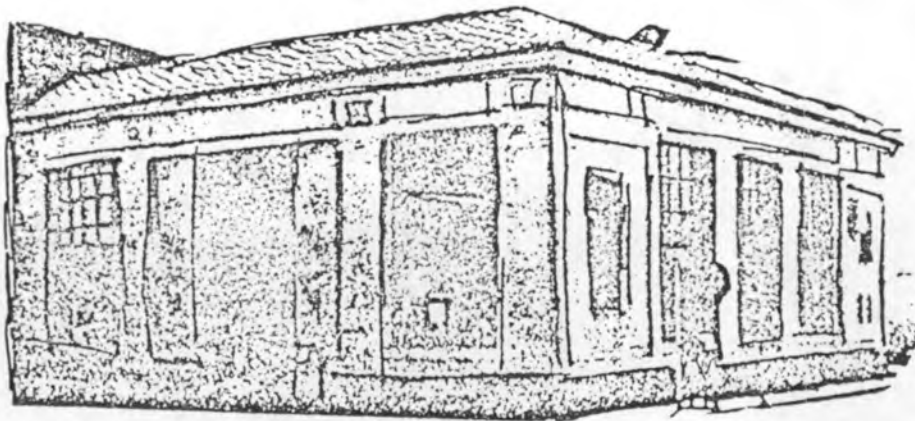
1. The architectural and historic resources of Roseville have been recognized locally and measures should be taken to preserve and protect them. Resources of architectural and historical value are scarce and the ethics of responsible resource conservation place the owners, the City, and its public officials in a position of stewardship.
2. It is not the intent of historic preservation/rehabilitation policies, plans, and programs in Roseville to return the town to a bygone era or to turn the town into a museum. The intent is not to create an artificial or forced atmosphere to invite historical fakery that can only caricature the past and mock the present. Nor is the intent to encourage a collection of undesirable and unnecessary exterior "themes" that will quickly become dated and reveal their transient nature. The intent is to preserve and protect the special character and identity of Old Roseville.
3. The architectural and historic resources of Roseville contribute to the overall environment and the quality of life. They are especially important because the collective effect is more valuable than the individual contribution. Because each significant building makes not only an individual impact but adds substantially to the overall town fabric or townscape, demolition or unsympathetic alteration of significant buildings should be discouraged.

A further intent is to avoid adverse impacts on the historic environment or to minimize the effect of inevitable impacts by preventing insensitive, incompatible, incongruous, or detrimental change. The intent is to encourage sensitive, successful rehabilitation, restoration, and adaptive use of buildings to serve contemporary needs and to encourage sympathetic yet modern design in new development to perpetuate the architectural integrity.

4. A building permit for alteration of buildings that are designated historic buildings should be granted only on finding that the proposed plans meet the performance standards contained in the guidelines provided in this policy. For new construction, sympathetic modern design should be encouraged, and the design criteria for new design in historic environments included in this document should serve as a basic reference when reviewing proposals for new construction.

Adherence to design standards will encourage creativity, not stifle individual initiative. Property owners are encouraged to seek professional advice in architectural restoration, rehabilitation, and adaptive use.

5. The following official historic preservation policy should be adopted by the City of Roseville: It is better to repair than to restore, better to restore than to reconstruct. In general, it is better to do less than more. In all cases, as much original fabric and existing detailing should be retained as is possible in any work on a significant structure.
6. Capital improvements planning should complement and support historic preservation/rehabilitation goals. Such planning includes public development of open space, public amenities, such as street lighting and street furniture, public facilities, and others.
7. A thorough inventory of architectural and historic resources and an historic preservation plan are an important and needed part of the comprehensive planning process for Roseville and a comprehensive historic preservation ordinance should be adopted.
8. An amendment to the existing City Site Review Ordinance should be adopted to provide for the review of any plan that affects the exterior appearance of any structure in the historic area.



PRELIMINARY ARCHITECTURAL/HISTORICAL BUILDING SURVEY

An important part of this planning effort was a survey of all of the buildings and sites within the Old Town Planned Area No. 1. The purpose was to identify the use of each parcel, each building, a preliminary evaluation of the condition and age of the buildings and any historical information associated with the particular buildings and sites.

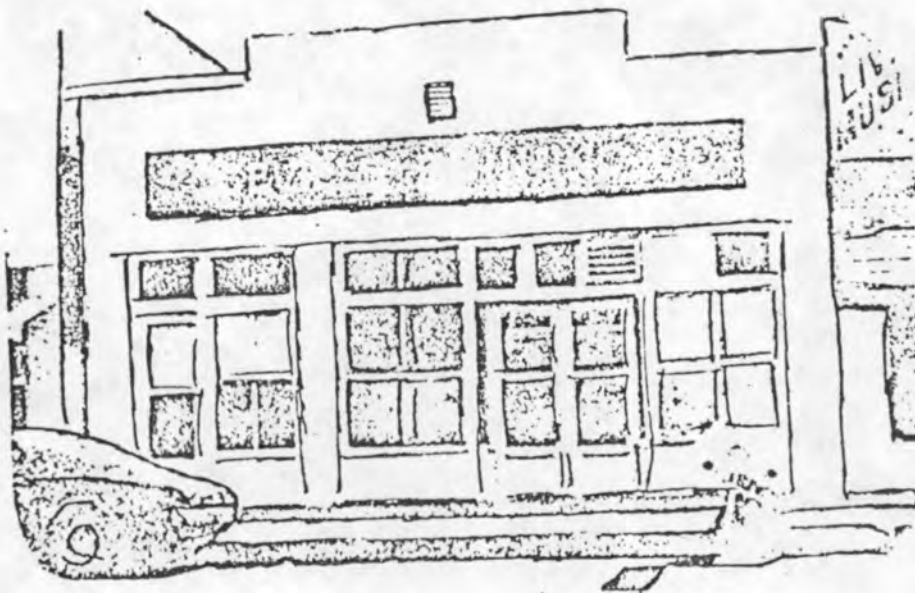
This preliminary survey work was completed by members of the working committee of the Old Town Roseville Redevelopment Association.

From the survey forms, the photo file established by O.T.R.R.A. and after a visual assessment, each of the buildings were classified into one of the following categories:

1. Major - a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., relates significantly to the Old Town Roseville historic era, 1900-1925.
2. Supportive - a building that by its appearance and/or its history cannot be classified as a "Major" building, but the buildings do present a good framework for the "Major" buildings, helps to support the time, place and scale of the "Major" building.
3. Non-Contributor - a building that is unrelated in appearance, condition, scale, etc., to the time period of the early heritage of the commercial area of Old Town Roseville.

The tabulation of each classification is as follows:

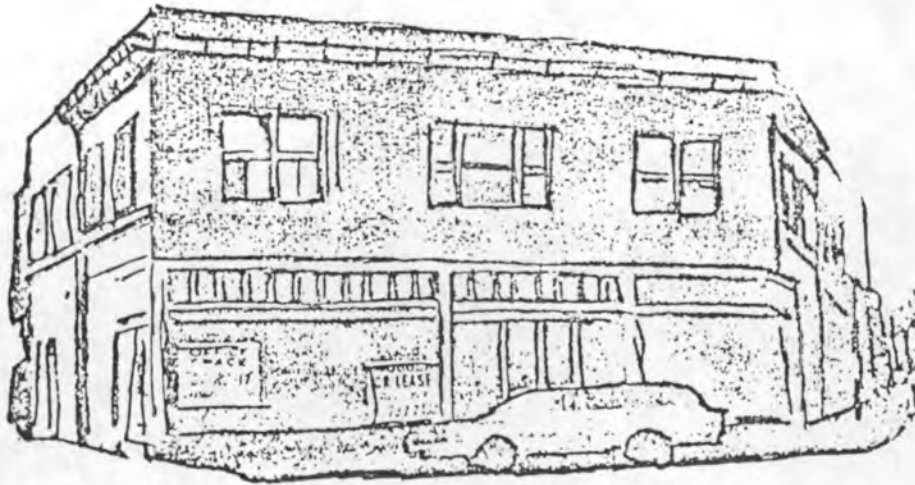
- | | |
|---------------------|--------------|
| 1. Major | 13 buildings |
| 2. Supportive | 17 buildings |
| 3. Non-Contributors | 8 buildings |



Rehabilitation and restoration guidelines can provide a basis for decisions of both the City and property owners who want to improve the appearance of their properties. For the City, guidelines help in administering the provisions of an historic district or landmarks ordinance. If the ordinance provides for examination of an owner's plan to change the exterior appearance of a property, guidelines help to assure that City decisions are not made on the basis of personal preference. Guidelines assist in preventing arbitrary determinations that might be contested in court, help to insure that all applications for approval of exterior alterations are treated uniformly and fairly, and promote consistency in future decisions.

For the property owner, guidelines aid in making decisions when the owner invests in altering the appearance of a property. Alternatives that would obscure or destroy significant architectural features can more easily be avoided, as can indulgence in fads that would not be good investments over the long term. Sensible choices, made with the help of good guidelines, can prolong the life of the property and the investment. Sensitive work that respects the existing architectural components may well enhance the market value of a significant property. Such work, whether simple maintenance or elaborate restoration, is likely to contribute to the character of the neighborhood or setting of the property, not detract from it.

In evaluating the design qualities of the Old Town Roseville Historic District, the working committee examined the types of materials and the design configurations of existing architectural components and the nature of remodelings through the years. The team also examined photographic evidence of the architectural history. The data collected by the team formed the basis of the design and maintenance guidelines that follow.



GENERAL

P-31-4240

1. Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.
2. Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum.
3. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
4. Distinctive, stylistic features or examples of skilled craftsmanship, which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.
5. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
6. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.
7. Contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, structures, or its environment.
8. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

A. Storefronts

1. Where original, old storefronts remain, their appearance should not be altered. Such storefronts should be repaired and preserved. Where storefronts have been altered, they should be restored if possible. The original design should be determined by examining photographs from the period which are on file with the City Planning Office provided by the Old Town Roseville Redevelopment Association and by investigating any original architectural

fabric that remains beneath the changes. As much original material and detail should be retained in the restoration as possible. Wood or stone steps, stone sills, and other elements that contribute to the character of storefronts' entries should be preserved.

2. Where most of the existing architectural design dates from an interim remodeling and where this remodeling adds to the historical character of the historic district, restoration must conform to the period of this remodeling and not to the original design.
3. Where the original design cannot be determined or where financial considerations preclude full-scale restoration of a storefront that has already been altered, a design that is not a pure restoration but that is in keeping with the design of the rest of the building may be appropriate. A contemporary storefront with simple lines sympathetic to the rest of the building design is also acceptable. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and direction expression (the effect of verticality or horizontality) common to the street should be followed in designing new storefronts. Use of materials not in existence when a storefront was built should be discouraged in its "restoration."
4. The architectural integrity of the buildings in the historic district should be preserved. Accessories, such as light fixtures, that imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.
5. Canvas awnings are traditional to the historic district and are an acceptable element of storefronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings, and glass canopies are not in keeping with the prevailing character of the historic district and should be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless there are photographs or other documentation showing that they existed there at one time.

B. Windows and Doors

1. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames, and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

2. Glass in windows, doors, and transoms should be clear except where documentary evidence indicates the original use of colored glass. Plastic materials should not be used in place of glass. The existing small-paned transoms could be insulated from the inside if heat loss is a problem. Because the transoms are opaque, their exterior appearance will not be altered by interior insulation measures. The transoms should not be obscured on the exterior.
3. The original proportions of wall openings should be retained. Blocking of existing openings to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reasons should be discouraged.
4. Decorative wood or metal lintels, brackets, and any other window or doorway trim should be preserved and should be restored where possible.
5. Fire shutters were traditional to the historic district and evidence indicates that they dated from the early 1850's. Where old newspapers and photographs of other evidence indicate the original presence of fire shutters, they might be reinstalled. Since the cost of using the original material is prohibitive, other materials such as wood or aluminum would be acceptable as long as they were executed in the design indicated by the historical evidence. Aluminum shutters of standard design should not be considered acceptable.
6. Windows with small panes are not appropriate to buildings constructed in the late nineteenth and early twentieth centuries. In restoration, the original number of panes in glassed areas should be used.
7. Where aluminum sash and screens are in use, they should match frames and sash of windows, for example, in a white, bronze, or black finish. The natural color of the metal should not remain. These guidelines also apply to aluminum storm and screen doors.

C. Cornices

1. Cornices should be restored to their original appearance using original materials where possible and duplications of the original where necessary. Original materials were wood or metal.
2. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.
3. Where restoration with original material is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale restoration may be construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.

business should be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered on window glass or glass in doors.

2. Signs in the historic district should be pedestrian-oriented in size and shape. Graphics should be simple and bold. Signs should be flush with the wall since these usually complement architectural elements more effectively than projecting signs. Signs that project less than three feet from the building, clear the sidewalk by at least eight feet, and are hung at least six inches from the vertical face of the wall also can be acceptable. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) are encouraged. Paper signs attached to the interiors or exteriors of store windows should be discouraged except where temporary presentation for public notice requires such treatment.
3. The height of new signs should not extend above the window sills of the second floor. Signs on one-story buildings should not project above the cornice line.
4. Signs that display the symbol, slogan, or trademark of national brands of soft drinks or other products that do not form the bulk of the business transacted on the premises should be prohibited.
5. Graphics may be painted directly on the building surface when the wall surface already has been painted and is presently painted in a uniform manner.
6. Wood is the preferred material for signs, however exposed neon tubing is also an acceptable sign material. On wood signs, lettering may be routed, applied, or painted. Lettering used during the period in which a building was built is appropriate to its signage. Simple, modern lettering is also appropriate. Lettering in black or gold may also be applied to glass.
7. Color choices for lettering should be made with discretion and should reflect the color guidelines. Gold is also an acceptable color for lettering. The number of colors used on a sign should be minimal to maximize its effect.
8. Free standing signs are prohibited.
9. When lighting is necessary, it should be subdued and indirect. Back lighting of signs and moving and flashing signs should be prohibited.

H. Sign Submittal Requirements

1. Elevations of buildings showing major dimensions of exterior walls on which signs are to be placed, placement of each proposed sign on the building face, and proportions of proposed signs with respect to building proportions of the elevation on which the sign is to be placed.

4. Wood and metal cornices should be painted in the same color as that originally used whenever possible. If original colors cannot be determined, lead white, sandstone, or buff are the preferred colors.
5. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.
6. Gutters, downspouts, and flashing should be inconspicuous.

D. Roofs

1. Roofs retaining their original shapes should be maintained. In some cases where roof shapes have been altered, restoration to original appearance may be possible.
2. Contemporary roofing materials are acceptable. Where roofs are visible, roofing materials should be dark and asbestos shingles should be discouraged. Flashing should be unobtrusive.
3. Pseudo-mansard roofs applied to storefronts are incongruous with the historical character and should not be permitted.
4. Mechanical equipment located on roof tops will be screened from view by a wooden lattice or fence-like covering.

E. Brick

1. Brick is the dominant building material in the historic district. Brick should be treated and maintained in a manner that will preserve it and should not be treated in a manner that will deface it or accelerate deterioration. It should not be covered by synthetic brick or stone, by asbestos or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.
2. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting is an abrasive cleaning process that removes not only dirt and paint but also the exterior glaze of the brick. Because the exterior glaze no longer protects the brick from the weather, the brick erodes. Sandblasting also produces a porous and pitted surface that absorbs water from rain.
3. Brick may be cleaned by applying mild chemical solvents, by scrubbing with nonferrous wire brushes, or by spraying with water under high pressure. Steam cleaning may also be acceptable, although humidity will penetrate the buildings.
4. Brick that has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treatment with silicone is not the equivalent of retaining the original glaze. If water penetrates the brick through the mortar joints, the waterproof surface may trap salts and moisture between the surface of the brick and the silicone, causing efflorescence and eventual spalling (surface disintegration) of the brick. If the moisture freezes, consequent expansion and contraction may also cause spalling.

district and should be based on historical precedent. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should not produce an effect of visual competition or discord. Exterior colors should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

2. Where wood or metal surfaces of windows, doors, porches, and details other than cornices are to be painted, a range of color choices is available. During the late nineteenth century, muted colors and earth tones were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. The lead content of paint at that time precluded the production of pure white paint, but lead white, a slightly grayish white, was frequently used for major surface areas and for details. Lead white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, lead white, buff, or "sandstone" color are preferred choices.
3. Where brick has been painted, repainting in a color that approximates that of the natural brick is appropriate; mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of the building, lead white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, use of paint on the exterior is discouraged, since unpainted brick is a strong design tradition in the historic district.
4. Paint colors that were not produced or used during the late nineteenth century should be discouraged. Bright, new colors are to be avoided, even when used sparingly. Pastels were not favored in the late nineteenth century other than in tropical climates; their use would be incongruous with the historic setting and should be discouraged. High gloss paints should also be discouraged because they were not available in the late nineteenth century and they tend to highlight the imperfections of the material they cover.
5. One or two colors may be used in addition to white, black, and gray. Minimizing the number of colors will maximize their effect.

G. Signs

1. Sign guidelines are required to encourage graphic design that attracts business and contributes to the quality of the historic commercial environment. Signs have a legitimate function and place: they provide necessary information and directions. Smaller, well-designed signs attract the eye but large, garish, obtrusive signs visually pollute. Well-designed signs complement each other and attract attention to the buildings they advertise; badly designed signs compete with each other and visually confuse. Each

5. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles that remain. Joints should not be sawed because sawing cuts into the brick and chips edges and corners. Use of a hammer and chisel is the preferred way to remove mortar.
6. The new mortar that is used should be mixed to approximate the proportions of lime and sand other materials used in the old mortar. Approximately the same proportion is necessary not only to match the color and texture of the old mortar, but also to match its chemical composition. If the color of the mortar and the width of the joints are not matched, the new work will obviously differ from the old and the visual unity of the wall will be impaired.
7. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size, and coursing technique. Mortar should not only be applied to the edges of a replacement brick, but also to the surfaces that make contact with other bricks. A replacement brick should be placed flush with the rest of the facade. Mortar should be pointed to match existing joints. Replacement brick should be laid in the same bond as the original.
8. Repainting is preferred to cleaning brick that has previously been painted. Painting brick that has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which this inconsistency is visually disruptive. The color of paint to be applied to brick surfaces should match as closely as possible the natural color of the brick.
9. Many of the buildings have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mar the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco. Excessive scars from attaching the mesh to the brick may or may not necessitate cosmetic work--a thin coat of stucco directly over the brick.

The recommended treatment of stuccoed brick is smoothing the surface with a skim coat of stucco, perhaps scoring it to resemble the original brick texture, and painting it a brick color. Mortar joints may also be suggested by scoring in a color approximating the original color of the mortar. Simply smoothing the surface of the stucco and painting it in an appropriate color is also acceptable.

F. Color

1. Color choice for building exteriors may express individual taste but should always contribute to the historical character of the historic

business should be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered on window glass or glass in doors.

2. Signs in the historic district should be pedestrian-oriented in size and shape. Graphics should be simple and bold. Signs should be flush with the wall since these usually complement architectural elements more effectively than projecting signs. Signs that project less than three feet from the building, clear the sidewalk by at least eight feet, and are hung at least six inches from the vertical face of the wall also can be acceptable. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) are encouraged. Paper signs attached to the interiors or exteriors of store windows should be discouraged except where temporary presentation for public notice requires such treatment.
3. The height of new signs should not extend above the window sills of the second floor. Signs on one-story buildings should not project above the cornice line.
4. Signs that display the symbol, slogan, or trademark of national brands of soft drinks or other products that do not form the bulk of the business transacted on the premises should be prohibited.
5. Graphics may be painted directly on the building surface when the wall surface already has been painted and is presently painted in a uniform manner.
6. Wood is the preferred material for signs, however exposed neon tubing is also an acceptable sign material. On wood signs, lettering may be routed, applied, or painted. Lettering used during the period in which a building was built is appropriate to its signage. Simple, modern lettering is also appropriate. Lettering in black or gold may also be applied to glass.
7. Color choices for lettering should be made with discretion and should reflect the color guidelines. Gold is also an acceptable color for lettering. The number of colors used on a sign should be minimal to maximize its effect.
8. Free standing signs are prohibited.
9. When lighting is necessary, it should be subdued and indirect. Back lighting of signs and moving and flashing signs should be prohibited.

H. Sign Submittal Requirements

1. Elevations of buildings showing major dimensions of exterior walls on which signs are to be placed, placement of each proposed sign on the building face, and proportions of proposed signs with respect to building proportions of the elevation on which the sign is to be placed.

2. Scale drawings of each proposed sign showing sign dimensions, size and type of lettering, proposed means of illumination, samples of materials and colors.
3. A photograph of the existing elevations on which signs are to be placed.



CRITERIA FOR NEW CONSTRUCTION

Basic design criteria should be established for new construction. The criteria proposed here are based on a combination of existing and historical design elements common to the historic district and identify sets of relationships and materials common to commercial buildings. The objective is not to mimic historic structures but to assure that new design, while contemporary, will be compatible with the existing character of Old Town Roseville.

The criteria must have flexibility. In any new construction, the immediate frame of reference will be buildings adjacent to the lot being developed. The new design should relate primarily to the historical design elements found on adjacent buildings and should secondarily consider the effect of the design on the total character of the streetscape.

1. It is the intent of these criteria for new construction to assist construction of contemporary architecture compatible with the traditional building forms. "Wild West" theme construction, typified by false front architecture embellished with gingerbread-style detail, board and-batten siding, and bright colors, is not appropriate for the Old Town Roseville Historic District and should not be considered an acceptable building motif.
2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line(s) facing the street(s).
3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings should be prohibited.
4. New buildings should be constructed to within ten percent of the average height of existing, adjacent buildings. The maximum height of any new building should be 35 feet. The minimum height should be 20 feet. Sidewalk level, commercial spaces should have a minimum ceiling height of ten feet from the floor.
5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetic, and metal siding should be prohibited.
6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: storefront; solid wall space above storefront; and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: storefront; horizontal band (optional); second floor; and cornice (with or without parapet). These bands should align with those of adjacent buildings.

7. Facades should be organized into three, four, or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.
8. New construction details should approximate the character of historic details found in the historic district. Reproduction of historic building details on new buildings is discouraged, except where the reconstruction of historic buildings may be appropriate.
9. New storefronts should approximate the character of those built in the past: the double doors of Gold Rush era buildings; the recessed entry with flanking showcases of the 1880-1940 period; and others that can be photographically documented. Storefronts with recessed entries should be divided into three bands: a transom band; a band of display windows; and a small spandrel or paneled band under display windows. Proportions of storefronts should be consistent with those of historical storefronts. Storefronts should be ten feet high, including the transom band. Metal storefront elements should not leave exposed the natural color of the metal.
10. Awnings or triangular sidewalk roofs attached above street-level storefronts should be encouraged. Mansard, free form, or geometric sidewalk roofs should be prohibited.
11. False fronts or parapet walls should conceal roofs from public view.
12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs, and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.
13. The plans for any new building contemplated to be constructed on a site that is not adjacent to existing major and/or supportive buildings will be reviewed with more flexibility regarding the above new construction criteria.

PERMITTED USES

In Old Town Roseville no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged nor shall any premises be used except for one or more of the following purposes:

- I. Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:
 - a. Antique shops
 - b. Art galleries
 - c. Bakeries
 - d. Barber shops
 - e. Beauty shops
 - f. Bicycle shops
 - g. Book stores
 - h. Boutiques
 - i. Camera shops
 - j. Clothing stores
 - k. Confectionaries (candy stores)
 - l. Decorator and home accessory shops
 - m. Delicatessens
 - n. Drug stores
 - o. Financial institutions
 - p. Florists
 - q. Food stores not exceeding 5,000 square feet
 - r. Gift and novelty shops
 - s. Hardware stores
 - t. Hobby shops
 - u. Ice cream parlors
 - v. Import and art objects stores
 - w. Jewelry stores
 - x. Locksmith shops
 - y. Leather goods stores
 - z. Luggage shops
 - aa. Music stores
 - bb. Pet shops
 - cc. Photographic studios
 - dd. Post offices
 - ee. Retail sale produce markets for the sale of fresh fruit, produce, flowers, plants, meat, poultry, and groceries
 - ff. Saloons
 - gg. Restaurants, excluding drive-in and drive-through but including outside service on private property
 - hh. Shoe stores
 - ii. Shoe repair shops
 - jj. Sporting goods stores
 - kk. Stationers and card shops
 - ll. Studios for art, dance, music

- mm. Tobacco shops
- nn. Travel bureaus
- oo. Variety shops
- pp. Wedding shops.

II. The following uses shall be permitted only upon issuance of a special use permit:

- a. Business machines sales display and service
- b. Drafting and blueprint services
- c. Newspaper plants
- d. Lithography shops
- e. Radio and TV shops
- f. Hotels and motels
- g. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance brokers, securities brokers, surveyors, and graphic artists.
- h. Addressing, secretarial, and telephone answering services
- i. Electronic data processing, tabulating, and record keeping
- j. Labor unions and trade associations
- k. Medical, dental, biological, and x-ray laboratories
- l. Private clubs, fraternal organizations, and lodges
- m. Dwelling units.
- n. Theaters (playhouses, dinner theaters, etc.)
- o. Craft-type uses consisting primarily of retail businesses in the front and wholesale uses in the back

III. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses enumerated here and consistent with the purpose and intent of this district.

IV. Any existing manufacturing/industrial use will be considered by the City to be in conformance with the plan until such time as the terms of the existing temporary permits have expired. It is the intention of the City not to renew permits for manufacturing/industrial uses.

V. Non-Conforming Uses -- Any use existing at the time of the adoption of these guidelines (other than those operating under temporary special permits) although such use does not conform to the provisions hereof, may be continued indefinitely. However, if any non-conforming use is abandoned, or is discontinued for a period of six (6) months or more, subsequent use of said land shall be in conformity with the provisions of these guidelines.

PUBLIC IMPROVEMENTSA. Surface Materials

The texture of the ground is an essential visual element of the historic district streetscape, its importance increasing with the current trend toward more plazas and malls and wider sidewalks in downtown areas.

Traditionally, as part of an urban revitalization program, the attempt is to get away from using only endless yards of concrete and asphalt and to introduce a variety of textures, materials, and colors in an attempt to provide variety and an element of the C.B.D. that is functional, interesting, and pleasing to the eye.

The challenge in historical district revitalization is to provide a floor that is functional and pleasing to the eye, but one that does not clutter the visual appeal and compete with the buildings for attention.

With a theme centered around the turn of the century, concrete sidewalks and asphalt streets would be appropriate. The sidewalks are extremely narrow and could be expanded to include the use of planter strips. The details for a sidewalk widening program would require further study.

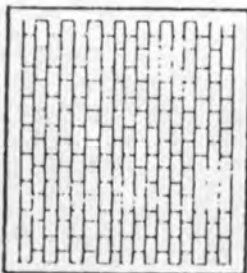
When it is desirable to restore a building to a particular moment in time and when that building has adjacent to it unique public improvements such as boardwalks, consideration should be given to their replacement.

Surface materials should be integrated into the overall design concept for the area. The details of the surface materials should be coordinated with the choice of lighting equipment, street furniture, and public signs as well as the buildings themselves.

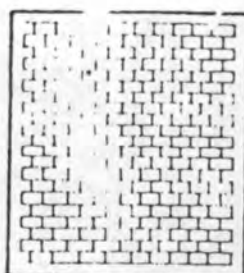
- B. The City has an unusual opportunity to enhance the street lighting. The present street lights are of a standardized modern design and detract from the historical character of the street. Eventually they should be replaced, but not by the standardized gaslight design promoted by the gas companies and now found in historic areas from coast to coast. The standardized design has become a cliché. Historic research utilizing the old photographs of early day Roseville and the type of fixtures used in other historic districts could provide information as to the type of lighting equipment utilized around the turn of the century, and reproducing any to replace the existing devices would enhance the visual character of the area. Of paramount importance, however, is the level of lighting. An unsafe level of lighting should not be permitted because of the desire to maintain historic ambience.
- C. Street furniture and other accessories are needed in the historic district to humanize the area by providing basic pedestrian amenities. Street furniture and other accessories also may be used to establish a tone or atmosphere for a neighborhood or district; the lack of them discourages pedestrian traffic. Wood benches with backrests are needed on the sidewalks, but not too close to

traffic. Wood benches and other amenities should be integrated with the district by complementary design. Benches and good landscaping may be particularly attractive and functional components of redesigning the rear of buildings for pedestrian access and use.

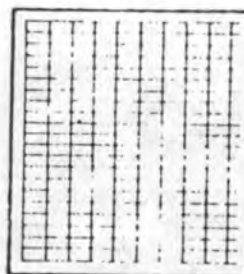
- D. Trash receptacles should be designed to relate in general style to other street accessories and should be placed at staged intervals near other elements of street furniture. Medium-sized wood barrels or replicas of old shipping crates could be used as trash receptacles. They should not be decorated except for the addition of a small sign.
- E. Parking lots and exterior waste receptacles in public view (other than pedestrian-oriented trash receptacles) should be screened by a continuous board fence (not picket).
- F. Signs and graphics for which the City is responsible (such as parking signs and graphics on trash receptacles) should have a single lettering style traditional to the historic district and a limited and consistent number of colors.
- G. Overhead wiring is part of tradition as well as necessity. Since the late nineteenth century, overhead wiring has been very much a part of the atmosphere in the historic district. Underground wiring is not essential for historical authenticity, although it may be desirable for more general urban design reasons.
- H. Attractively lettered street signs attached directly to the corners of buildings is one method of street identification. If street signs must be mounted on standards, plain, traditional lettering in black on a white background is preferred to any more elaborate design not traditional to the area that might be used in other parts of the nation. Wrought-iron designs are inappropriate and should be avoided.
- I. Although not based on precedent, sidewalk ramps at the corners and drinking fountains would be functional additions. Ramps would facilitate access to the shops and would be an aid to the handicapped. Fountains could be reproduced from suitable drinking fountain designs of the late nineteenth century or could be of sensitive contemporary design.



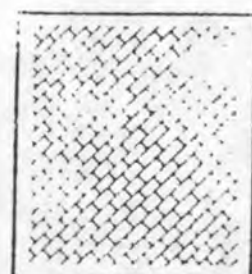
STRETCHER BOND
ALONG PATH



STRETCHER BOND
ACROSS PATH



STACK BOND



DIAGONAL (FLAT)

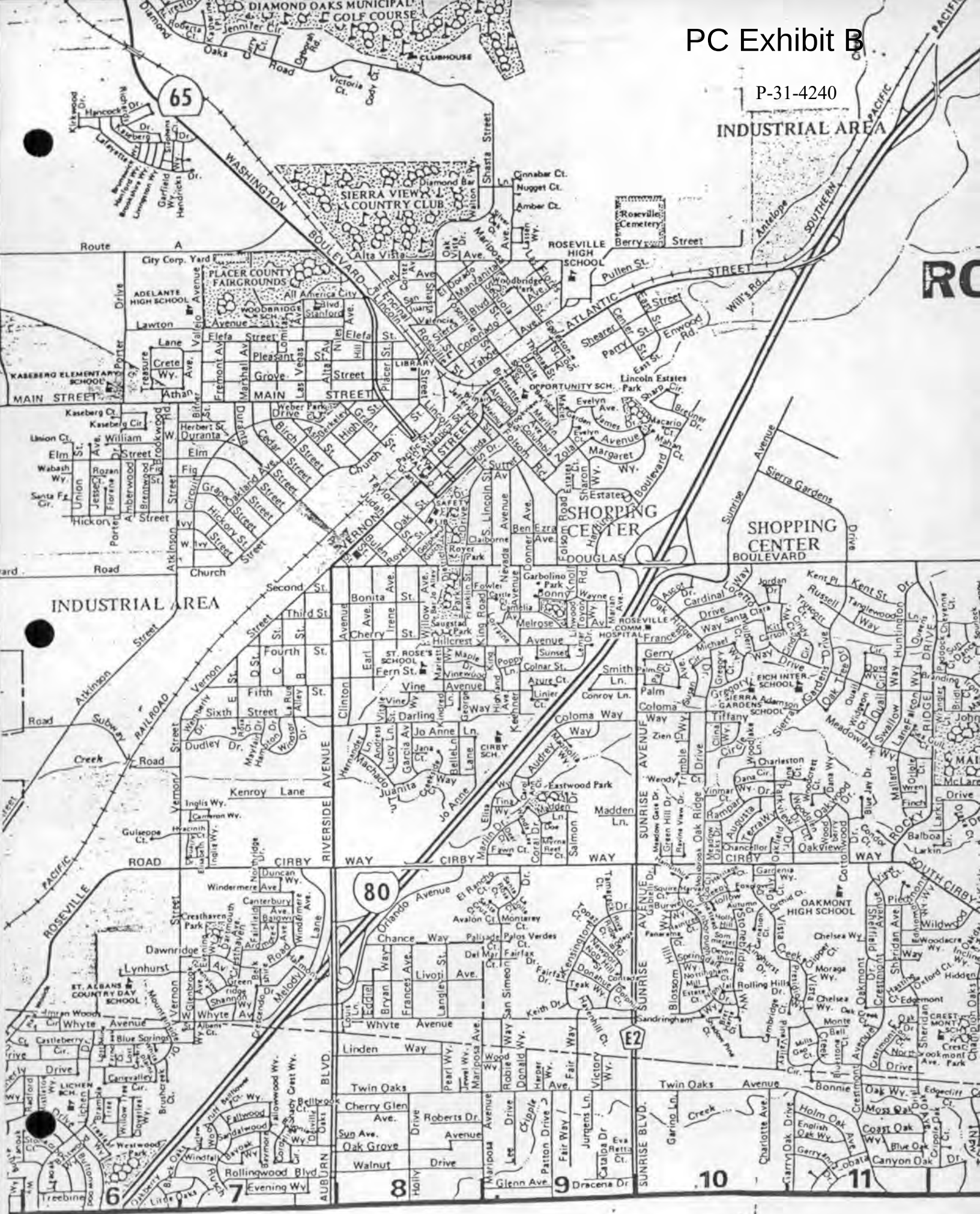
RECOMMENDED PLAN APPROVAL PROCESS

All plans for changes to private property and the renovation, rehabilitation, and/or restoration of any existing building in the historic district shall be presented to and considered by the Project Review Commission. This review and consideration shall include written comments from the Old Town Roseville Redevelopment Association acting in an advisory capacity to the Project Review Commission and the City Planning Commission. All decisions of the Project Review Commission will be final with the exception of any existing or future appeal procedures pertaining to matters that come before the P.R.C.

All plans for public improvement by the City, utility companies, or any other entity involved in improvements to the publicly owned property and public rights of way will be brought before the P.R.C. for comment as the plans are compatible with the theme of the historic district development.

The Old town Merchants Association shall designate a representative of their association to co-ordinate these efforts between the property owners and the merchants.





ATTACHMENT E

Department of Parks and Recreation (DPR) 523 Forms

PC Exhibit B

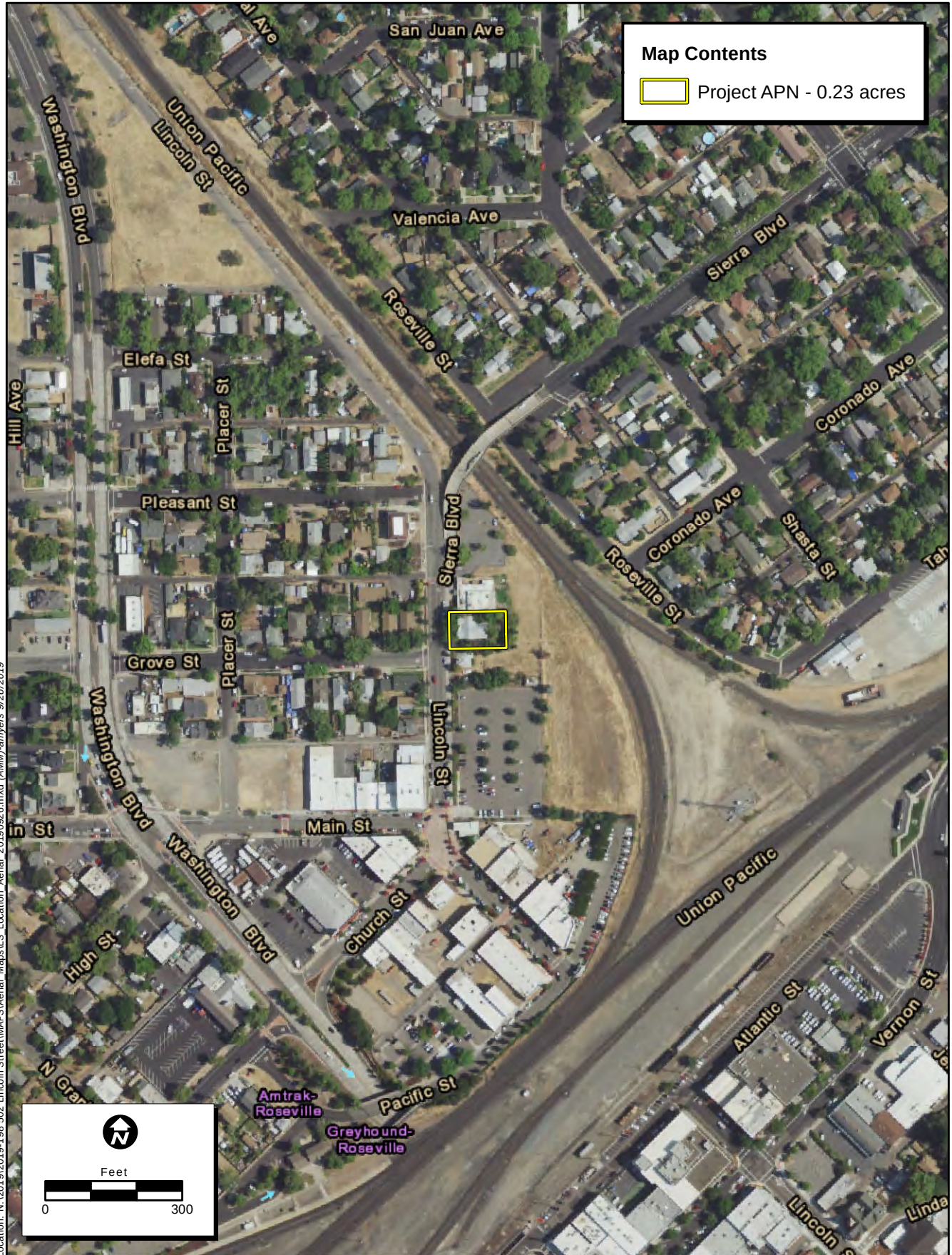


Figure 2. Project Location

2019-198 502 Lincoln Street

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial #
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: The Belvedere Hotel

P1. Other Identifier: 502 Lincoln Street

*P2. Location: ☒ Not for Publication ☐ Unrestricted

*a. County: Placer

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Roseville, CA Date: 1992 T 11 North; R 6 East; SW ¼ of SW ¼ of Section 34; M.D.B.M.

c. Address: 502 Lincoln Street

City: Roseville

Zip:

d. UTM: Zone: 10: mE/ mN

e. Other Locational Data: The residence is located on the eastern side of Lincoln Street near the Sierra Vista Bridge within the City of Roseville. APN 011-147-003-000 Elevation: 175 feet

*P3a. Description: The residence is a large two-story hotel residence constructed in 1914 according to County Assessor property data. The building has historically been known as the Belvedere Hotel and was owned and operated as rooms for rent. The residence is located on the eastern side of Lincoln Street within the City of Roseville on a 0.23-acre parcel. The residence has a wood frame on a raised concrete foundation. Although the front entry has only one step, the first floor at the rear of the building is accessed using a short stairway due to the slight drop in elevation on the parcel and the raised foundation. The stairway was partially collapsed during the property visit. The residence has horizontal drop false bevel wood siding on all elevations. The building is located within the Old Town Roseville Historic District (See Continuation Sheet).

*P3b. Resource Attributes: HP3. Multiple Family Property, HP5. Hotel

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

Overview of the historic-age Belvedere Hotel, View southeast, 9/26/2019.

*P6. Date Constructed/Age and

Sources: ☒ Historic 1914

☐ Prehistoric ☐ Both

*P7. Owner and Address:

*P8. Recorded by:

Megan Webb
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, California 95677

*P9. Date Recorded: 10/7/2019

*P10. Survey Type: Property Visit

*P11. Report Citation: ECORP 2019 *Architectural History Evaluation for the Belvedere Hotel, Building at 502 Lincoln Street, Roseville, Placer County, California*. Report on File at ECORP Consulting, Inc., Rocklin, California.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # The Belvedere Hotel

- B1. Historic Name: Belvedere Hotel or Belvidere Apartments
B2. Common Name: 502 Lincoln Street
B3. Original Use: Apartment style hotel rooms for lodgers B4. Present Use: Vacant

***B5. Architectural Style:**

***B6. Construction History:** The residence is a small single-story house constructed in 1914 according to County Assessor property data (See Continuation Sheet).

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location: N/A

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Residential, Lodging

Area: Roseville, Placer County

Period of Significance: 1914-1990s

Property Type: Apartment/Hotel

Applicable Criteria: N/A

Following is an evaluation of residence located at 502 Lincoln Street using CRHR and NRHP eligibility criteria. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None.

***B12. References:** (See Continuation Sheet)

B13. Remarks: None.

***B14. Evaluator:**

Jeremy Adams and Megan Webb
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, California 95677

***Date of Evaluation:** 10/7/2019

(This space reserved for official comments.)



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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

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☐ Update

***P3a. Continued.**

The building is a two-story residential structure constructed in 1914, according to the APN data. The residence is located on the eastern side of Lincoln Street within the City of Roseville on a 0.23-acre parcel. The residence has a wood frame on a raised concrete foundation (Figure 9). Although the front entry has only one step, the first floor at the rear of the building is accessed using a short stairway due to the slight drop in elevation on the parcel and the raised foundation. The stairway was partially collapsed during the property visit. The residence has horizontal drop false bevel wood siding on all elevations.

The residence is a hotel/apartment-styled building that represents a commercial Craftsman style in vernacular form with approximately 12 rooms and 52 windows. The fenestration consists of original windows that are all single-pane, wood-framed casement windows on all elevations. Most of the windows are single-hung while a few windows are fixed. All the windows have screens or plastic covers installed on the exterior of the building and a few windows have been boarded up. One of the original windows is missing on the second floor on the western façade. The residence has a cross-gabled roof line with parallel gables on the western façade creating a symmetrical front entry. The eaves are medium length with exposed rafters and triangle knee braces throughout. The residence has a full-width front porch on the first floor on the western façade. The front porch rests on a concrete floor. The front porch is incorporated into the building and is situated directly below the second-story floor. The front porch contains six porch support beams (unelaborated square columns) that extended up to the top of the second-story windows. The columns are covered in the same horizontal wood siding as the rest of the house. The porch has low solid railings and no piers. The western façade faces Lincoln Street and contains one entry and four windows on the first floor. The second floor contains nine windows (one has been removed) and once had a front balcony that has since collapsed or was removed. A review of 1940s or 1950s photographs of the building confirms the front balcony was in place.

There is a side yard with a paved walkway along the southern façade. The southern façade contains 19 windows, 11 at the second story and eight on the first floor, and no door entry ways. There is one boxed oriel window that protrudes from the side wall of the building (Figure 11). The boxed oriel window contains three original windows and a shed roof. There is one small shed attached to the southern façade that likely housed a hot-water heater. Posed Manring family photographs taken in front of the boxed oriel window confirms that the side of the building has not been altered.

The property appears to gradually slope to the east as the amount of raised foundation exposed on the southern façade increases to the rear of the house. The rear of the house, the eastern elevation, has three door entry ways and four windows. There is an exterior raised porch and stairway at the rear of the building that is dilapidated (Figure 14). Two of the entries are located on the first floor and one is at the second floor. The roof line at the eastern façade has a simple hipped roof.

The residence has a compound floorplan and the northeastern façade is recessed (Figure 15). The northern façade has no entry way and a total of 16 windows. An air conditioning unit is attached to the exterior of the northern façade.

Property-Specific History

The building at 502 Lincoln Street was constructed in 1914 by an unknown architect. According to the historic archival record, the building has been owned by at least four people or families since its construction. From 1914 to 1920, Alexander L. Bell (no relation to Alexander Graham Bell) and his wife Minnie owned and operated the hotel building. Robert and Celinda Watson, brother and sister from Pennsylvania, owned and operated the hotel building from 1920 to 1943. Mrs. Myrtle Sprague owned the building from 1943 to 1946. After Sprague, the Manring family, Washington natives and married couple Clyde and Pearl Manring, owned the building from 1946 to 2019. Clyde and Pearl's only daughter Dolores owned the building after her parents passed in 1976 and 1989 according to census records.

The building is commonly known as the Belvedere Hotel and rooms have been rented since it was first built. The first owner of the Belvedere is believed to be Alexander L. Bell, who was born in New York in 1858 and came to California with his wife Minnie sometime between 1910 and 1914. United States Census Records from 1920 reveal that the Roseville household consisted of Alexander Bell, his wife Minnie, and six lodgers at 502 Lincoln Street (U.S. Census 1920). Alexander Bell is listed as a keeper of a lodging house and working on his own account. The occupations of the lodgers are various positions with the railroad, and one worked at a packing shop. Earlier U.S. Census records from 1900 to 1910 and New York City Directories from 1910 and 1911 places Alexander Bell and his wife Minnie living on Bellevue Avenue in New York with their son Lester. In the New York city directories, Alexander Bell is listed as a carpenter. A 1977 snippet called Looking Back in the Press-Tribune, Roseville states that

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60 years ago, "the Belvedere, a 20-room house on Lincoln Street, has been opened to the public and is now accepting roomers. A Mr. Bell is the proprietor. The rooms are described as being neatly arranged and well appointed, well lighted and airy" (Press-Tribune, Roseville 1977).

In 1920, Alexander Bell sold the Belvedere to Robert Franklin Watson and his sister Celinda Eve Watson (Press-Tribune, Roseville 1920). An article in the Press-Tribune, Roseville from December 24, 1920 states that Robert and his sister purchased the "Belvidere Apartment house on Lincoln street." The article goes on to say that Robert will continue his position with the PFE company, and his sister will look after the comforts of the roomers. Census records from 1930 list Alexander Bell as divorced and living in Los Angeles, which could explain why he sold the hotel property to the Watsons in late 1920. Archival research revealed that the name Belvedere first appears on newspaper clippings in 1923. In searching for the hotel in newspapers, the spelling and the title have appeared in a variety of ways over the years: Belvidere, Belvidere Apartments, Bellvedere, Bellvedere Rooms, and Belvedere Rooming House.

A 1923 newspaper advertisement states "For Rent – Rooms, at 502 Lincoln St., The Belvedere. Hot and cold water in every room. Regular and transient accommodated" (Press-Tribune, Roseville 1923). A search of the City directory for Roseville for 1925-1926 reveal an advertisement for the Belvidere Rooming House at 502 Lincoln Street, which was owned by Robert and Celinda Watson. An advertisement in 1925 states that the rooms are furnished, hot and cold running water, and steam heat in every room. The 1925 Sanborn Fire Insurance Map for Roseville is on file at the PCARC and the Roseville Historical Society and shows the residence at 502 Lincoln Street. The residence is labeled as "RMS" which likely means "Rooms." According to Sanborn Fire Insurance Maps, the building is a two-story with a shingle roof and is outlined in yellow, which denotes that it is wood framed versus constructed of brick, stone, or iron. The 1925 Sanborn Map reveals that the footprint of the Belvedere Hotel has not been altered. The Sanborn Map also has an index that is organized by street names and also has a section called Specials. The Specials section calls out buildings such as schools, halls, laundry, clubhouses, fire departments, chapels, and hotels. The Belvedere is not one of the hotels called out on the 1925 Sanborn Map. The Belvedere may not have been identified because it was advertised and used as longer-term apartment-style house versus short-term hotel services for Roseville.

U.S. Census Records from 1930 places Robert Watson and his sister Celinda as residing on Lincoln Street. Robert was head of the household and owned the house that was valued at \$12,000. Robert and Celinda's listed occupation in 1930 were part owner of a rooming house (U.S. Census 1930). Robert Watson and his sister were born in Pennsylvania. Robert began residing in the Roseville area beginning around 1900. Celinda was born in 1863 and passed away at the hotel in 1939 (Press-Tribune, Roseville 1939). After Celinda passed away, Robert was deeded the property. Celinda lived in Roseville for 18 years before she died. Robert Watson passed away in 1952 in Citrus Heights. Funeral records for Robert Watson list him as a retired hotel owner who lived in the area for 52 years at the time of his death. Mrs. Alice Mae Pearson is listed as Robert's informant. Robert and his sister are both buried in Pennsylvania with their family.

In the 1940s, Robert Watson is listed a janitor at the local Masonic temple according to census records. The 1940 census record lists Alice Mae Pearson as the rooming house manager living with five lodgers at 502 Lincoln Street. Robert Watson is included as one of the lodgers. Robert is listed as owning the house with a \$7,000 value (U.S. Census 1940b). After Celinda passed away, it appears that Robert hired someone to look after the hotel and its lodgers while he worked for PFE and later as a janitor in town.

About 10 years before his death, Robert Watson sold the property to Mrs. Myrtle Sprague in 1943. Mrs. Myrtle Sprague's husband Herbert was a machinist for PFE and he passed away in 1943. Watson also worked for the PFE Company and may have known the Sprague family personally. Mrs. Myrtle Sprague later sold the property to the Manring Family in May 1946 (Press-Tribune, Roseville 1946). Mrs. Myrtle Sprague only owned the property for three years. Local City directories places Mrs. Myrtle Sprague as widowed and living in Woodland in 1948.

Beginning in the late 1940s, the Manring family owned and operated the Belvedere Hotel. Clyde and his wife Pearl purchased the "Bellvedere Rooms at 502 Lincoln Street" in 1946 from Mrs. Myrtle Sprague. Clyde and Pearl came to the Sacramento area in 1946 and first resided in Carmichael. Clyde Vernon Manring married Miss Pearl Gladys Moore in 1934 in Washington. Clyde was born in 1908 and Pearl was born in 1911, both in Washington. U.S. Census records from 1940, list Clyde and Pearl as living in Washington with their daughter Dolores, who was born in 1934 (U.S. Census 1940a). Pearl is listed as a night club waitress and Clyde is listed as a heater repairman for the railway company in Washington.

A search of the City directories for Roseville revealed that during 1960 and 1973, Clyde and Pearl Manring are listed at the Belvedere Hotel at 502 Lincoln Street (R. L. Polk & CO 1969). In 1969, the Belvedere Hotel is listed among eight other hotels in the directory for Roseville and Citrus Heights (R. L. Polk & CO 1969). The 1970s City directories list Dolores Manring as also residing

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☐ Update

at 502 Lincoln Street, but she is listed as a teacher. Property tax records and deed records also confirm that Clyde and Pearl owned the Belvedere Hotel beginning in 1946. Clyde was also employed for 10 years with the Civil Engineers at McClellan Air Force Base (Press-Tribune, Roseville 1976). Clyde passed away in 1976 and Pearl passed away in 1989. The couple is buried at the Roseville Public Cemetery. Pearl and Clyde owned and managed the hotel for 35 years together. Their daughter Dolores became the sole owner of the property when her parents passed. Dolores was a graduate from Roseville High School, class of 1952, and University of California, Berkeley. After her schooling in the San Francisco Bay Area, Dolores moved back to Roseville and began teaching at Kaseberg Elementary School. Dolores was also a pageant queen.

A review of aerial photographs from 1938, the earliest available aerial image, reveals the building located at 502 Lincoln Street. The roofline of the building in 1938 aerial confirms that the roofline is the same today. There is a large linear structure, an automobile garage, on a parcel to the south of the residence in 1938. The railroad tracks are located just east of the building. The concrete Sierra Vista Bridge that travels over the railroad is located north of the property. The concrete bridge was constructed in 1929 and replaced the 1907 wooden bridge over the tracks. In 1938 the northern extent of the development of the City of Roseville is the Roseville High School property. The 1938 aerial shows that land to the north of the high school is undeveloped. The precursor road to Highway 65 once travelled along today's Lincoln Street and later Washington Boulevard. The development of Roseville in 1938 is confined to land located along the railroad. By 1952, the route of the older highway through Roseville was constructed at today's Washington Boulevard, thus creating the Seawell Underpass. The construction of Washington Boulevard bypassed the Old Town Roseville Historic District and travel along Lincoln Street diminished. The Seawell Underpass created a safe undercrossing at the railroad tracks, thus closing the route from Old Town to Downtown (the Vernon Street corridor) over the tracks along Lincoln Street. Closing the Lincoln Street crossing at the railroad tracks led to a decline of Roseville's business district located on the northern side of the tracks.

By 1957, Interstate 80 had been constructed to the east of downtown Roseville and the city's development began extending to the east. By 1964, the Moose Lodge had been constructed on the parcel to the north.

Evaluation

Historical and archival research for the building located at 502 Lincoln Street has provided sufficient construction and use history for the building. Following is an evaluation of the building using CRHR and NRHP eligibility criteria. The building is first evaluated as an individual resource, and then separately as a contributing element to the Old Town Roseville Historic District.

CRHR Criterion 1 / NRHP Criterion A: The Belvedere was constructed in 1914 and was operated as a commercial enterprise within Old Town Roseville. The Hotel is associated with a significant event to the history of Roseville and is associated with the early development years of the Old Town Roseville Historic District through its physical appearance and documented historical associations. The building was constructed as an apartment-style house to serve the community for long-term or short-term residential needs, and it played a contributing role in the development and growth of commercial and residential development in Roseville, given its location along Lincoln Street. In addition, the residence is associated with an existing historic district, known as Old Town Roseville. Therefore, The Belvedere Hotel is associated with a significant event (early commercial development of the Old Town Roseville area); however, despite having historical association to meet the eligibility requirement, the building has lost sufficient integrity, as described in more detail below. It does not evoke a sense of place and time and ultimately has lost historic fabric as an individual resource. Therefore, the Belvedere Hotel is not individually eligible for listing on the CRHR under Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: The archival research for the residential building revealed that the residence is not significantly associated with any important person who contributed to local, state, or national history. The Bell family was the first family to own the property when the residence was constructed, yet the archival record does not show any names or individual owners involved in its construction. Also, the owner of the Belvedere Hotel has changed hands since its existence and is not strongly associated with the Bell family who owned the property from 1914 to 1920. From 1920 to 1943, Robert Watson and his sister Celinda owned the hotel property. From 1943 to 1946, Mrs. Myrtle Sprague owned the property. The Manning family owned the hotel for the longest amount of time, from 1946 to 2019. The married couple who owned the hotel, Clyde and Pearl Manning, passed away in 1976 and 1989, respectively. The hotel was later owned and occupied by their daughter Dolores. The hotel itself has been dormant since at least the 1990s and has not operated as a hotel for many years, likely since Pearl Manning was alive. Ultimately, the archival record failed to identify any significant individual or important person associated with the property. Therefore, the Belvedere Hotel is not associated with the lives of persons significant in the past and is not individually eligible under CRHR Criterion 2 or NRHP Criterion B.

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CRHR Criterion 3 / NRHP Criterion C: The building was constructed as an apartment-style house to serve the community for long-term or short-term residential needs. The building has some architectural influence from the Craftsman style in the vernacular form. The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building. The building does not contain any of the favored design features that are distinctive of the commercial representations of the Craftsman style, such as a porte cochere entryway, exterior chimney, or dormers, decorated braces. The building, overall, is not a good representation of the Craftsman style of architecture as compared to other local examples throughout downtown areas as those examples have appealing favored features. The architect of this residential building is unknown, but based on the simplistic design of the building, the craftsmanship is clearly not consistent with a master in any Craftsman-style architecture or building practice. Its architectural style is a product of the period of popularity of that style during the 1900s to 1920s but does not embody distinction among other buildings built during that period.

The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. Therefore, the residence is not individually eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The residential building does not have the potential to yield information important in prehistory or history. Archival research potential for the building has been exhausted, and the building's history is moderately documented in the archival record. The residence cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. In addition, buildings from the 1910s built within the city limits are not likely to have associated archaeological deposits, such as privies or refuse deposits, because by the turn of the century, utilities, services, and plumbing had reduced the need for facilities outside of the home. As a result, the residence is not individually eligible under CRHR Criterion 4 or NRHP Criterion D.

Integrity: Historic photographs of the Belvedere Hotel building were found during archival research at Roseville Historical Society. Therefore, the assessment of integrity is based on the information presented in the historic photographs and Sanborn Fire Insurance Maps for the property, and the updated field documentation.

The field documentation and review of historical aerials and Sanborn Fire Insurance Maps indicate that the footprint and construction of the building remains the same as when it was built. The building retains integrity of location. The building remains within the commercial and residential corridor of Lincoln Street on the northern edge of Old Town Roseville, expressing the setting and association of the early commercial businesses of the area. The location and setting have not changed since it was originally constructed. As a result of infill development over the years, the building no longer portrays a strong sense of time and place evoking the feeling of Old Roseville as an individual building. It no longer is used as a hotel or apartment and, coupled with the loss of the front balcony which served as a centerpiece to the decoration and ornamentation of the building, it no longer retains integrity of design or workmanship. The essential physical components of the building are still in good condition and the original wood-framed, single-hung windows on all elevations remain intact showing retention of original materials. Screens have been added to the exterior of the windows, but do not diminish the use of materials.

Historic photographs of the Belvedere Hotel taken by the Manning family during their ownership reveal that the building has virtually remained the same with the exception of the removal of the front balcony, front awnings, and one second-story window. The horizontal siding present on the building today is the same as when the Mannings purchased the property. Historically the property had a hedge in the front yard, however the plant no longer remains. Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association. The construction of the Moose Lodge to the north has also impaired the visibility of the building. Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed.

Overall, the building retains integrity of location, materials, and setting; but has significantly lost integrity of feeling, design, association, and workmanship. In particular, the loss of integrity of feeling, design, and association are critical to the significance of this building as a representation of commercial Old Town Roseville, and as such would render the building ineligible, even if it met one or more of the eligibility criteria.

Historic District Considerations: The Belvedere Hotel has been listed as a Major Contributor to the Old Town Roseville Historic District since 1981. A Major Contributor classification for the district refers to "a building that either by its existing appearance

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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

☒ Continuation

☐ Update

and/or its being the location of an historical commercial enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925." The Old Town Roseville Historic District area was designated as a historic district at the local level by the City of Roseville, as stated in the Downtown Roseville Specific Plan. Though a statement of significance (i.e. CRHR/NRHP eligibility evaluation or similar) is not included in the Specific Plan, the Plan does state that the Old Town Roseville Historic District "consists of commercial buildings displaying a variety of architectural styles ranging from late nineteenth century Victorian styles to the Deco-Moderne style of the 1930s and 1940s."

Further, the District Record explains that the District is a concentration of buildings that are united through their historical association and/or architectural or aesthetic plan or physical development, specifically as they relate to commercial growth and economic and social contribution to this area in Roseville. The District record identifies three levels of contributors. A Major Contributor is a building that either by its existing appearance and/or its being the location of an historical commercial enterprise or ownership relates significantly to the Old Town Roseville historic era between 1900 and 1925. A Supportive Contributor is a building that by its appearance and/or its history cannot be classified as a "Major" building, but the buildings do present a good framework for the "Major" buildings, helps to support the time, place, and scale of the "Major" building. A Non-Contributor is a building that is unrelated in appearance, condition, or scale to the time period of the early heritage of the commercial area of Old Town Roseville. The area, defined in the Specific Plan, is bordered by Main Street on the north, Pacific Street on the south, Washington Boulevard on the west, and Lincoln Street on the east.

The Belvedere Hotel, though lacking sufficient integrity to be considered historically significant as an individual resource, still retains the essential qualities to remain a contributor to the Old Town Roseville Historic District. The Belvedere Hotel, constructed within the Period of Significance for the District that ranges from 1900 to 1925, continues to be recognized through its physical appearance and location among similarly purposed buildings as a historical commercial enterprise. Despite the loss of integrity of association, feeling, and workmanship as an individual resource; the Belvedere Hotel retains the essential aspects of integrity that were established for the Old Town Roseville Historic District, which are the contributing buildings' location, physical recognizability as a historical commercial enterprise, and association to the commercial development of Old Roseville. As such, the Belvedere Hotel retains sufficient integrity to remain a contributor to the District. That said, ECORP believes the classification of the hotel in the District Record as a "Major Contributor" should be adjusted to be considered a "Supporting Contributor" based on the definitions provided in the record. The Belvedere Hotel building is not a primary focal point within the District and does not represent the architectural value for which the District is aesthetically formulated; rather, it contributes to the overall framework of the District and its presence and historical association supports the other major contributors to the District.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET**Primary #****HRI#****Trinomial**

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Resource Name or #** The Belvedere Hotel, 502 Lincoln StreetRecorded by:** Megan Webb***Date:** 10/7/2019☒ Continuation☐ Update

Front of building overview, eastern elevation (view toward south).



Entry of building, western elevation (view toward southeast).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

☒ Continuation☐ Update

Front porch at building, western elevation (view toward northeast).



Front porch at building, western elevation (view toward south).

State of California — The Resources Agency
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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

☒ Continuation☐ Update

Second story windows, western elevation (view toward east).



Second story, western elevation, balcony removed (view toward southeast).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

☒ Continuation☐ Update

View of porch from the south, southern elevation (view toward north).



Raised concrete foundation, southern elevation (view toward west).

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DEPARTMENT OF PARKS AND RECREATION

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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

☒ Continuation☐ Update

Boxed oriel windows with shed roof building, southern elevation (view toward north).



Wood framed, fixed and single hung windows, southern elevation (view toward north).

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DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET**Primary #****HRI#****Trinomial**

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Resource Name or #** The Belvedere Hotel, 502 Lincoln StreetRecorded by:** Megan Webb***Date:** 10/7/2019☒ Continuation☐ Update

Wood framed, single hung windows, southern elevation (view toward north).



Rear entry to building, partially collapsed, eastern elevation (view toward southwest).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

HRI#

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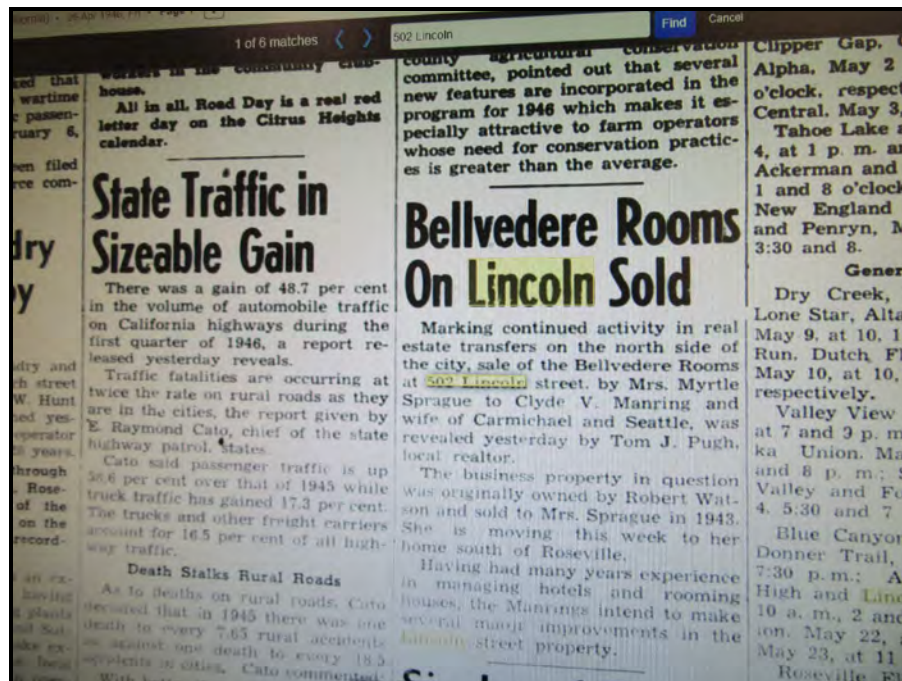
*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

☒ Continuation☐ Update

Single hung windows and horizontal siding, northern elevation (view toward southwest).



1946. *Bellvedere Rooms on Lincoln Street Sold*. April 26, 1946. Published in the Press-Tribune, Roseville. Accessed at the Placer County Archives and Research Center.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATIONPrimary #
HRI#**CONTINUATION SHEET**

Trinomial

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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

☒ Continuation☐ Update**Historical Photographs of the Building**

The Roseville Historical Society obtained family scrapbooks and photographs from the Manring family. A review of the items revealed a number of photographs of the Belvedere Hotel or the building in the background, provided in Figures 16 through 20. The Manring family photographs of the Belvedere Hotel were taken in the 1940s through 1970s. The photographs reveal that the Belvedere Hotel has remained relatively unaltered over the years.

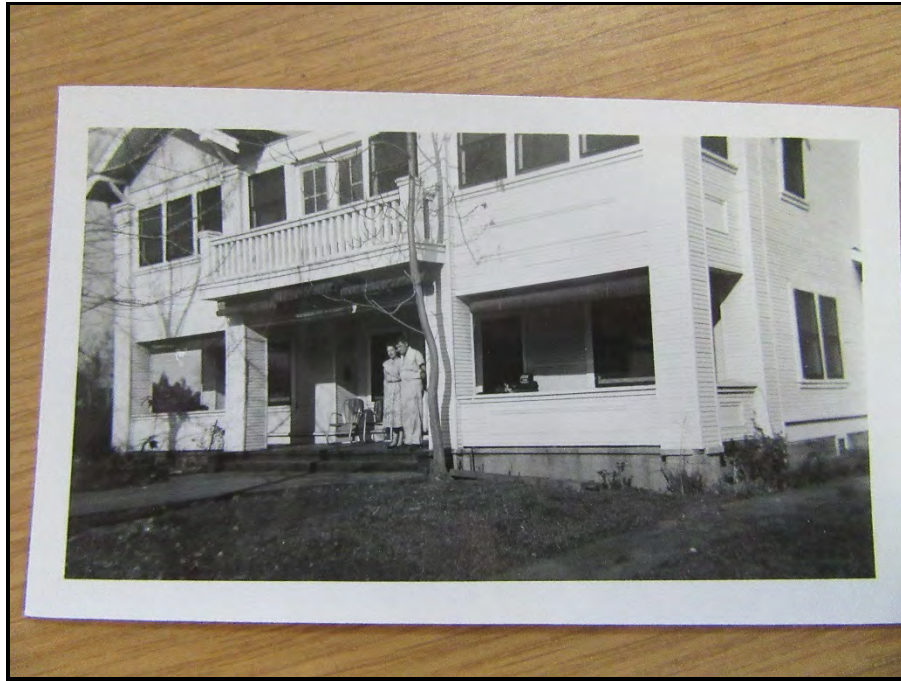


1940s photograph of the Belvedere Hotel. From the Manring collection at the Roseville Historical Society.

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DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET**Primary #****HRI#****Trinomial**

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Resource Name or #** The Belvedere Hotel, 502 Lincoln StreetRecorded by:** Megan Webb***Date:** 10/7/2019☒ Continuation☐ Update

Photograph of the Clyde and Pearl Manning on porch of Belvedere Hotel. Photograph not dated. From the Manning collection at the Roseville Historical Society.



Photograph of the Clyde Manning at side yard of Belvedere Hotel. Photograph not dated. From the Manning collection at the Roseville Historical Society.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

☒ Continuation

☐ Update



Photograph of the Belvedere Hotel when the Moose Lodge was being constructed. Photograph not dated. From the Manring collection at the Roseville Historical Society.



Photograph of Belvedere Hotel. Photograph not dated. From the Manring collection at the Roseville Historical Society.

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DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

LOCATION MAP

Trinomial

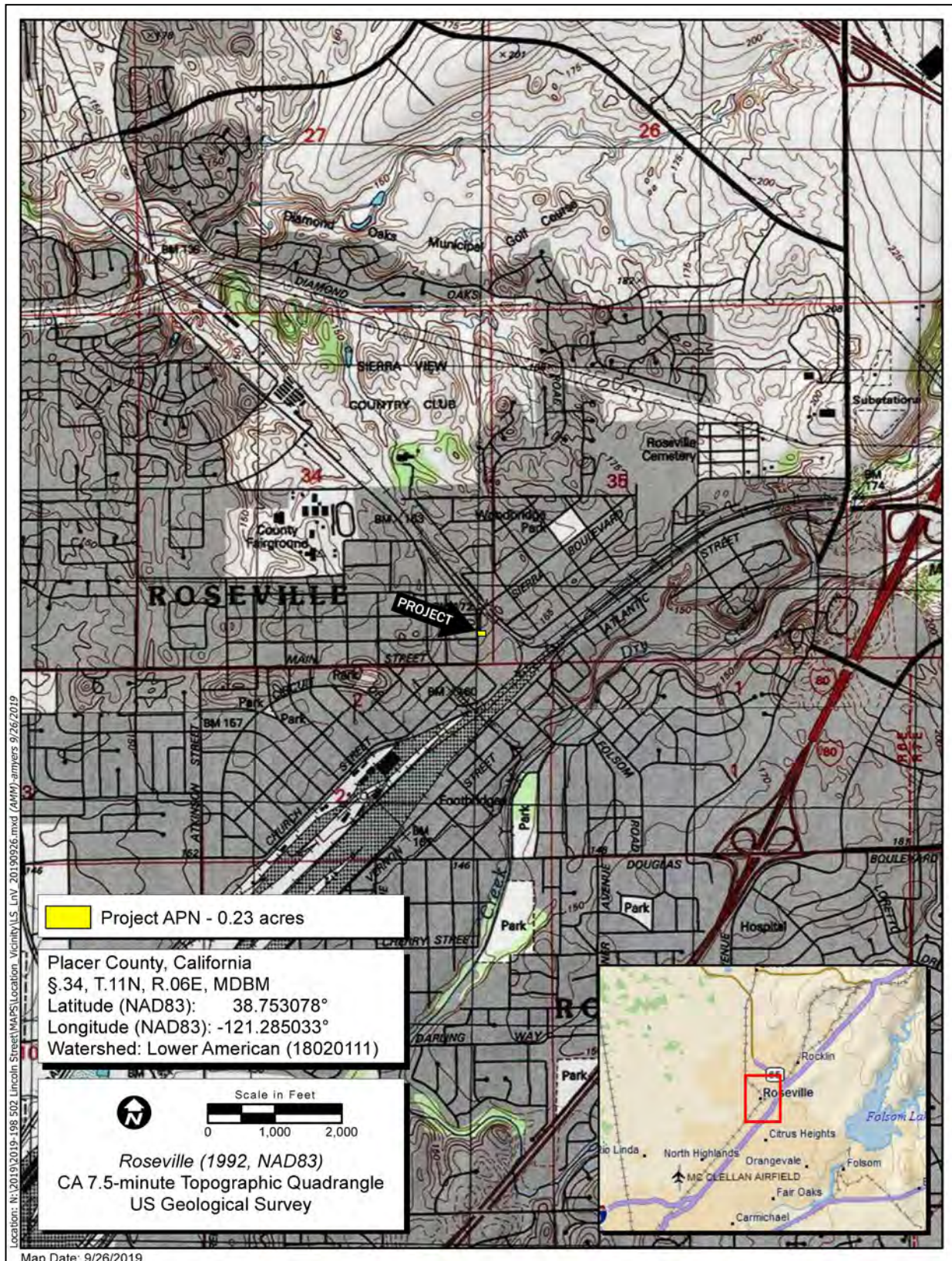
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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Map Name: Roseville, California

*Scale: 1:24,000

*Date of Map: 1992



Attachment F

Noise Impact Assessment

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Noise Impact Assessment

Belvedere Townhomes Project

Roseville, California

Prepared For:

Old Roseville, LLC
520 Lincoln Street
Roseville, CA 95747

August 2020



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

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Baseline (Existing) Noise Measurements – Project Site and Vicinity

LIST OF ACRONYMS AND ABBREVIATIONS

ANSI	American National Standards Institute
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
dB	Decibel
dBA	A-weighted decibels
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
L _{dn}	Day-night average sound level
L _{eq}	Measure of ambient noise
L _{max}	The maximum A-weighted noise level during the measurement period.
L _{min}	The minimum A-weighted noise level during the measurement period.
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PPV	Peak particle velocity
Project	502 Lincoln Street Project
RMS	Root mean square
sf	Square Foot
UPRR	Union Pacific Railroad
WEAL	Western Electro-Acoustic Laboratory, Inc.

1.0 INTRODUCTION

This report documents the results of a Noise Impact Assessment completed for the 502 Lincoln Street Project (Project), which proposes the demolition of an existing onsite building and the development of an 18-unit townhome complex in Roseville, California. This assessment was prepared to assess the land use compatibility of the proposed Project within the existing noise environment affecting the Project site, as well as to compare the predicted Project noise levels to noise standards promulgated by the City of Roseville General Plan Noise Element and Municipal Code.

1.1 Project Location and Description

The Project site is located within a commercial and residential area in the City of Roseville, located in south Placer County. The Project site is an approximate one-acre site located south of Sierra Boulevard between Lincoln Street on the west and the Union Pacific Railroad (UPRR) corridor on the east. The site is currently occupied by the long vacant, two story, 3,360- square foot (sf) Belvedere Hotel, the single-story Seitz Residence and various other smaller structures located on the Seitz property. All of which are proposed for demolition in order to make way for a new 18-unit townhome development. Each unit is expected to be approximately 2,100 to 2,500 sf, with a majority of the units including rooftop patios.

A substantial majority of the site is vacant, with roughly seventy percent of the site undeveloped, and with only a few trees and shrubs; however, APNs 011-147-003 and 011-147-012 are developed with former residential land uses, and a portion of the existing parking lot north of the site extends into the northern portion of the site (APNs 011-147-014 and 011-147-015). The structure at APN 011-147-003 is a vacant hotel/apartment building (formerly the Belvedere Hotel), and the structures at 011-147-012 consist of a vacant single-story house (W. Seitz Residence), a shed and a dilapidated building in the backyard.

Existing adjacent land uses to the Project site include residential housing to the south and west and a UPRR corridor to the east, with residences beyond. The properties directly north and south of the project site are developed with paved parking lots. There is also an existing Moose Lodge building that the Project would partially encircle, wrapping around its northern, eastern, and southern property lines. The Project site is designated in the City of Roseville General Plan as Central Business District.

2.0 ENVIRONMENTAL NOISE

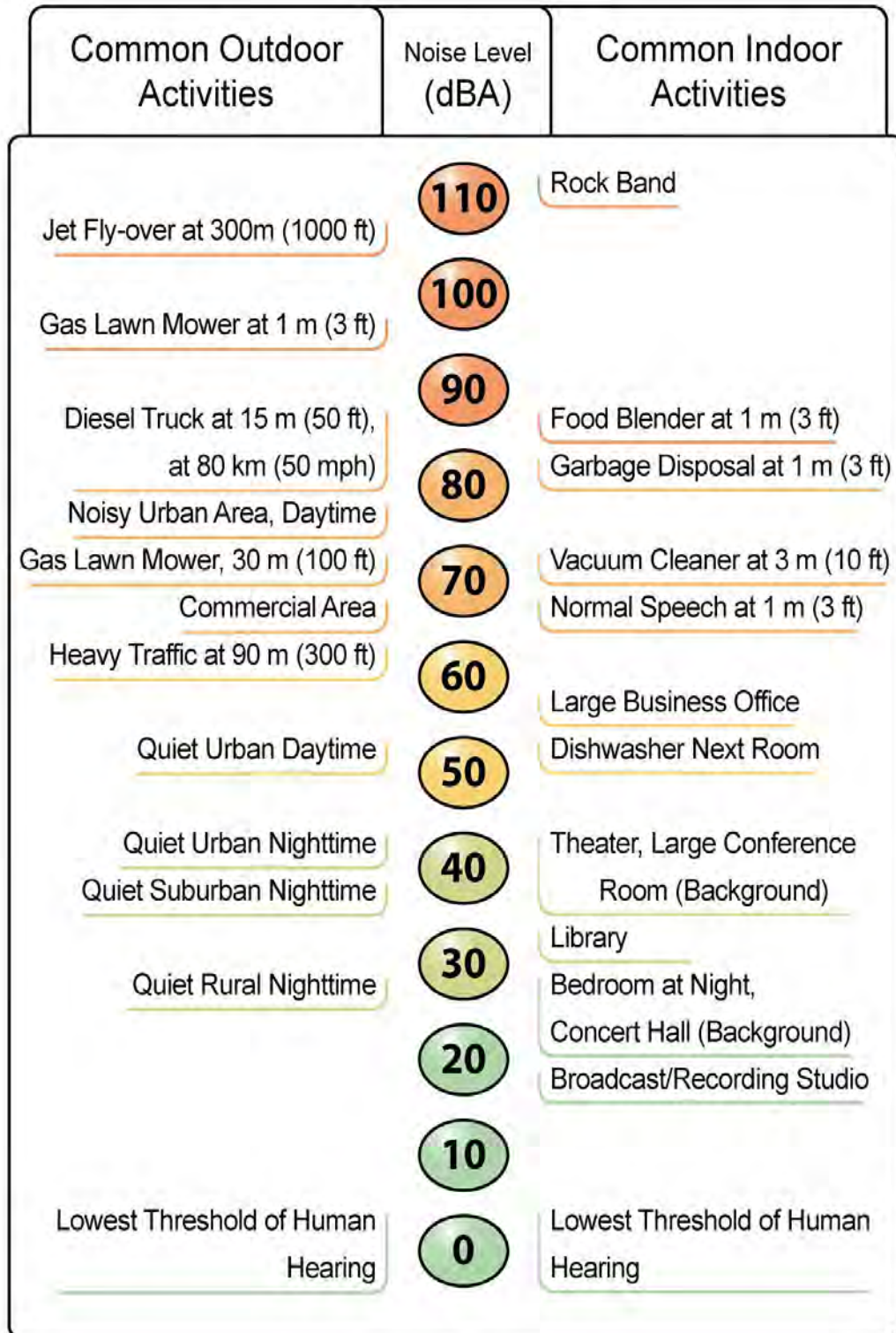
2.1 Fundamentals of Noise and Environmental Sound

2.1.1 Addition of Decibels

The decibel (dB) scale is logarithmic, not linear, and therefore sound levels cannot be added or subtracted through ordinary arithmetic. Two sound levels 10 dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted (dBA), an increase of 10 dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound and twice as loud as a 60-dBA sound. When two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dB higher than one source under the same conditions (FTA 2018). For example, a 65-dB source of sound, such as a truck, when joined by another 65 dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the

source strength increases the sound pressure by 3 dB). Under the decibel scale, three sources of equal loudness together would produce an increase of 5 dB.

Typical noise levels associated with common noise sources are depicted in Figure 1. *Common Noise Levels*.



Source: California Department of Transportation (Caltrans, 2012)

Figure 1. Common Noise Levels

2.1.2 Sound Propagation and Attenuation

Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations. Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB for each doubling of distance from a stationary or point source. Sound from a line source, such as a highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of approximately 3 dB for each doubling of distance from a line source, such as a roadway, depending on ground surface characteristics (Federal Highway Administration [FHWA] 2011). No excess attenuation is assumed for hard surfaces like a parking lot or a body of water. Soft surfaces, such as soft dirt or grass, can absorb sound, so an excess ground-attenuation value of 1.5 dB per doubling of distance is normally assumed. For line sources, an overall attenuation rate of 3 dB per doubling of distance is assumed (FHWA 2011).

Noise levels may also be reduced by intervening structures; generally, a single row of detached buildings between the receptor and the noise source reduces the noise level by about 5 dBA (FHWA 2006), while a solid wall or berm generally reduces noise levels by 10 to 20 dBA (FHWA 2011). However, noise barriers or enclosures specifically designed to reduce site-specific construction noise can provide a sound reduction 35 dBA or greater (Western Electro-Acoustic Laboratory, Inc. [WEAL] 2000). To achieve the most potent noise-reducing effect, a noise enclosure/barrier must physically fit in the available space, must completely break the "line of sight" between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise source and extend length-wise and vertically as far as feasibly possible to be most effective. The limiting factor for a noise barrier is not the component of noise transmitted through the material, but rather the amount of noise flanking around and over the barrier. In general, barriers contribute to decreasing noise levels only when the structure breaks the "line of sight" between the source and the receiver.

The manner in which older homes in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows (Caltrans 2002). The exterior-to-interior reduction of newer residential units is generally 30 dBA or more (Harris Miller, Miller & Hanson Inc. [HMMH] 2006).

2.1.3 Noise Descriptors

The dB scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Several rating scales have been developed to analyze the adverse effect of community noise on people. Because environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise, as well as the time of day when the noise occurs. The L_{eq} is a measure of ambient noise, while the L_{dn} and Community Noise Equivalent Level (CNEL) are measures of community noise. Each is applicable to this analysis and defined in Table 1.

Table 1. Common Acoustical Descriptors

Descriptor	Definition
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micropascals (or 20 micronewtons per square meter), where 1 pascal is the pressure resulting from a force of 1 newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micropascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
L_{max} , L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01} , L_{10} , L_{50} , L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	A 24-hour average L_{eq} with a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn} .
Community Noise Equivalent Level, CNEL	A 24-hour average L_{eq} with a 5 dBA "weighting" during the hours of 7:00 p.m. to 10:00 p.m. and a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.7 dBA CNEL.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends on its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.

The dBA sound level scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about +1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of

the predicted models depends on the distance between the receptor and the noise source. Close to the noise source, the models are accurate to within about ± 1 -2 dBA.

2.1.4 Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60- to 70-dBA range, and high, above 70 dBA. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet, suburban, residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with noisier urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA). Regarding increases in dBA, the following relationships should be noted in understanding this analysis:

- Except in carefully controlled laboratory experiments, a change of 1 dBA cannot be perceived by humans.
- Outside of the laboratory, a three-dBA change is considered a just-perceivable difference.
- A change in level of at least five dBA is required before any noticeable change in community response would be expected. An increase of five dBA is typically considered substantial.
- A 10-dBA change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response.

2.1.5 Effects of Noise on People

Hearing Loss

While physical damage to the ear from an intense noise impulse is rare, a degradation of auditory acuity can occur even within a community noise environment. Hearing loss occurs mainly due to chronic exposure to excessive noise but may be due to a single event such as an explosion. Natural hearing loss associated with aging may also be accelerated from chronic exposure to loud noise.

The Occupational Safety and Health Administration has a noise exposure standard that is set at the noise threshold where hearing loss may occur from long-term exposures. The maximum allowable level is 90 dBA averaged over eight hours. If the noise is above 90 dBA, the allowable exposure time is correspondingly shorter.

Annoyance

Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. For ground vehicles, a noise level of about 55 dBA L_{dn} is the threshold at which a substantial percentage of people begin to report annoyance.

2.2 Fundamentals of Environmental Groundborne Vibration

2.2.1 Vibration Sources and Characteristics

Sources of earthborne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or manmade causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous (e.g., factory machinery) or transient (e.g., explosions).

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One is the peak particle velocity (PPV); another is the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. The RMS velocity is defined as the average of the squared amplitude of the signal. The PPV and RMS vibration velocity amplitudes are used to evaluate human response to vibration.

2.2.2 Vibration Sources and Characteristics

Table 2 displays the reactions of people and the effects on buildings produced by continuous vibration levels. The annoyance levels shown in the table should be interpreted with care as vibration may be found to be annoying at much lower levels than those listed, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage. In high noise environments, which are more prevalent where groundborne vibration approaches perceptible levels, this rattling phenomenon may also be produced by loud airborne environmental noise causing induced vibration in exterior doors and windows.

For the purposes of this analysis, the PPV descriptor with units of inches per second is used to evaluate construction-generated vibration for building damage and human complaints.

Table 2. Human Reaction and Damage to Buildings for Continuous or Frequent Intermittent Vibration Levels

Peak Particle Velocity (inches/second)	Approximate Vibration Velocity Level (VdB)	Human Reaction	Effect on Buildings
0.006–0.019	64–74	Range of threshold of perception	Vibrations unlikely to cause damage of any type
0.08	87	Vibrations readily perceptible	Recommended upper level to which ruins and ancient monuments should be subjected
0.1	92	Level at which continuous vibrations may begin to annoy people, particularly those involved in vibration sensitive activities	Virtually no risk of architectural damage to normal buildings, yet threshold at which there is a risk of architectural damage to fragile buildings
0.2	94	Vibrations may begin to annoy people	Threshold at which there is a risk of architectural damage to normal dwellings
0.4–0.6	98–104	Vibrations considered unpleasant by people subjected to continuous vibrations	Architectural damage and possibly minor structural damage

Source: Caltrans 2020

Ground vibration can be a concern in instances where buildings shake and substantial rumblings occur. However, it is unusual for vibration from typical urban sources such as buses and heavy trucks to be perceptible. For instance, heavy-duty trucks generally generate groundborne vibration velocity levels of 0.006 PPV at 50 feet under typical circumstances, which as identified in Table 2 is considered very unlikely to cause damage to buildings of any type. Common sources for groundborne vibration are planes, trains, and construction activities such as earthmoving that requires the use of heavy-duty earthmoving equipment.

3.0 EXISTING ENVIRONMENTAL NOISE SETTING

3.1 Noise-Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

Nearby noise-sensitive land uses consist of multiple residences adjacent to the Project site. The closest residences of concern, which will be used in this analysis, are located approximately 70 feet west of the Project site.

3.2 Existing Ambient Noise Environment

Roseville is impacted by various noise sources. It is subject to typical urban noise such as noise generated by traffic, heavy machinery, and day-to-day outdoor activities. Mobile sources of noise,

especially cars and trucks, are the most common source of noise in the community. The Project area is also affected by the UPRR corridor, which accommodates freight rail and traverses the eastern boundary of the Project site. Noise generated by freight rail is primarily generated by the train's steel wheels rolling on steel rails. This rolling noise increases in direct proportion to increases in train speed, and also increases substantially when impacts occur as train wheels traverse the rail gaps and joints of special trackwork for crossovers and turnouts. Other sources of noise are the various land uses (i.e., residential, commercial, institutional, and recreational and parks activities) throughout Roseville that generate stationary source noise. The Sacramento McClellan Airport is located approximately nine miles southwest of the Project site. However, the Project site is located outside of the boundaries of the McClellan Airport land use plan and is thereby beyond the noise contours generated by airport operations. Furthermore, the Project site is located more than two miles from any other airport.

3.2.1 Existing Ambient Noise Measurements

The Project site is currently occupied by the 3,360-sf, two-story Belvedere Hotel, the Seitz Residence and various other smaller structures located on the Seitz property that the Project proposes to demolish. The site is relatively flat and is surrounded by scattered urban development in all directions. A mix of residential, commercial, institutional, and office land uses dominate the area. In order to quantify existing ambient noise levels on the Project site, ECORP Consulting, Inc. conducted a 24-hour noise measurement starting on November 19, 2019 and extending into November 20. Additionally, ECORP conducted four short-term noise measurements on the afternoon of November 20, 2019. The noise measurements are representative of the typical existing noise experienced within and immediately adjacent to the Project site and are depicted in Table 3. See Attachment A for Noise Measurement Locations.

As shown in Table 3, the ambient recorded noise level on the Project site is 62.5 CNEL. The ambient recorded noise levels adjacent to the Project site ranged from 57.1 to 65.6 dBA. The noise source most commonly affecting the Project site and vicinity is produced by automotive vehicles (e.g., cars, trucks, buses, motorcycles). Traffic moving along streets produces a sound level that remains relatively constant and is part of the Project area's minimum ambient noise level. Vehicular noise varies with the volume, speed and type of traffic. Slower traffic produces less noise than fast-moving traffic. Trucks typically generate more noise than cars. Infrequent or intermittent noise also is associated with vehicles, including sirens, vehicle alarms, slamming of doors, trains, garbage and construction vehicle activity and honking of horns. These noises add to urban noise and are regulated by a variety of agencies. Additionally, the noise environment is impacted by the UPRR corridor.

Table 3. Existing (Baseline) Noise Measurements

Short-Term Noise Measurements (November 20, 2019)						
Location Number	Location	Duration	L _{eq} dBA	L _{min} dBA	L _{max} dBA	Time
1	At the intersection of Grove Street & Placer Street.	10 min.	60.8	51.8	76.2	10:30 a.m. – 10:49 a.m.
2	Mango Alley across Lincoln Street from the Moose Lodge.	10 min.	59.0	49.2	73.9	10:55 a.m.- 11:05 a.m.
3	At the Lincoln Street & Pleasant Street intersection.	10 min.	65.6	49.1	86.1	11:05 a.m. – 11:15 a.m.
4	At the Placer Street & Pleasant Street intersection.	10 min.	57.1	46.3	76.5	11:17 a.m. – 11:27 a.m.
Long-Term Measurement (November 19 – November 20, 2019)						
5	On the Project site.	24 hours	58.2	112.0	62.5	10:12 a.m. – 10:12 a.m.

Source: Measurements were taken by ECORP Consulting with a Larson Davis SoundExpert LxT precision sound level meter, which satisfies the ANSI for general environmental noise measurement instrumentation. Prior to the measurements, the SoundExpert LxT sound level meter was calibrated according to manufacturer specifications with a Larson Davis CAL200 Class I Calibrator. See Attachment A for noise measurement outputs.

Note: L_{max} = The maximum A-weighted noise level during the measurement period.
L_{min} = The minimum A-weighted noise level during the measurement period.

4.0 REGULATORY FRAMEWORK

4.1 State

4.1.1 State of California General Plan Guidelines

The State of California regulates vehicular and freeway noise affecting noise-sensitive land uses, sets standards for sound transmission and occupational noise control, and identifies noise insulation standards and airport noise/land-use compatibility criteria. The State of California General Plan Guidelines, published by the Office of Planning and Research (OPR, 2003), also provides guidance for the acceptability of projects within specific CNEL/L_{dn} contours. The guidelines also present adjustment factors that may be used in order to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution.

State Office of Planning and Research Noise Element Guidelines

The State OPR Noise Element Guidelines include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The Noise Element Guidelines contain a land use compatibility table that describes the compatibility of various land uses with a range of environmental noise levels in terms of the CNEL.

4.2 Local

4.2.1 City Roseville General Plan

The Noise Element of the General Plan outlines policies and implementation measures to achieve the City's goals of protecting Roseville residents from the harmful and annoying effects of exposure to excessive noise. This element establishes separate acceptable noise level criteria for various land uses.

The most basic planning strategy to minimize adverse impacts on new land uses due to noise is to avoid designating certain land uses at locations within Roseville that would negatively affect noise-sensitive land uses. Uses such as schools, hospitals, child care, senior care, congregate care, churches, and all types of residential uses should be located outside of any area anticipated to exceed acceptable noise levels as defined by the Noise and Land Use Compatibility Guidelines, or should be protected from noise through sound attenuation measures such as site and architectural design and sound walls. The City of Roseville has adopted the State OPR Noise Element Guidelines described above in a modified form as a basis for planning decisions based on noise considerations. The City of Roseville Exterior Noise Compatibility Standards are shown in Table 4. In the case that the noise levels identified at a proposed land use do not surpass the maximum allowable levels presented, the proposed land use type is considered compatible with the existing noise environment.

Table 4. Exterior Noise Compatibility Standards for Uses Affected by Transportation Noise

Land Use Category*	Community Noise Exposure L_{dn} or CNEL, dBA					
	>55-59	60-64	65-69	70-74	75-79	80<
Residential	NA	NA	CA	NU	CU	CU
Lodging- Motels, Hotels	NA	NA	NA	CA	NU	CU
Schools, Libraries, Places of Worship, Hospitals, Assisted Living	NA	NA	NA	CA	NU	CU
Auditoriums, Concert Halls, Amphitheaters	CA	CA	CA	CA	CU	CU
Sports Arena, Outdoor Spectator Sports	CA	CA	CA	CA	CU	CU
Playgrounds, Neighborhood Parks	NA	NA	NA	CA	NU	CU
Golf Courses, Riding Stables, Water Recreation, Cemeteries	NA	NA	NA	NA	NU	CU
Office Building	NA	NA	NA	CA	NU	CU

Source: City of Roseville 2020

Notes: Normally Acceptable (NA): Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable (CA): New construction or development should be taken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable (NU): New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable (CU): New construction or development should generally not be undertaken.

Additionally, the General Plan Noise Element contains goals and policies to preserve the existing community noise environment, while minimizing the exposure of Roseville residences to potentially harmful noise levels. The following goals and policies presented in the General Plan are applicable to the proposed Project:

Goal N1.1: Protect City residents from the harmful and annoying effects of exposure to excessive noise.

Goal N1.2: Protect the economic base of the City by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.

Policy N1.1: The City's exterior noise compatibility standards for uses affected by transportation noise sources are included as Table 4. Exterior noise levels shall be mitigated to the extent feasible using site planning, building orientation, and/or other construction techniques or design features. Noise barriers should only be used after other feasible noise reduction strategies are exhausted, and not where they would interrupt existing or future community pedestrian or bicycle connectivity.

Policy N1.2: The City's interior noise compatibility standards for uses affected by transportation noise sources are 45 dBA L_{dn} for noise-sensitive uses such as residences, lodging, hospitals, assisted living facilities, and other places where people normally sleep. For noise-sensitive uses where people do not sleep, such as offices, schools, and uses with similar noise sensitivity, noise levels should be no greater than 45 dBA L_{eq} . Proposed projects should incorporate noise reduction strategies, if necessary, to achieve these interior noise levels.

Policy N1.3: The City's exterior noise compatibility standards for uses affected by non-transportation-related noise are defined within the City's Noise Ordinance and should be applied consistent with the Noise Ordinance.

Policy N1.5: If existing noise levels exceed the noise compatibility standards in Table 4 or Policy N1.2, then feasible methods of reducing noise to levels consistent with standards should be considered, but are not required. However if existing noise levels exceed noise compatibility standards and a project results in a significant increase in noise (as defined below), then feasible methods of reducing noise to avoid a significant noise increase should be applied. In no case should a project result in a Clearly Unacceptable noise level according to Table 4.

- Where existing exterior noise is less than 60 dB, a ≥ 5 dBA increase in noise is significant.
- Where existing exterior noise is between 60 and 65 dBA, a ≥ 3 dB increase in noise is significant.

- Where existing exterior noise is greater than 65 dB a ≥ 1.5 dBA increase in noise is significant.

Policy N1.6: In order to facilitate reinvestment and economic development, if noise mitigation is found to be infeasible or in conflict with other City policies regarding community design, the City may elect to allow noise levels that exceed the noise standards identified in Table 4, although in no case should application of this policy result in a Clearly Unacceptable noise level according to Table 4.

Policy N1.7: The City will work in cooperation with Caltrans and the Union Pacific Railroad to maintain noise level standards for both new and existing projects in compliance with Table 4.

Policy N1.9: Construction-related noise that is consistent with the City's Noise Ordinance is exempt from the noise standards outlined in this Element.

Recognizing that in increasingly urban areas it is difficult to maintain suburban noise standards, and in order to facilitate the City's goals to encourage reinvestment and economic development in the Riverside and Downtown Specific Plan areas, the City may elect to allow new noise-sensitive land uses on a case-by-case basis in proximity to transportation sources. Noise mitigation, including an acoustical analysis, would be required to reduce interior space noise levels to the standards specified in Table IX-1 [Table 4 above]. Exterior noise levels would require mitigation to the extent feasible using building orientation, construction and design features; however ultimately, noise levels may exceed the noise standards identified in Table IX-1 [Table 4 above].

4.2.2 City Roseville Municipal Code

The City of Roseville's Municipal Code regulations with respect to noise are included in Title 9 Health and Safety Code, specifically Chapter 9.24, Noise Regulations. Section 9.24.030, *Exemptions*, of the City's Municipal Code states that private construction (e.g., construction, alteration, or repair activities) between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sundays, is exempt from local noise restrictions provided that all construction equipment is fitted with factory installed muffling devices and that all construction equipment is maintained in good working order.

5.0 IMPACT ASSESSMENT

5.1 Thresholds of Significance

The impact analysis provided below is based on the following California Environmental Quality Act (CEQA) Guidelines Appendix G thresholds of significance. The Project would result in a significant noise-related impact if it would meet any of the following criteria:

- 1) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

- 2) Generation of excessive groundborne vibration or groundborne noise levels.
- 3) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would expose people residing or working in the project area to excessive noise levels.

For purposes of this analysis and where applicable, the City of Roseville noise standards were used for evaluation of Project-related noise impacts.

5.2 Methodology

This analysis of the existing and future noise environments is based on noise-prediction modeling and empirical observations. In order to estimate the worst-case construction noise levels that may occur at the nearest noise-sensitive receptors in the Project vicinity, predicted construction noise levels were calculated utilizing the FHWA's Roadway Construction Model (2006). Groundborne vibration levels associated with construction-related activities for the Project were evaluated utilizing typical groundborne vibration levels associated with construction equipment, obtained from the Caltrans guidelines set forth above. Potential groundborne vibration impacts related to structural damage and human annoyance were evaluated, taking into account the distance from construction activities to nearby land uses.

An assessment of the land use compatibility of the Project's proposal to locate sensitive residential noise receptors within the existing noise environment affecting the Project site was completed by conducting existing ambient baseline noise measurements on and around the Project site with the use of a Larson Davis SoundExpert LxT precision sound level meter, which satisfies the American National Standards Institute (ANSI) standard for general environmental noise measurement instrumentation. Prior to the measurements, the SoundExpert LxT sound level meter was calibrated according to manufacturer specifications with a Larson Davis CAL200 Class I Calibrator. In order to quantify existing ambient noise levels on the Project site, ECORP conducted a 24-hour noise measurement starting on November 19, 2019 and extending into November 20. Additionally, ECORP conducted four short-term noise measurements on the afternoon of November 20, 2019.

5.2.1 Impact Analysis

Would the Project Result in Short-Term Construction-Generated Noise in Excess of Noise Standards?

Construction noise associated with the proposed Project would be temporary and would vary depending on the nature of the activities being performed. Noise generated would primarily be associated with the operation of off-road equipment for onsite construction activities as well as construction vehicle traffic on area roadways. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., building construction, paving). Noise generated by construction equipment, including earthmovers, material handlers, and portable generators, can reach high levels. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as

dropping large pieces of equipment or the hydraulic movement of machinery lifts). During construction, exterior noise levels could negatively affect sensitive receptors in the vicinity of the construction site.

Table 5 indicates the anticipated noise levels of construction equipment. The average noise levels presented in Table 5 are based on the quantity, type, and acoustical use factor for each type of equipment that is anticipated to be used.

Table 5. Typical Construction Equipment Noise Levels

Type of Equipment	Maximum Noise (L_{max}) at 50 Feet (dBA)	Maximum 8-Hour Noise (L_{eq}) at 50 Feet (dBA)
Crane	80.6	72.6
Dozer	81.7	77.7
Excavator	80.7	76.7
Generator	80.6	77.6
Grader	85.0	81.0
Other Equipment (greater than 5 horsepower)	85.0	82.0
Paver	77.2	74.2
Roller	80.0	73.0
Tractor	84.0	80.0
Dump Truck	76.5	72.5
Concrete Pump Truck	81.4	74.4
Welder	74.0	70.0

Source: FHWA, Roadway Construction Noise Model (FHWA-HEP-05-054), dated January 2006.

As previously stated, the nearest noise-sensitive land uses consist of residences approximately 70 feet west of the Project site. The noise levels from construction equipment at 50 feet range from 70.0 dBA to 81.0 dBA. The noise levels from construction operations decrease at a rate of approximately 6.0 dB per doubling of distance from the source. Thus, the noise levels at the nearest residences, approximately 70 feet away, would range from 67.1 to 78.1 dBA.

The City of Roseville restricts the time that construction can take place but does not promulgate numeric thresholds pertaining to the noise associated with construction. Specifically, Section 9.24.030 of the City's Municipal Code states that the noise standards shall not apply to noise sources associated with private construction provided such activities take place between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday. Additionally, all construction equipment must be fitted with factory-installed muffling devices and all construction equipment must be maintained in good working order. It is typical to regulate construction noise in this manner since construction noise is temporary, short-term, intermittent in nature, and would cease on completion of the construction. Furthermore, the City of Roseville is a developing urban community and construction noise is generally accepted as a reality within the urban environment. Additionally, construction would occur through the Project site and would not be concentrated at one point. Therefore, noise generated during construction activities, as long as conducted within the permitted hours, would not exceed City noise standards.

Would the Project Result in a Substantial Permanent Increase in Ambient Noise Levels in Excess of City Standards During Operations?*Project Land Use Compatibility*

The City of Roseville Maximum Allowable Noise Exposure levels, presented in Table 4, are used in this analysis to provide information for land use compatibility for new development. This table identifies acceptable levels of exterior noise exposure for various land uses due to transportation related noise. As previously stated, the Project is proposing the construction of an 18-unit townhome development.

Per Table 4, the normally acceptable outdoor noise exposure for residences, such as those proposed by the Project, is 60 dBA CNEL. In order to quantify existing ambient noise levels on the Project site, ECORP conducted a 24-hour noise measurement starting on November 19, 2019 and spanning into the next day. This noise measurement is representative of the typical existing noise environment experienced at the Project site and is considered representative of the noise levels throughout the day. As shown in Table 3, the ambient noise level recorded on the Project site is 62.5 CNEL, which is 2.5 dB over what is an acceptable exterior noise level for new residences. However, this falls within the conditionally acceptable outdoor noise exposure for residences. According to the General Plan, new construction or development should occur within a conditionally acceptable outdoor noise environment only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design.

The most intense noise events that currently affect the Project site are passing freight trains on the UPRR corridor located immediately east. During the 24-hour noise measurement that was taken from November 19 to 20, 2019, the passing of a freight train occurred on four separate occasions over the 24-hour period. In order to reduce noise exposure from these events, the Project is proposing an eight-foot masonry wall positioned on the eastern boundary of the Project site. The placement of such a masonry wall represents the best available exterior noise level reduction measure that can be used as masonry barriers are able to reduce noise levels at an affected receiver by 10 to 20 dBA (FHWA 2011). As previously described, eight feet is the maximum allowable height allowed for a masonry wall in the City of Roseville, per Section 19.22.030 of the City's Municipal Code. (To achieve the most potent noise-reducing effect, a noise enclosure/barrier must extend length-wise and vertically as far as feasibly possible to be most effective.) Since the Project is proposing an eight-foot masonry wall located on the eastern boundary of the Project site, it can be stated that while the existing noise levels exceed the preliminary residential standard of 60 dBA CNEL at the Project site, the Project is providing the best available exterior noise level reduction measure feasible as presented in Policy N1.1 of the City's General Plan, and the placement of this wall would reduce the exterior noise experienced on the Project site by 10 to 20 dBA. Additionally, as previously described, the exterior-to-interior reduction of newer residential units, such as that proposed by the Project, is generally 30 dBA or more (HMMS). Therefore, the recorded exterior Project site noise level of 62.5 dBA CNEL equates to interior noise levels of 32.5 dBA CNEL within the proposed townhomes, which is below the 45 dBA CNEL interior noise threshold presented in Policy N1.2 of the City's General Plan.

It is acknowledged that the Project is proposing three-story buildings including roof-top patio/balcony amenities for each residential structure, and neither the eight feet masonry wall or exterior-to-interior noise attenuation would reduce the ambient noise level of 62.5 at these patio/balcony areas. However, the Project would be required to adhere to the 2019 California Building Standards, which require the

Project to be constructed with building envelopes with a minimum Sound Transmission Class (STC) 50. (STC is an integer rating of how well a building partition attenuates airborne sound.) Adherence to the 2019 California Building Codes would limit the transmission of sound (echoing) within the patio/balcony features. It is also noted that the proposed patio/balcony areas are included as Project amenities and are not spaces intended for noise-sensitive activities such as sleeping or consistent, long-term use.

Project Operations- Onsite Noise Sources

As previously stated, noise sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, schools, hospitals, guest lodging, libraries, and some passive recreation areas would each be considered noise-sensitive and may warrant unique measures for protection from intruding noise. The nearest noise-sensitive land uses are inhabited residences located 70 feet west of the Project site.

The primary operational noise source associated with the proposed Project would be that of operational stationary sources. Potential stationary noise sources related to long-term operation of residences on the Project site would include mechanical equipment and other typical sources specific to residential neighborhoods such as barking dogs, internal traffic circulation, radios, and people talking. According to field noise measurements conducted by ECORP, mechanical heating, ventilation, and air conditioning equipment generates noise levels less than 45 dBA at 20 feet, which is less than City's noise threshold for protecting residential uses. Urban residential noise, consisting of barking dogs, internal traffic circulation, radios, and people talking, generally registers at 55 to 60 dBA. Per field measurements conducted by ECORP on the Project site on November 19 - 20, 2019, the ambient recorded noise level on the Project site is 62.5 CNEL. Thus, onsite Project noise would not be expected to generate noise at levels beyond those currently experienced as Project onsite noise producing activities would be less than the ambient recorded noise levels. As stated in Policy N1.5 of the City's General Plan, when existing exterior noise is between 60 and 65 dBA, a greater than 3 dB increase in noise is significant. As previously stated, the Project is not anticipated to generate noise levels greater than what is currently experienced in the Project area. The proposed Project places residential uses adjacent to other residential uses. The most basic planning strategy to minimize adverse impacts on new land uses due to noise is to avoid designating certain land uses at locations within the community that would negative affect noise sensitive land uses. The Project site is located on the outskirts of a predominate residential area. The Project is consistent with the types, intensity, and patterns of land use envisioned for the Project area, and as previously described, the Project is considered compatible with the existing noise environment. Operation of the Project would not result in a significant noise-related impact associated with onsite sources.

Project Operations- Offsite Traffic Noise

Project operation would also result in additional traffic on adjacent roadways, thereby increasing vehicular noise in the Project area. As previously described, Policy N1.5 of the City's General Plan states that when existing exterior noise is between 60 and 65 dBA, a greater than 3 dB increase in noise is considered significant. According to Caltrans *Technical Noise Supplement to the Traffic Noise Analysis Protocol* (2013), doubling of traffic on a roadway is necessary in order to result in an increase of 3 dB (a barely perceptible increase). Lincoln Street, Sierra Boulevard, Main Street, Grove Street, and Pleasant Street, each defined as a 'local street' in the City General Plan Circulation Element, would provide the

main access to the Project site. According to the Circulation Element, local streets provide direct access to abutting land and access to the collector street system and can be expected to accommodate 3,000 vehicle trips daily. Washington Boulevard, located approximately 0.1 mile west of the Project site, would also be relied upon for site access. Washington Boulevard is defined as an 'arterial street' in the City General Plan Circulation Element and is estimated to accommodate 12,000 vehicle trips daily. Per the Trip Generation and Vehicle Miles Traveled Analysis for the Proposed Project prepared by LSA Traffic Engineers (2020), the 18 proposed townhouses would generate 94 average trips per day. This amount of additional traffic would not result in a doubling of traffic on any of the vicinity roadways, and thus the Project's contribution to existing traffic noise would exceed the City standard.

Would the Project Expose Structures to Substantial Groundborne Vibration During Construction?

Excessive groundborne vibration impacts result from continuously occurring vibration levels. Once operational, the Project would not be a source of groundborne vibration. Increases in groundborne vibration levels attributable to the proposed Project would be primarily associated with short-term construction-related activities. Construction on the Project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance.

Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. Vibration decreases rapidly with distance and it is acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to sensitive receptors. Groundborne vibration levels associated with typical construction equipment are summarized in Table 6.

Table 6. Representative Vibration Source Levels for Construction Equipment

Equipment Type	Peak Particle Velocity at 25 Feet (inches per second)
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Rock Breaker	0.082
Jackhammer	0.035
Small Bulldozer/Tractor	0.003

Source: FTA 2018; Caltrans 2020

The City does not establish a numeric threshold for vibration associated with construction. However, a discussion of construction vibration is included for full disclosure purposes. For comparison purposes, the Caltrans' (2020) recommended standard of 0.1 inch per second PPV with respect to the prevention of structural damage for fragile buildings is used as a threshold, since the Project construction site is surrounded by older buildings. This level of vibration poses virtually no risk of architectural damage to normal buildings yet is the threshold at which there is a risk of architectural damage to fragile buildings.

The nearest structure to the construction site would be the Moose Lodge building. It is acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest structure. Consistent with FTA recommendations for calculating construction vibration, construction vibration was measured from the center of the Project site (FTA 2018). It is noted that the Project site is irregular-shaped in that the proposed buildings would be constructed to the southeast, east and south of the existing Moose Lodge building and the Project driveway would wrap around the south, east, and north sides of the Moose Lodge. The center point of any of these features is located approximately 25 feet distant at the nearest. Based on the vibration levels presented in Table 6, ground vibration generated by heavy-duty equipment would not be anticipated to exceed approximately 0.089 inch per second PPV at 25 feet. Thus, structures located at 25 feet, even fragile structures, would not be negatively affected.

Would the Project Expose Structures to Substantial Groundborne Vibration During Operations?

Project operations would not include the use of any stationary equipment that would result in excessive groundborne vibration levels. However, the Project does propose residential structures within proximity to the existing UPRR corridor to the east, a source of groundborne vibration. Freight train operations create vibration events that last approximately two minutes and it is extremely rare for vibration from train operations to cause substantial or even minor cosmetic building damage (FTA 2018). Older, historic buildings often considered fragile are the predominate source of concern from rail-related vibration (FTA 2018).

The closest Project residential structure would be a three-story building positioned approximately 60 feet from this rail corridor at the nearest. According to the FTA (2018), groundborne vibration from urban heavy rail is common when there is less than 50 feet between the track and building foundations. Furthermore, while each building has different characteristics relative to structure-borne vibration, in general, the heavier the building, the lower the levels of vibration. Thus, a three-story structure could be expected to be impacted by vibration at less intensity than shorter buildings. Additionally, community (human) response to vibration correlates with the frequency of events and, intuitively, more frequent events of low vibration levels may evoke the same response as fewer high vibration level events. During the 24-hour noise measurement that was taken from November 19 to 20, 2019, the passing of a freight train occurred on four separate occasions over the 24-hour period.

Groundborne vibration levels associated with passenger and freight rail at 60 feet are summarized in Table 7. The City does not establish a numeric threshold for vibration associated with passing trains. For comparison purposes, the Caltrans' (2020) recommended standard of 0.2 inch per second PPV with respect to the prevention of structural damage for normal buildings is used as a threshold, since the Project would be construct new buildings consistent with the most recent building standards. This level of vibration is when there is a risk of damage to normal buildings and when people generally begin to be annoyed.

Table 7. Representative Vibration Source Levels for Construction Equipment

Equipment Type	Peak Particle Velocity at 60 Feet (inches per second)
Rapid Transit/Light Rail at 50 mph	0.15

Equipment Type	Peak Particle Velocity at 60 Feet (inches per second)
Locomotive-Powered Freight Rail at 50 mph	0.17

Source: FTA 2018

As shown in Table 7, the closest Project residential structure to the UPRR rail corridor, positioned approximately 60 feet distant, would experience vibration levels of 0.17 inch per second PPV when a train passes, generally four times daily. This level of vibration is below the Caltrans standard for normal buildings.

Would the Project Expose People Residing or Working in the Project area to Excessive Airport Noise?

The Project site is located approximately nine miles southwest of the Sacramento McClellan Airport and is located outside of the boundaries of the McClellan Airport land use plan. Since the site is outside the land use plan boundaries it is beyond the noise contours generated by airport operations. The proposed Project will not expose people residing or working in the Project area to excess airport noise levels.

5.2.2 Cumulative Noise Impacts?

Cumulative Construction Noise

Construction activities associated with the proposed Project and other construction projects in the area may overlap, resulting in construction noise in the area. However, construction noise impacts primarily affect the areas immediately adjacent to the construction site. Construction noise for the proposed Project was determined to be less than significant following compliance with the presented construction hours. Cumulative development in the vicinity of the Project site could result in elevated construction noise levels at sensitive receptors in the Project area. However, each project would be required to comply with the applicable City's Municipal Code limitations on construction. Therefore, the Project would not contribute to cumulative impacts during construction.

Cumulative Operational Noise

Cumulative noise impacts would occur primarily as a result of increased traffic on local roadways due to the Project and other projects in the vicinity. Long-term noise sources associated with development at the Project, combined with other cumulative projects, could cause local noise level increases. Noise levels associated with the proposed Project and related cumulative projects together could result in higher noise levels than considered separately. However, traffic noise increase as a result of the Project would not be perceivable and would not be expected to exceed City standards. Project traffic would not result in a significant increase in traffic noise on a Project level.

6.0 REFERENCES

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ATTACHMENT A

Baseline (Existing) Noise Measurements – Project Site and Vicinity

PC Exhibit B

Site Number: 1			
Recorded By: Rosey Worden			
Job Number: 2019-198			
Date: 11/20/2019			
Time: 10:39 a.m.			
Location: At the intersection of Grove Street and Placer Street.			
Source of Peak Noise: Vehicles on Grove Street, Placer Street and adjacent roadways as well as people talking.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
60.8	51.8	72.6	106.1

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Larson Davis	LxT SE	0005120	8/05/2019	
	Microphone	Larson Davis	377B02	315201	9/23/2019	
	Preamp	Larson Davis	PRMLxT1L	099947	10/10/2019	
	Calibrator	Larson Davis	CAL200	17325	10/18/2019	
Weather Data						
Est.	Duration: 10 min.			Sky: Clear		
	Note: dBA Offset = 0.00			Sensor Height (ft): 4 ft		
	Wind Ave Speed (mph)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	17		60		29.54	

Photo of Measurement Location



Summary				
File Name on Meter	LxT_Data.172			
File Name on PC	SLM_0005120_LxT_Data_172.00.ldbin			
Serial Number	0005120			
Model	SoundExpert® LxT			
Firmware Version	2.302			
User				
Location				
Job Description				
Note				
Measurement				
Description				
Start	2019-11-20 10:40:47			
Stop	2019-11-20 10:50:47			
Duration	00:10:00.0			
Run Time	00:10:00.0			
Pause	00:00:00.0			
Pre Calibration	2019-11-20 10:36:01			
Post Calibration	None			
Calibration Deviation	---			
Overall Settings				
RMS Weight	A Weighting			
Peak Weight	Z Weighting			
Detector	Slow			
Preamp	PRMLxT1L			
Microphone Correction	Off			
Integration Method	Linear			
OBA Range	Low			
OBA Bandwidth	1/1 and 1/3			
OBA Freq. Weighting	A Weighting			
OBA Max Spectrum	Bin Max			
Overload	121.6 dB			
	A	C	Z	
Under Range Peak	77.9	74.9	79.9 dB	
Under Range Limit	25.9	25.8	30.9 dB	
Noise Floor	16.4	16.6	21.7 dB	
Results				
LAeq	60.8 dB			
LAE	88.6 dB			
EA	79.810 µPa²h			
LZpeak (max)	2019-11-20 10:46:34	106.1 dB		
LASmax	2019-11-20 10:43:53	72.6 dB		
LASmin	2019-11-20 10:40:57	51.8 dB		
SEA	-99.9 dB			

LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	Ldn	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
	60.8	60.8	-99.9	60.8	60.8	-99.9	-99.9

LCeq	72.7 dB
LAeq	60.8 dB
LCeq - LAeq	11.9 dB
LA _{leq}	62.5 dB
LAeq	60.8 dB
LA _{leq} - LAeq	1.8 dB

A		C		Z	
dB	Time Stamp	dB	Time Stamp	dB	Time Stamp
60.8		72.7			
72.6	2019/11/20 10:43:53				
51.8	2019/11/20 10:40:57				
				106.1	2019/11/20 10:46:34

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	24.0
OBA Overload Duration	112.3 s

Statistics	
LAS5.00	66.4 dB
LAS10.00	64.7 dB
LAS33.30	59.7 dB
LAS50.00	57.6 dB
LAS66.60	55.9 dB
LAS90.00	54.1 dB

PC Exhibit B

Site Number: 2			
Recorded By: Rosey Worden			
Job Number: 2019-198			
Date: 11/20/2019			
Time: 10:55 a.m.			
Location: In Mango Alley across Lincoln Street from the Moose Lodge.			
Source of Peak Noise: Vehicles on Lincoln Street and adjacent roadways.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
59.0	49.2	73.9	99.0

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Larson Davis	LxT SE	0005120	8/05/2019	
	Microphone	Larson Davis	377B02	315201	9/23/2019	
	Preamp	Larson Davis	PRMLxT1L	099947	10/10/2019	
	Calibrator	Larson Davis	CAL200	17325	10/18/2019	
Weather Data						
Est.	Duration: 10 min			Sky: Clear		
	Note: dBA Offset = 0.00			Sensor Height (ft): 4 ft		
	Wind Ave Speed (mph)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	17		60		29.54	

Photo of Measurement Location



Summary				
File Name on Meter	LxT_Data.173			
File Name on PC	SLM_0005120_LxT_Data_173.00.ldbin			
Serial Number	0005120			
Model	SoundExpert® LxT			
Firmware Version	2.302			
User				
Location				
Job Description				
Note				
Measurement				
Description				
Start	2019-11-20 10:55:36			
Stop	2019-11-20 11:05:36			
Duration	00:10:00.0			
Run Time	00:10:00.0			
Pause	00:00:00.0			
Pre Calibration	2019-11-20 10:35:59			
Post Calibration	None			
Calibration Deviation	---			
Overall Settings				
RMS Weight	A Weighting			
Peak Weight	Z Weighting			
Detector	Slow			
Preamp	PRMLxT1L			
Microphone Correction	Off			
Integration Method	Linear			
OBA Range	Low			
OBA Bandwidth	1/1 and 1/3			
OBA Freq. Weighting	A Weighting			
OBA Max Spectrum	Bin Max			
Overload	121.6 dB			
	A	C	Z	
Under Range Peak	77.9	74.9	79.9 dB	
Under Range Limit	25.9	25.8	30.9 dB	
Noise Floor	16.4	16.6	21.7 dB	
Results				
LAeq	59.0 dB			
LAE	86.8 dB			
EA	52.943 µPa²h			
LZpeak (max)	2019-11-20 10:58:33	99.0 dB		
LASmax	2019-11-20 11:05:24	73.9 dB		
LASmin	2019-11-20 11:00:57	49.2 dB		
SEA	-99.9 dB			

LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	Ldn	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
	59.0	59.0	-99.9	59.0	59.0	-99.9	-99.9

LCeq	70.6 dB
LAeq	59.0 dB
LCeq - LAeq	11.6 dB
LA _{leq}	63.0 dB
LAeq	59.0 dB
LA _{leq} - LAeq	4.0 dB

	A		C		Z	
	dB	Time Stamp	dB	Time Stamp	dB	Time Stamp
Leq	59.0		70.6			
LS(max)	73.9	2019/11/20 11:05:24				
LS(min)	49.2	2019/11/20 11:00:57				
LPeak(max)					99.0	2019/11/20 10:58:33

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	15.0
OBA Overload Duration	44.9 s

Statistics	
LAS5.00	64.1 dB
LAS10.00	62.2 dB
LAS33.30	58.0 dB
LAS50.00	55.8 dB
LAS66.60	54.2 dB
LAS90.00	52.1 dB

PC Exhibit B

Site Number: 3			
Recorded By: Rosey Worden			
Job Number: 2019-198			
Date: 11/20/2019			
Time: 11:05 a.m.			
Location: At the Lincoln Street and Pleasant Street intersection.			
Source of Peak Noise: Vehicles on Lincoln Street, Pleasant Street and adjacent roadways as well as construction in surrounding neighborhoods.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
65.6	49.1	86.1	110.9

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Larson Davis	LxT SE	0005120	8/05/2019	
	Microphone	Larson Davis	377B02	315201	9/23/2019	
	Preamp	Larson Davis	PRMLxT1L	099947	10/10/2019	
	Calibrator	Larson Davis	CAL200	17325	10/18/2019	
Weather Data						
Est.	Duration: 10 min.			Sky: Clear		
	Note: dBA Offset = 0.00			Sensor Height (ft): 4 ft		
	Wind Ave Speed (mph)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	17		60		29.54	

Photo of Measurement Location



Summary				
File Name on Meter	LxT_Data.174			
File Name on PC	SLM_0005120_LxT_Data_174.00.ldbin			
Serial Number	0005120			
Model	SoundExpert® LxT			
Firmware Version	2.302			
User				
Location				
Job Description				
Note				
Measurement				
Description				
Start	2019-11-20 11:06:50			
Stop	2019-11-20 11:16:50			
Duration	00:10:00.0			
Run Time	00:10:00.0			
Pause	00:00:00.0			
Pre Calibration	2019-11-20 10:35:59			
Post Calibration	None			
Calibration Deviation	---			
Overall Settings				
RMS Weight	A Weighting			
Peak Weight	Z Weighting			
Detector	Slow			
Preamp	PRMLxT1L			
Microphone Correction	Off			
Integration Method	Linear			
OBA Range	Low			
OBA Bandwidth	1/1 and 1/3			
OBA Freq. Weighting	A Weighting			
OBA Max Spectrum	Bin Max			
Overload	121.6 dB			
	A	C	Z	
Under Range Peak	77.9	74.9	79.9 dB	
Under Range Limit	25.9	25.8	30.9 dB	
Noise Floor	16.4	16.6	21.7 dB	
Results				
LAeq	65.6 dB			
LAE	93.4 dB			
EA	243.266 µPa²h			
LZpeak (max)	2019-11-20 11:13:00	110.9 dB		
LASmax	2019-11-20 11:07:00	86.1 dB		
LASmin	2019-11-20 11:14:50	49.1 dB		
SEA	-99.9 dB			

LAS > 85.0 dB (Exceedance Counts / Duration)	2	1.9 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	Ldn	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
	65.6	65.6	-99.9	65.6	65.6	-99.9	-99.9

LCeq	75.1 dB
LAeq	65.6 dB
LCeq - LAeq	9.4 dB
LAleq	71.7 dB
LAeq	65.6 dB
LAleq - LAeq	6.1 dB

A			C		Z	
dB		Time Stamp	dB	Time Stamp	dB	Time Stamp
65.6			75.1			
86.1		2019/11/20 11:07:00				
49.1		2019/11/20 11:14:50				
					110.9	2019/11/20 11:13:00

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	52.0
OBA Overload Duration	258.3 s

Statistics	
LAS5.00	69.7 dB
LAS10.00	67.5 dB
LAS33.30	59.6 dB
LAS50.00	57.2 dB
LAS66.60	55.4 dB
LAS90.00	52.5 dB

PC Exhibit B

Site Number: 4			
Recorded By: Rosey Worden			
Job Number: 2019-198			
Date: 11/20/2019			
Time: 11:17 a.m.			
Location: At the Placer Street and Pleasant Street intersection.			
Source of Peak Noise: Vehicles on Placer Street, Pleasant Street and adjacent roadways.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
57.1	46.3	76.5	103.9

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Larson Davis	LxT SE	0005120	8/05/2019	
	Microphone	Larson Davis	377B02	315201	9/23/2019	
	Preamp	Larson Davis	PRMLxT1L	099947	10/10/2019	
	Calibrator	Larson Davis	CAL200	17325	10/18/2019	
Weather Data						
Est.	Duration:10min.			Sky: Clear		
	Note: dBA Offset = 0.00			Sensor Height (ft): 4 ft		
	Wind Ave Speed (mph)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	17		60		29.54	

Photo of Measurement Location



Summary				
File Name on Meter	LxT_Data.175			
File Name on PC	SLM_0005120_LxT_Data_175.00.ldbin			
Serial Number	0005120			
Model	SoundExpert® LxT			
Firmware Version	2.302			
User				
Location				
Job Description				
Note				
Measurement				
Description				
Start	2019-11-20 11:19:01			
Stop	2019-11-20 11:29:01			
Duration	00:10:00.0			
Run Time	00:10:00.0			
Pause	00:00:00.0			
Pre Calibration	2019-11-20 10:35:59			
Post Calibration	None			
Calibration Deviation	---			
Overall Settings				
RMS Weight	A Weighting			
Peak Weight	Z Weighting			
Detector	Slow			
Preamp	PRMLxT1L			
Microphone Correction	Off			
Integration Method	Linear			
OBA Range	Low			
OBA Bandwidth	1/1 and 1/3			
OBA Freq. Weighting	A Weighting			
OBA Max Spectrum	Bin Max			
Overload	121.6 dB			
	A	C	Z	
Under Range Peak	77.9	74.9	79.9 dB	
Under Range Limit	25.9	25.8	30.9 dB	
Noise Floor	16.4	16.6	21.7 dB	
Results				
LAeq	57.1 dB			
LAE	84.8 dB			
EA	33.839 µPa²h			
LZpeak (max)	2019-11-20 11:21:51	103.9 dB		
LASmax	2019-11-20 11:21:52	76.5 dB		
LASmin	2019-11-20 11:25:12	46.3 dB		
SEA	-99.9 dB			

LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	Ldn	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
	57.1	57.1	-99.9	57.1	57.1	-99.9	-99.9

LCeq	72.2 dB
LAeq	57.1 dB
LCeq - LAeq	15.1 dB
LA _{leq}	58.8 dB
LAeq	57.1 dB
LA _{leq} - LAeq	1.7 dB

	A		C		Z	
	dB	Time Stamp	dB	Time Stamp	dB	Time Stamp
Leq	57.1		72.2			
LS(max)	76.5	2019/11/20 11:21:52				
LS(min)	46.3	2019/11/20 11:25:12				
LPeak(max)					103.9	2019/11/20 11:21:51

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	11.0
OBA Overload Duration	57.5 s

Statistics	
LAS5.00	57.0 dB
LAS10.00	55.3 dB
LAS33.30	53.1 dB
LAS50.00	52.2 dB
LAS66.60	51.1 dB
LAS90.00	48.8 dB

PC Exhibit B

Site Number: 5			
Recorded By: Rosey Worden			
Job Number: 2019-198			
Date: 11/19/2019-11/20/2019			
Time: 10:12 a.m.			
Location: On the Project site.			
Source of Peak Noise: Vehicles on adjacent roadways and people talking.			
Noise Data			
L _{Aeq} (dB)	L _{min} (dB)	Peak (dB)	CNEL
58.2	34.5	112.0	62.5

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Larson Davis	LxT SE	0005120	8/05/2019	
	Microphone	Larson Davis	377B02	315201	9/23/2019	
	Preamp	Larson Davis	PRMLxT1L	099947	10/10/2019	
	Calibrator	Larson Davis	CAL200	17325	10/18/2019	
Weather Data						
Est.	Duration: 24 hr.			Sky: Clear		
	Note: dBA Offset =			Sensor Height (ft): 4 ft		
	Wind Ave Speed (mph)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	17		60		29.54	

Photo of Measurement Location



Summary				
File Name on Meter	LxT_Data.171			
File Name on PC	SLM_0005120_LxT_Data_171.00.ldbin			
Serial Number	0005120			
Model	SoundExpert® LxT			
Firmware Version	2.302			
User				
Location				
Job Description				
Note				
Measurement				
Description				
Start	2019-11-19 10:12:48			
Stop	2019-11-20 10:12:48			
Duration	24:00:00.0			
Run Time	24:00:00.0			
Pause	00:00:00.0			
Pre Calibration	2019-11-19 10:03:53			
Post Calibration	None			
Calibration Deviation	---			
Overall Settings				
RMS Weight	A Weighting			
Peak Weight	Z Weighting			
Detector	Slow			
Preamp	Direct			
Microphone Correction	Off			
Integration Method	Linear			
OBA Range	Low			
OBA Bandwidth	1/1 and 1/3			
OBA Freq. Weighting	A Weighting			
OBA Max Spectrum	Bin Max			
Overload	121.6 dB			
	A	C	Z	
Under Range Peak	77.9	74.9	79.9 dB	
Under Range Limit	26.9	24.9	32.9 dB	
Noise Floor	13.9	14.5	22.1 dB	
Results				
LAeq	58.2 dB			
LAE	107.5 dB			
EA	6.315 mPa²h			
LZpeak (max)	2019-11-19 13:02:48	112.0 dB		
LASmax	2019-11-19 13:02:49	97.9 dB		
LASmin	2019-11-20 00:32:56	34.5 dB		
SEA	-99.9 dB			

LAS > 85.0 dB (Exceedance Counts / Duration)	4	14.0 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	Ldn/CNEL	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
	62.5	59.3	55.3	62.6	60.2	50.1	55.3

LCeq	73.8 dB
LAeq	58.2 dB
LCeq - LAeq	15.6 dB
LA _{leq}	60.7 dB
LAeq	58.2 dB
LA _{leq} - LAeq	2.5 dB

	A		C		Z	
	dB	Time Stamp	dB	Time Stamp	dB	Time Stamp
Leq	58.2		73.8			
LS(max)	97.9	2019/11/19 13:02:49				
LS(min)	34.5	2019/11/20 0:32:56				
LPeak(max)					112.0	2019/11/19 13:02:48

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	307.0
OBA Overload Duration	5016.6 s

Statistics	
LAS5.00	62.0 dB
LAS10.00	55.6 dB
LAS33.30	49.2 dB
LAS50.00	47.2 dB
LAS66.60	45.6 dB
LAS90.00	41.5 dB

Attachment G

Traffic Memorandum

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MEMORANDUM

DATE: August 4, 2020

To: Catherine Silvester, HELIX Environmental Planning, Inc.

FROM: Dean Arizabal, LSA

SUBJECT: Trip Generation and Vehicle Miles Traveled Analysis for the Proposed Belvedere Townhomes Project at 510 Lincoln Street, Roseville, California

LSA has prepared this trip generation and vehicle miles traveled (VMT) analysis for the proposed Belvedere Townhomes project at 510 Lincoln Street in Roseville, California. The proposed project will construct 18 three-story townhomes on a site bordered by Sierra Boulevard to the northwest, the Union Pacific Railroad tracks to the northeast, a public parking lot to the south, a vacant parcel to the east, and Lincoln Street to the west. Access to the site will be provided via a driveway on Lincoln Street.

The purpose of this analysis is to identify the proposed project trip generation and determine whether the project would require a Traffic Impact Study (TIS) according to the City of Roseville (City) Design Standards, Section 4 – Traffic Impact Studies, dated January 2016. The TIS guidelines state that a TIS should be prepared for every project that would generate 50 or more vehicle trips in the a.m. or p.m. peak hour. As such, this analysis evaluates the proposed project against the City's peak-hour trip thresholds.

As a result of Senate Bill (SB) 743, the California Office of Administrative Law cleared the revised California Environmental Quality Act (CEQA) guidelines for use on December 28, 2018. Among the changes to the guidelines was removal of vehicle delay and level of service from consideration under CEQA. The intent of SB 743 and the revised CEQA guidelines is to promote the reduction of greenhouse gas (GHG) emissions, the development of multimodal transportation networks, and a diversity of land uses. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on VMT. The new guidelines must be used starting July 1, 2020. Therefore, a VMT analysis is recommended based upon the Governor's Office of Planning and Research (OPR) Technical Advisory (TA), dated December 2018.

Trip Generation

The daily and peak-hour trips of the proposed project were calculated using trip rates from the Institute of Transportation Engineers' *Trip Generation Manual*, 9th Edition (2012) for Residential Condominium/Townhouse (Land Use Code 230). Table A presents the trip generation summary for the proposed project.

Table A: Project Trip Generation

Land Use	Size	Unit	ADT ²	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Rates ¹									
Townhouse		DU	5.20	0.07	0.37	0.44	0.35	0.17	0.52
Project Trip Generation									
Townhouse	18	DU	94	1	7	8	6	3	9

¹ Trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition (2012).
Land Use Code (230) – Residential Condominium/Townhouse

² The City of Roseville assumes an ADT rate of 10 times the PM Peak Hour trip rate (10 x 0.52 = 5.20).

ADT = average daily trips

DU = dwelling unit

As Table A shows, the proposed project of 18 townhomes would generate 94 average daily trips (ADT), including eight trips (one inbound and seven outbound) in the a.m. peak hour and nine trips (six inbound and three outbound) in the p.m. peak hour. Because the project would generate fewer than 50 peak-hour trips, a TIS is not required.

Vehicle Miles Traveled

The OPR TA recommends VMT screening thresholds for smaller projects. The footnote on page 12 of the OPR TA states the following:

“Screening Threshold for Small Projects

Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.”

The OPR TA recommends that a project generating 110 ADT or less be screened out of a VMT analysis due to the presumption of a less-than-significant impact. As previously described, the proposed project would generate 94 ADT. Because the ADT generation of the proposed project is less than the OPR TA screening threshold of 110 ADT, the project is presumed to have a less-than-significant impact.

Conclusions

LSA analyzed the trip generation of the proposed project of 18 townhomes to determine whether it would require a TIS according to the City’s TIS guidelines. The proposed project is anticipated to generate 94 ADT, including eight trips in the a.m. peak hour and nine trips in the p.m. peak hour. Because the proposed project would not generate 50 or more trips in the a.m. or p.m. peak hour, a TIS is not required. In addition, the 94 ADT of the proposed project would be less than the VMT screening threshold of the OPR TA. Therefore, the proposed project is screened out from a VMT analysis and is anticipated to have a less-than-significant transportation impact.

If you have any questions, please contact me at (949) 553-0666.



COUNCIL COMMUNICATION

CC #: 1121

File #: 0102

Title: Council Discretionary Funds Request - ReCreate
Contact: Heather Blanco 916-746-1171 hblanco@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 9.1.

RECOMMENDATION TO COUNCIL

Recommend City Council consider a request for \$8,000 from Council Discretionary Funds for ReCreate for creating STEM (Science, Technology, Engineering and Mathematics) send-home grade specific standard-based kits to every Roseville K-5 student and provide virtual lessons for teachers and students.

The balance remaining in the Council's Discretionary Funds for FY2020-21 is \$26,909.

BACKGROUND

This is the first time ReCreate has requested Council Discretionary Funds. The total project cost for all grades, all schools to have one take home lesson is \$28,300. The request of \$8,000 will cover the shortfall from the additional funding they have requested and received. ReCreate has received \$2,400 in grants from other sources. Additionally, other grants in review include Morris Family, Strong Foundation, PCF, Bill Graham (totaling \$11,000), AmeriCorps VISTA Labor Offsets (\$4,400), and ReCreate funds from other sources (\$2,500).

The Citizens' Benefit Fund was established in 1993 with the net proceeds from the sale of the Roseville Hospital. The City Council may, after receiving the recommendation of the Roseville Grants Advisory Commission, annually appropriate up to 90 percent of the annual earnings of the Citizens' Benefit Fund for the purpose of improving the quality of life for the citizens of the City of Roseville. The City Council, without the recommendation of the Roseville Grants Advisory Commission, may annually appropriate a minor amount up to \$15,000 of the annual earnings for the purpose of improving the quality of life in Roseville.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund. Annually, the Assistant City Manager/Chief Financial Officer allocates \$15,000 of the annual earnings on the Citizens' Benefit Fund per section 4.06.040 in the Municipal Code and includes it in the annual budget along with the Citizens' Benefit Fund resources available for appropriation each year. These earnings are restricted for the purpose of improving the quality of life for Roseville residents and appropriated by the City

Council.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The award of funds meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Heather Blanco, Management Assistant

Sonia Orozco, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 1120

File #: 0102

Title: Council Discretionary Funds Request - Placer Breast Cancer Foundation

Contact: Heather Blanco 916-746-1171 hblanco@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 9.2.

RECOMMENDATION TO COUNCIL

Recommend City Council consider a request for \$1,000 from Council Discretionary Funds for Placer Breast Cancer Foundation for Paint Placer Pink! Campaign.

The balance remaining in the Council's Discretionary Funds for FY2021 is \$26,909.

BACKGROUND

The Citizens' Benefit Fund was established in 1993 with the net proceeds from the sale of the Roseville Hospital. The City Council may, after receiving the recommendation of the Roseville Grants Advisory Commission, annually appropriate up to 90 percent of the annual earnings of the Citizens' Benefit Fund for the purpose of improving the quality of life for the citizens of the City of Roseville. The City Council, without the recommendation of the Roseville Grants Advisory Commission, may annually appropriate a minor amount up to \$15,000 of the annual earnings for the purpose of improving the quality of life in Roseville.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund. Annually, the Assistant City Manager/Chief Financial Officer allocates \$15,000 of the annual earnings on the Citizens' Benefit Fund per section 4.06.040 in the Municipal Code and includes it in the annual budget along with the Citizens' Benefit Fund resources available for appropriation each year. These earnings are restricted for the purpose of improving the quality of life for Roseville residents and appropriated by the City Council.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines

§15060(c)(3) and §15378. The award of funds meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Heather Blanco, Management Assistant

Sonia Orozco, City Clerk

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 1123

File #: 0206-03-01

Title: Formation of Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)

Contact: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 11/18/2020

Item #: 10.1.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt the following resolutions (attached):

- A Resolution of Formation of the City Council of the City of Roseville to Form Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) and Future Annexation Area and to Authorize the Levy of a Special Tax
- A Resolution Determining Necessity to Incur Bonded Indebtedness for the City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)
- A Resolution Calling Special Election of the City Council of the City of Roseville Regarding Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)
- A Resolution Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien Regarding Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)

Also, staff recommends the City Council introduce for first reading an Ordinance of the City Council of the City of Roseville Levying Special Taxes Within the City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities).

BACKGROUND

On October 7, 2020, the City Council adopted Resolution of Intention 20-385, to Form a Community Facilities District (CFD) and Levy a Special Tax in Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities), and set November 18, 2020 at 6:00 p.m. as the time and 311 Vernon Street as the place (or virtually if so noticed) to conduct a public hearing.

The landowner, D.F. Properties, Inc.. has requested to form a Community Facilities District, within the Sierra Vista Specific Plan, under the Mello-Roos Community Facilities Act of 1982 to provide funding for certain authorized public facilities as well as authorized services within the property, as

detailed in the List of Authorized Facilities and Services attachment in the Resolution of Formation. The property within the boundaries of the CFD will be assessed special taxes as described in the Rate and Method of Apportionment, also included in the Resolution of Formation.

The project has a total of 218 residential units, 115 low-density residential units and 103 medium-density residential units, as well as around 81 acres of commercial. The project is planned for two phases, with the residential portion being Phase 1, and also the initial boundary area for the district. The commercial portion of the project will be Phase 2, and will be identified as the future annexation area for the district.

Although the district is being formed with the approval of Council on November 18, 2020, there are no bonds being issued at this time. The Preliminary Official Statement and other related documents will be presented for Council approval at a future date prior to bond issuance.

FISCAL IMPACT

The CFD will generate special taxes that will be paid by the property owners sufficient to pay the costs of debt service, CFD administration, and any authorized pay-as-you-go facilities, as well as provide funding in the future for maintenance/replacement of constructed facilities. The formation of the CFD will not impact the City's General Fund.

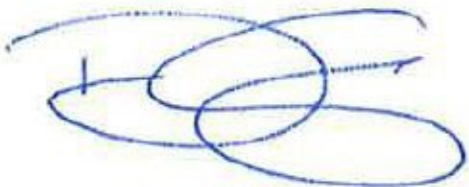
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Adoption of the resolutions and the ordinance meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Jeannine Thrash, Administrative Analyst

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-452

Resolution No. 20-453

Resolution No. 20-454

Resolution No. 20-455

Ordinance No. 6295

Hearing Report

CITY COUNCIL OF THE CITY OF ROSEVILLE

RESOLUTION NO. 20-452

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE TO FORM A COMMUNITY FACILITIES DISTRICT, DESIGNATE AN IMPROVEMENT AREA THEREIN, ESTABLISH A FUTURE ANNEXATION AREA, PROVIDE FOR ADDITIONAL FUTURE IMPROVEMENT AREAS THEREIN, AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE PUBLIC FACILITIES AND PUBLIC SERVICES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT

WHEREAS, on October 7, 2020, the City Council (the "City Council") of the City of Roseville (the "City") adopted a resolution entitled "A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE TO FORM A COMMUNITY FACILITIES DISTRICT, DESIGNATE AN IMPROVEMENT AREA THEREIN, ESTABLISH A FUTURE ANNEXATION AREA, PROVIDE FOR ADDITIONAL FUTURE IMPROVEMENT AREAS THEREIN, AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE PUBLIC FACILITIES AND PUBLIC SERVICES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT" (the "Resolution of Intention"), stating its intention to form "City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)" (the "CFD"), and "City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (Future Annexation Area)" (the "Future Annexation Area"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the Resolution of Intention, describing a map of the proposed boundaries of the CFD and the Future Annexation Area, including territory within the CFD to be designated, pursuant to Section 53350 of the Act, as "Improvement Area No. 1 of the City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)" ("Improvement Area No. 1"), and stating the facilities and services to be provided by the CFD, the rate and method of apportionment of the special tax to be levied within the CFD, and the expectation to use bonds to finance authorized facilities, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, on this date, this City Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the CFD and the Future Annexation Area; and

WHEREAS, at the hearing all interested persons desiring to be heard on all matters pertaining to the formation of the CFD and the Future Annexation Area, the facilities and services to be provided therein and the levy of said special tax were heard and a full and fair hearing was held; and

WHEREAS, at the hearing evidence was presented to this City Council on said matters before it, including a report caused to be prepared by the Chief Financial Officer of the City (the "Report") as to the facilities and services to be provided through the CFD and the costs thereof, a copy of which is on file with the City Clerk, and this City Council at the conclusion of said hearing is fully advised in the premises; and

WHEREAS, written protests with respect to the proposed establishment of the CFD, the furnishing of specified types of facilities and services and the rate and method of apportionment

of the special taxes have not been filed with the City Clerk by 50% or more of the registered voters residing within the territory of the CFD or property owners of one-half or more of the area of land within the CFD and not exempt from the proposed special tax or 50% or more of the registered voters residing within the territory of the CFD or property owners of one-half or more of the area of land within the CFD and not exempt from the proposed special tax; and

WHEREAS, written protests against the proposed establishment of the Future Annexation Area and future annexation of parcels therein to the CFD have not been filed with the City Clerk by (i) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the proposed boundaries of the CFD, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the Future Annexation Area, (iii) owners of one-half or more of the area of land in the proposed CFD or (iv) owners of one-half or more of the area of land in the Future Annexation Area; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROSEVILLE RESOLVES AS FOLLOWS:

1. **Recitals Correct.** The foregoing recitals are true and correct.
2. **No Majority Protest.** The establishment of the CFD, the furnishing of specified types of facilities and services and the rate and method of apportionment of the special taxes within the CFD have not been precluded by majority protest pursuant to Section 53324 of the Act and the establishment of the Future Annexation Area, the furnishing of specified types of facilities and services therein and the establishment of the Future Annexation Area have not been precluded by majority protest pursuant to Section 53339.6 of the Act.
3. **Prior Proceedings Valid.** All prior proceedings taken by this City Council in connection with the establishment of the CFD and the Future Annexation Area, and the levy of the special tax have been duly considered and are hereby found and determined to be valid and in conformity with the Act.
4. **Name of CFD and Future Annexation Area; Designation of Improvement Area No. 1.** "City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)" is hereby established pursuant to the Act and "City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (Future Annexation Area)" is hereby established as a Future Annexation Area to the CFD pursuant to the Act.

Within the CFD an area to be known as "Improvement Area No. 1 of the City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)" is hereby designated in accordance with Section 53350 of the Act.

5. **Future Annexations.** Territory annexed to the CFD from the Future Annexation Area shall be annexed into an improvement area (each, an "Improvement Area"), including into an Improvement Area established prior to such annexation, or into one or more separate Improvement Areas to be formed at the time of such annexation.

Parcels within the Future Annexation Area shall be annexed only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed to the CFD, without any requirement for further public hearings or additional proceedings.

The designation of a parcel or parcels as an Improvement Area shall be specified and approved by the Unanimous Approval at the time that the parcel or parcels are annexed to the CFD. After the designation of a parcel or parcels as an Improvement Area, the establishment of an appropriations limit, the rate and method of apportionment and manner of collection of special taxes, and the authorization to incur bonded indebtedness may differ from other areas of the CFD, all as set forth in the Unanimous Approval, and shall apply only to the parcel or parcels within such Improvement Area, all without any requirement for further public hearings or additional proceedings.

6. Boundaries of CFD, Improvement Area No. 1 and Future Annexation Area.

The boundaries of the CFD, Improvement Area No. 1 and the Future Annexation Area, as set forth in the map of the CFD heretofore recorded in the Placer County Recorder's Office on October 19, 2020 in Book 4 at Page 6, as Document No. 2020-0117028 of Maps of Assessment and Community Facilities Districts, are hereby approved, are incorporated herein by reference and shall be the boundaries of the CFD, Improvement Area No. 1 and the Future Annexation Area, respectively.

7. Description of Facilities and Services. The type of public facilities and services proposed to be financed by the CFD pursuant to the Act shall consist of those items listed as facilities and services in Exhibit B hereto and by this reference incorporated herein (the "Facilities" and "Services"). The financing of the costs of Facilities may include, without limitation, the payment of principal of and interest on bonds together with all direct, indirect periodic, and/or other related costs (including, without limitation, costs of administering the CFD, levying the Special Tax and administering the bonds, and establishing and replenishing reserve funds).

The Services authorized are those in addition to those provided in the territory of the CFD and the Future Annexation Area as of the date hereof and will not supplant services already available within the territory of the CFD as of the date hereof and, as to annexed territory, will not supplant services already available within the territory of the territory annexed from the Future Annexation Area. The City intends to provide the Services on an equal basis within the original territory of the CFD and, when it has been annexed to the CFD, the territory within the Future Annexation Area.

Upon designation of a parcel or parcels as within a new Improvement Area, the Facilities financed by such area may include facilities which differ from other areas of the CFD as set forth in the Unanimous Approval, and shall be financed only by the parcel or parcels within such improvement area, without any requirement for further public hearings or additional proceedings. Bonds may be issued secured by special taxes of any single Improvement Area or any combination of Improvement Areas.

8. Special Tax.

a. Except to the extent that funds are otherwise available to pay for the Facilities and/or Services, to pay the principal and interest on bonds and other debt (as defined in the Act) of the CFD issued for any Improvement Area, to the repayment of funds advanced by the City for the CFD or any Improvement Area and including the repayment under any agreement (which shall not constitute a debt or liability of the City) of advances of funds or reimbursement for the lesser of the value or cost of work in-kind provided by any person for any Improvement Area, a special tax (the respective "Facilities Special Tax" and "Maintenance Special Tax" and together, the "Special Tax") sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real

property is intended to be levied annually and collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as may be prescribed by this Council.

b. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD, in sufficient detail to allow each landowner within the CFD to estimate the maximum amount such owner will have to pay, is attached hereto as Exhibit A and is hereby incorporated herein (the "Rate and Method").

c. The Special Tax shall be levied in the amount and for the duration set forth in the applicable Rate and Method. The Special Tax to finance the Facilities to be levied on any parcel used for private residential purposes in any Improvement Area shall not be levied beyond the period of time permitted in the Rate and Method, except that a Special Tax that was lawfully levied in or before the final tax year and that remains delinquent may be collected in subsequent years. Under no circumstances shall the Special Tax levied against any parcel used for private residential purposes be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within the CFD by more than 10 percent, in contravention of the Act, including Section 53321(d) of the Act.

After the designation of a parcel or parcels as within an Improvement Area other than Improvement Area No. 1, the Rate and Method may differ from other Improvement Areas of the CFD, all as set forth in the Unanimous Approval, which shall be in sufficient detail to allow each landowner within such Improvement Area to estimate the maximum amount such owner will have to pay, and shall apply only to the parcel or parcels within such Improvement Area. For any Improvement Area established from parcels in the Future Annexation area, any amendments to the Rate and Method shall be applicable only to such Improvement Area, shall be described in the Unanimous Approval shall be implemented and completed without any requirement for City Council approval or any further public hearings or proceedings, as long as the following conditions are met:

(i) The rate and method of apportionment of special tax for the new improvement area is prepared by a special tax consultant retained by the City and paid for by the applicable property owner(s) submitting the Unanimous Approval.

(ii) The rate and method of apportionment of special tax for the new improvement area, to the extent that the same services and/or facilities are to be financed by the Improvement Area as are financed by the initial CFD, does not establish a maximum special tax amount for the initial fiscal year in which the special tax may be levied for any category of special tax that is greater than 120% of the maximum amount of the same category of special tax for the same fiscal year under the Rate and Method for the initial CFD, and the special tax for any new category bears a reasonable relationship to existing categories, as determined by staff of the City.

(iii) The rate and method of apportionment of special tax for the new improvement area has a consistent special tax interval with existing areas of the CFD.

(iv) The rate and method of apportionment of special tax for the new improvement area is consistent with the terms of any development agreement applicable to the parcels in the new improvement area.

(v) The rate and method of apportionment of special tax for the new improvement area sets forth a termination date of any component of the special tax to be used to finance facilities.

(vi) As to each Improvement Area, except to the extent that funds are otherwise available to the Improvement Area to pay for the Facilities and Services, a Special Tax sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the Improvement Area, is intended to be levied annually, and collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as may be prescribed by this City Council.

No supplements or amendments to the Rate and Method established in connection with the annexation of territory to an Improvement Area shall cause the maximum tax rate in the then-existing territory of the CFD to increase.

d. As required by Section 53339.3(d) of the Act, the Council hereby determines that the Special Tax proposed to pay for one or more Facilities to be supplied within the Future Annexation Area will be equal to the Special Taxes levied to pay for the same Facilities in previously-existing areas of the CFD, except that (i) a higher Special Tax may be levied within any Improvement Area to pay for the same Facilities to compensate for the interest and principal previously paid from Special Taxes in any other Improvement Area, less any depreciation allocable to the financed Facilities and (ii) a higher Special Tax may be levied within any Improvement Area established from the Future Annexation Area to pay for new or additional Facilities, with or without bond financing.

As required by Section 53339.3(d) of the Act, the Council hereby further determines that the Special Tax proposed to pay for Services to be supplied within the Future Annexation Area shall be equal to any Special Tax levied to pay for the same Services in the in other areas of the CFD, except that a higher or lower tax may be levied within the Future Annexation Area to the extent that the actual cost of providing the Services in the Future Annexation Area is higher or lower than the cost of providing those Services in other areas of the CFD. In so finding, the Council does not intend to limit its ability to levy a Special Tax within the Future Annexation Area to provide new or additional services beyond those supplied within the existing CFD and the Improvement Areas.

9. **Increased Demands.** It is hereby found and determined that the Facilities and Services are necessary to meet increased demands placed upon local agencies as the result of development occurring in the CFD.

10. **Responsible Official.** The Chief Financial Officer of the City of Roseville, 311 Vernon Street, Roseville, CA 95678, (916) 774-5313, is the officer of the City who will be responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number and who will be responsible for estimating future special tax levies pursuant to the Act.

11. **Tax Lien.** Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the City ceases.

Upon annexation into the CFD by Unanimous Approval, the Clerk shall record an amended notice of special tax lien pursuant to Section 3117.5 of the Streets & Highways Code, or a new notice of special tax lien pursuant to Section 3114.5, as appropriate.

12. **Appropriations Limit.** In accordance with the Act, the annual appropriations subject to limitation, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, to the extent applicable and not exempt under Section 9(a) or (d) of Article XIII B of the California Constitution, of the CFD is hereby initially established at \$95,000,000, allocated as follows: (i) for Improvement Area No. 1, the appropriations limit is \$40,000,000 and (ii) for the portion of the Future Annexation Area, the appropriations limit is not to exceed \$55,000,000; and said CFD appropriations limit shall be submitted to the voters of the CFD as hereafter provided. The proposition establishing said annual appropriations limit shall become effective if approved by the qualified electors voting thereon and shall be adjusted to the extent required in accordance with the applicable provisions of the Act.

The designation as an improvement area of any territory annexing to the CFD, the rate and method of apportionment of special tax for such improvement area and the appropriations limit for such improvement area shall be identified and approved in the Unanimous Approval executed by property owners in connection with their annexation to the CFD.

13. **Election.** Pursuant to the provisions of the Act, the proposition of the levy of the special tax and the proposition of the establishment of the appropriations limit specified above shall be submitted to the qualified electors of the CFD at an election. The time, place and conditions of the election shall be as specified by a separate resolution of this City Council.

14. **Effective Date.** This resolution shall take effect upon its adoption.

The foregoing Resolution was adopted by the City Council of the City of Roseville on the _____ day of _____, 2020, on the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

ATTEST:

Mayor

City Clerk

EXHIBIT A

City of Roseville
Baseline at Sierra Vista Community Facilities District No. 1
(Public Facilities)
(Improvement Area No. 1)
Placer County, California

RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX

1. Basis of Special Tax Levy

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 (Act) applicable to the land in Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (Improvement Area No. 1) of the City of Roseville (City) shall be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate, as described below.

2. Definitions

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map or other Development Plan.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 and following of the California Government Code.

"Administrative Expenses" means the actual or reasonably estimated costs related to the administration of the CFD, including, but not limited to, these:

- a. Costs of computing Special Taxes and preparing annual Special Tax collection schedules (whether by the City or any designee thereof or both).
- b. Costs of collecting the Special Taxes (whether by the County, the City, or otherwise).
- c. Costs of remitting the Special Taxes to the Trustee.
- d. Costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture.
- e. Costs to the City, CFD, or any designee thereof of complying with arbitrage rebate requirements.
- f. Costs to the City, CFD, or any designee thereof of complying with City, CFD, or obligated persons disclosure requirements.

- g. Costs associated with preparing Special Tax disclosure statements.
- h. Costs incurred in responding to public inquiries regarding the Special Taxes.
- i. Costs to the City, CFD, or designee thereof related to any appeal of the Special Taxes.
- j. Costs associated with the release of funds from an escrow account, if any.
- k. Costs to the City for the issuance of Bonds authorized by the CFD that are not recovered through the Bond sale proceeds.
- l. Amounts estimated to be advanced or already advanced by the City for any other administrative purposes, including attorney's fees and other costs related to collection of the Special Taxes and commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Administrator" means a City official in the Finance Department, or their designee responsible for determining or overseeing the levy and collection of the Special Taxes.

"Affordable Housing Director" means, at any point in time, the person in the City who serves as head of the department that is in charge of the City's affordable housing program.

"Affordable Unit" means a Unit built on a Residential Use Parcel for which an Affordable Unit agreement has been entered into for the property designating the Unit as affordable, or is determined to be exempt from the Special Tax under applicable law. A Multifamily Parcel For-Rent may have only a portion of the Units assigned as Affordable Units. The City Manager, or his or her designee, shall determine which Units are designated as Affordable Units and maintain an Affordable Unit listing, which shall contain all designated buildable parcels by tract and lot number, and in the case of Large Lot Parcels remaining before May 1 of the preceding Fiscal Year, the number of designated Affordable Units for each such Large Lot Parcel; all entries shall indicate the effective date of designation. The Affordable Unit listing also shall be updated to reflect those Units no longer qualifying as Affordable Units, also known as Market-Rate Units. The Affordable Unit listing, which shall contain all qualifying Affordable Units as of April 30, shall be made available to the Administrator by July 1 of each year for purposes of determining the Maximum Annual Special Tax for Parcels pursuant to Section 4.

"Annexation Parcels" means a Parcel or Parcels annexed to the CFD after formation. The Maximum Annual Special Tax will be assigned to such Parcels using the provisions of Section 4. Annexation Parcels may be assigned a different Maximum Annual Special Tax Rate or Maximum Annual Special Tax per Parcel using a methodology different from the other Parcels in the CFD and may be placed in an area designated as a separate zone or improvement area of the CFD, all of which shall be set forth in revised attachments hereto as needed, without further CFD proceedings.

"Annual Facilities Costs" means, for any Fiscal Year, the total of these:

- a. Debt Service to be paid from Facilities Special Taxes.

- b. The amount needed to replenish the reserve fund for the Bonds to the level required under the Bond Indenture, to the extent not included in a computation of Annual Facilities Costs in a previous Fiscal Year.
- c. Administrative Expenses for such Fiscal Year.
- d. The amount needed to (1) cure any delinquencies in the payment of principal or interest on Bonds, which have occurred in the prior Fiscal Year, to the extent not otherwise included in a computation of Annual Facilities Costs in the current or any previous Fiscal Year, , and (2) to fund any foreseeable deficiency of the amount to be available for the payment of principal or interest on Bonds, which are expected to occur in such Fiscal Year, to the extent not included in a computation of Annual Facilities Costs in the current or any previous Fiscal Year.
- e. The amount needed to (1) cure any delinquencies in the payment of the Facilities Special Tax in the prior Fiscal Year, to the extent not otherwise included in a computation of Annual Facilities Costs in the current or any previous Fiscal Year, and (2) to fund any foreseeable deficiency in the payment of the Facilities Special Tax for that Fiscal Year which is expected to occur in such Fiscal Year, to the extent not included in a computation of Annual Facilities Costs in the current or any previous Fiscal Year.
- f. Authorized Pay-As-You-Go Costs.
- g. During the Deferral Bonding Period, the amount needed to pay Development Impact Fee Deferrals not financed by Bonds.
- h. Less any available earnings on any reserve fund or Facilities Special Tax funds, available capitalized interest or any other available revenues of the CFD or the City that may be used to fund Annual Facilities Costs.

"Annual Maintenance Costs" means, for any Fiscal Year, the total of these:

- a. Authorized Services costs to be paid from Maintenance Special Taxes.
- b. Administrative Expenses for such Fiscal Year.
- c. The amount needed to (1) cure any delinquencies in the payment of the Maintenance Special Tax in the prior Fiscal Year, to the extent not otherwise included in a computation of Annual Maintenance Costs in the current or any previous Fiscal Year, and (2) to fund any foreseeable deficiency in the payment of the Maintenance Special Tax for that Fiscal Year which is expected to occur in such Fiscal Year, to the extent not included in a computation of Annual Maintenance Costs in the current or any previous Fiscal Year.
- d. Less any available earnings on any reserve fund, Maintenance Special Tax funds or any other available revenues of the CFD or the City that may be used to fund Annual Maintenance Costs.

"Assessor's Parcel" means a lot or Parcel with an assigned Assessor's Parcel Number in the maps used by the County Assessor in preparing the tax roll.

"Assessor's Parcel Map" means an official map of the County Assessor designating Parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means the Parcel and Parcel Number as assigned by the County Assessor on the equalized tax roll.

"Assigned Maximum Annual Special Tax" means the maximum Facilities Special Tax or Maintenance Special Tax assigned to each Large Lot Parcel that is an Original Parcel based on the Expected Land Uses at CFD formation, as shown in Attachment 1.

"Authorized Facilities" means those facilities and fees to be financed, as identified in the resolution forming the CFD.

"Authorized Services" means those services authorized to be funded, as defined in the resolution forming the CFD.

"Base Year" means the Fiscal Year beginning July 1, 2020, and ending June 30, 2021.

"Bond(s)" means any bond(s) issued by the City for the CFD under the Act and any other debt, as defined in the Act, the City incurs to further the CFD's purposes.

"Bond Indenture(s)" means the indenture(s), resolution(s), fiscal agent agreement(s), or other financing document(s) pursuant to which any Bonds are issued.

"Building Permit" means a permit issued by the City for the construction of a Residential Use or Nonresidential Use structure.

"Business Professional" means a Parcel or Parcels zoned to provide for office uses and other uses that are related to and supportive of office uses.

"CFD" means Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) of the City of Roseville, Placer County, California.

"Chief Financial Officer" or "CFO" means the Chief Financial Officer of the City, or his/her designee.

"City" means the City of Roseville in Placer County, California.

"Community Commercial" means a Parcel or Parcels zoned to serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service uses.

"Council" means the City Council of the City acting for the CFD under the Act.

"County" means the County of Placer, California.

"Debt Service" means the total annual amount of Bond principal, interest, and the scheduled sinking fund payments of the Bonds in a calendar year.

"Deferral Bonding Period" means the period after the Initial Bonding Period has ended and during which the City finances the Development Impact Fee Deferral.

"Developed Parcel" means, in any Fiscal Year:

- a. For Single-Family Parcels: All Parcels for which a Final Small Lot Subdivision Map was recorded before May 1 of the preceding Fiscal Year.
- b. For Multifamily For-Rent Parcels and Multifamily For-Sale Parcels: All Parcels for which a Building Permit for new construction of a Residential Use structure was issued before May 1 of the preceding Fiscal Year.
- c. For all Nonresidential Use Parcels: All Parcels for which a Building Permit for new construction of a Nonresidential Use structure was issued before May 1 of the preceding Fiscal Year.

Once a Parcel is defined as a Developed Parcel it shall remain as a Developed Parcel.

"Development Agreement" means the Development Agreement By and Between the City of Roseville and DF Properties, Inc. relative to the Sierra Vista Specific Plan dated April 28, 2010.

"Development Impact Fee Deferral" means the deferred payment of development impact fees due to the City or the South Placer Regional Transportation Authority (SPRTA) for Developed Parcels, using the approach and amounts identified in the Development Agreement, which may be amended from time to time.

"Development Plan" means a condominium plan, apartment plan, site plan, or other development plan that identifies such information as the type of structure, acreage, square footage, or number of Units that are approved to be developed on Single-Family Parcels, Multifamily Parcels, and Nonresidential Parcels.

"Expected Land Use(s)" means the total number of Units or Acres of each land use type by Tax Category expected in each Large Lot Parcel and Original Parcel at CFD formation as identified in Attachment 3 of this RMA.

"Facilities Special Tax" means the Special Tax authorized to fund Annual Facilities Cost. Facilities Special Taxes are shown in Attachments 1 and 2.

"Final Use Small Lot Parcel" means a Parcel designated for development as a single-family residence, which is part of a Final Small Lot Subdivision Map.

"Final Small Lot Subdivision Map" means a recorded map designating the final Parcel subdivision for individual Single-Family Parcels.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Full Prepayment" means the complete fulfillment of a Parcel's Facilities Special Tax obligation, as determined by following the procedures in Section 8.

"High Density Residential" means, per the Sierra Vista Specific Plan, a land use designation that primarily accommodates attached housing, but depending on the unit type, could also include detached housing, within the density range of 13.0 or greater dwelling units per gross developable acre. Typical housing product types include, but shall not be limited to, detached townhomes, courtyard townhomes/condominiums, garden-style apartments, and podium design apartments/condominiums.

"Improvement Area" means an area within the CFD with its own distinct geographic area in which the provisions of this RMA shall apply. If there are more than one Improvement Areas, each Improvement Area shall have its own distinct number that is different from any other Improvement Area.

"Improvement Area No. 1" means the area designated as such on Map 1. The area included in Improvement Area No. 1 will be included in the initial boundaries of the CFD.

"Initial Bonding Period" means the period in which Bonds are outstanding which financed Authorized Facilities costs or refunded prior Bonds other than the Development Impact Fee Deferral. Each Improvement Area of the CFD will have its own Initial Bonding Period.

"Large Lot Parcel" means a Parcel created by a Large Lot Subdivision Map.

"Large Lot Subdivision Map" means a recorded subdivision map creating Parcels by land use. However, the Large Lot Subdivision Map does not delineate Final Use Small Lot Parcels. A Final Small Lot Subdivision Map will create individual Single-Family Parcels.

"Low Density Residential" means, per the Sierra Vista Specific Plan, a land use designation that supports single-family detached homes on conventional lots within the density range of up to 6.9 dwelling units per gross developable acre. Typical housing product types include, but shall not be limited to, standard, alley-loaded, or clustered, single-family detached units.

"Maintenance Special Tax" means the Special Tax authorized to fund Annual Maintenance Costs. The Maintenance Special Tax will be levied and collected beginning with the Transition Year. Maintenance Special Taxes are shown in Attachment 3.

"Market-Rate Unit" means a Unit that is not an Affordable Unit.

"Maximum Annual Special Tax" means the greatest amount of Facilities Special Tax or Maintenance Special Tax that can be levied against a Parcel in a given Fiscal Year, as shown in Attachments 1, 2, and 3.

"Maximum Annual Facilities Special Tax" means the greatest amount of Facilities Special Tax that can be levied against a Parcel in a given Fiscal Year, as shown in Attachments 1, 2, or 3.

"Maximum Annual Maintenance Special Tax" means the greatest amount of Maintenance Special Tax that can be levied against a Parcel in a given Fiscal Year, as shown in Attachments 1, 2, or 3.

"Maximum Annual Special Tax Rate" means the rate of Facilities Special Tax or Maintenance Special Tax charged per Unit or per Taxable Acre, as shown in Attachments 1, 2, and 3.

"Maximum Annual Facilities Special Tax Revenue" means the greatest amount of Facilities Special Tax revenue that can be collected in total from a group of Parcels (such as Developed Parcels) by levying the Maximum Annual Facilities Special Tax.

"Maximum Annual Maintenance Special Tax Revenue" means the greatest amount of Maintenance Special Tax revenue that can be collected in total from a group of Parcels (such as Developed Parcels) by levying the Maximum Annual Maintenance Special Tax.

"Maximum Annual CFD Special Tax Revenue" means the sum of the Maximum Annual Special Tax levied on all Taxable Parcels in the CFD in a Fiscal Year.

"Medium Density Residential" means, per the Sierra Vista Specific Plan, a land use designation that accommodates both single-family detached homes and attached homes within the density range of 7.0 to 12.9 dwelling units per gross developable acre. Typical housing product types include, but shall not be limited to, standard or alley-loaded lots, courtyard lots, green court lots, auto courts, alley clusters, zero-lot lines, or z-shaped lots. In addition, duet/half-plex homes, townhomes, or condominiums may be accommodated in Medium Density Residential areas.

"Mixed Use Parcel" means a Parcel or Parcels designated for a combination of Residential Uses and Nonresidential Uses.

"Multifamily For-Rent" or "Multifamily For-Rent Parcel" means any Parcel designated or developed for more than one residential dwelling Unit per Parcel and where such units are initially offered for rent to the general public and cannot be purchased by individual homeowners. Such uses may consist of apartments or structures such as duplexes or triplexes, including land uses defined as High Density Residential. Each residential dwelling Unit within Multifamily For-Rent or Multifamily For-Rent Parcels is not expected to have its own distinct Assessor's Parcel Number.

"Multifamily For-Sale" or "Multifamily For-Sale Parcel" means any Parcel designated or developed for more than one residential dwelling Unit within a single building or structure and that may share at least one common wall where such units are not initially offered for rent to the general public and initially may be offered for sale to individual homeowners. Such uses may consist of condominiums or buildings such as half-plexes or time-share units, including land uses defined as High Density Residential. Multifamily For-Sale Parcels are anticipated to have their own distinct Assessor's Parcel Number as is the case in residential condominium projects. Once designated as Multifamily For-Sale or Multifamily For-Sale Parcel, the Parcel shall remain so designated unless the original structures are demolished.

"Nonresidential Use" means a Taxable Parcel zoned for land uses other than Residential Uses which may include Business Professional, Community Commercial and Mixed Use.

"Original Parcel" means a Taxable Parcel identified in Attachment 1 at formation of the CFD.

"Parcel" means any Assessor's Parcel in the CFD based on the equalized tax rolls of the County as of January 1 of each Fiscal Year.

"Partial Prepayment" means the partial fulfillment of a Parcel's Facilities Special Tax obligation, as determined by following the procedures in Section 8.

"Pay-As-You-Go Costs" means that portion of costs of acquisition, construction, and improvement of Authorized Facilities not financed by Bonds that are eligible for funding from excess Special Tax.

"Prepayment" means the full or partial fulfillment of a Parcel's Facilities Special Tax obligation, as determined by following the procedures in Section 8.

"Proportionately" means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Developed Parcels. For Small Lot Tentative Map Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Small Lot Tentative Map Parcels. For Large Lot Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Large Lot Parcels. For Undeveloped Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Undeveloped Parcels.

"Public Parcel" means any Parcel that is or is intended to be publicly owned, as designated in any final map, that is normally exempt from the levy of general ad valorem property taxes under California law, including, but not limited to, public streets, schools, parks, and public drainageways, landscaping, wetlands, greenbelts, and open space.

"Remainder Parcel" means a portion of a unit of land that is created as a result of the recording of a Large Lot Parcel Map or Final Small Lot Subdivision Map, which results in a designated remainder as defined in Government Code Section 66424.6(a) (Remainder Parcel). Such a Remainder Parcel may contain taxable and tax-exempt uses, such as Residential Uses, and Public Parcels, such as park sites. Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of Sections 4 through 6.

"Residential Use" means a Parcel designated for residential use, such as single-family residential Units, residential condominiums, townhouses, or apartments that would be included in the definitions of Low-Density Residential, Medium Density Residential or High Density Residential.

"RMA" means this Rate and Method of Apportionment, and Manner of Collection of Special Tax, as it may be amended from time to time in connection with Annexation Parcels or otherwise.

"Single-Family Parcel" means, in any Fiscal Year, all Parcels in the CFD for which a building permit was issued or may be issued for construction of a Unit that is a single-family residential, residential condominium, or townhouse Unit.

"Small Lot Tentative Map" means a map that is approved by the City for the purpose of showing the design of a proposed Subdivision, including the individual buildable lots expected in the Subdivision, as well as the conditions pertaining thereto. The Small Lot Tentative Map designation for this RMA is in reference only to the areas shown on the map on which Low-Density Residential and Medium-Density Residential uses would be permitted. A Small Lot Tentative Map is not based on a detailed survey of the property in the map and is not recorded at the County Recorder's Office to create legal lots.

"Small Lot Tentative Map Parcel" means, in any Fiscal Year, all Parcels included in a Small Lot Tentative Map that was approved before May 1 of the prior Fiscal Year that are planned for Low-Density Residential and Medium-Density Residential and which have not yet become a Developed Parcel.

"Special Tax(es)" mean(s) any tax levy under the Act in the CFD.

"Subdivision" or "Subdivided" means a division of a Parcel into two or more Parcels through Parcel reconfiguration, lot-line adjustments, or the Subdivision Map Act process. A Subdivision also may include the merging of two or more Parcels to create new Parcels.

"Successor Parcel" means a Parcel created by the Subdivision of an Original Parcel or a Successor Parcel.

"Tax Category" means the categories of taxable land uses shown in Attachments 1, 2, and 3.

"Tax Collection Schedule" means the document prepared by the Administrator for the County Auditor-Controller to use in levying and collecting the Special Taxes each Fiscal Year.

"Tax Escalation Factor" means a factor of 2 percent by which the Maximum Annual Facilities Special Tax, Maximum Annual Maintenance Special Tax and related Maximum Annual Special Tax Rates shall be increased annually until the Transition Event. After the Transition Event, the Maximum Annual Maintenance Special Tax may be increased up to 2 percent annually at the City's discretion. The Administrator should refer to Section 4.a for application of the Tax Escalation Factor.

"Taxable Acreage" means that area of a Parcel determined by the Administrator to become a Taxable Parcel or Parcels upon further Subdivision. An example might be that a Large Lot Parcel Map creates a Remainder Parcel that, according to Attachment 1, contains both taxable uses and tax-exempt uses.

"Taxable Parcel" means any Parcel that is not a Tax-Exempt Parcel.

"Tax-Exempt Parcel" means a Parcel not subject to the Annual Special Tax. Tax-Exempt Parcels include (a) Public Parcels, (b) Affordable Units, and (c) Parcels owned by the City, school districts, special districts, or the state or federal government. A Taxable Parcel that is acquired by a public agency shall remain a Taxable Parcel as per the provisions of Section 4.g.

Certain privately-owned Parcels also may be exempt from the levy of Annual Special Taxes, including common areas owned by homeowner's associations or property owner associations, wetlands, detention basins, water quality ponds, and open space, as determined by the Administrator.

"Transition Event" means the earlier of (a) after the Initial Bonding period, the Fiscal Year in which the Administrator determines the Development Impact Fee Deferral, and any eligible Pay-As-You-Go Costs have been repaid in full to the City and City determines funding is no longer needed for Annual Facilities Costs, or (b) Fiscal Year 2085-86.

"Transition Year" means the first Fiscal Year following the Fiscal Year in which the Transition Event occurred.

"Trustee" means a national banking association organized and existing under the laws of the United States acting as a trustee or fiscal agent for Bonds.

"Undeveloped Parcel" means a Taxable Parcel that is not a Developed Parcel, Small Lot Tentative Map Parcel, or a Large Lot Parcel.

"Unit" means, for a Single-Family Parcel, the individual residential unit on such Parcel, or for a Multifamily For-Rent Parcel or Multifamily For-Sale Parcel, an individual residential unit in a multifamily building.

3. Duration of the Special Tax

The Facilities Special Tax will be levied and collected until the earlier of (i) the Transition Year or (ii) Fiscal Year 2085-86. The Maintenance Special Tax will be levied and collected beginning in the Transition Year. The Maintenance Special Tax will be collected in perpetuity.

4. Administrative Tasks for the Facilities Special Tax

Tasks required of the Administrator are discussed below:

- a. Annual Special Tax Escalation. Until the Transition Event, the Administrator shall increase the Maximum Annual Facilities Special Tax, the Maximum Annual Maintenance Special Tax and Maximum Annual Special Tax Rates by the Tax Escalation Factor in all Fiscal Years following the Base Year. After the Transition Event, the City, in its sole discretion, may determine whether to apply the Tax Escalation Factor to the Maximum Annual Maintenance Special Tax in any Fiscal Year.
- b. Assignment of the Maximum Annual Facilities Special Tax to Original Parcels. Attachment 1 identifies the Assigned Maximum Annual Facilities Special Tax for each Original Parcel at CFD formation, which is determined for each Large Lot Parcel based on the Expected Land Uses in each Large Lot Parcel at CFD Formation. The Assigned Maximum Annual Facilities Special Tax shall continue to apply to the geographic area to which it was assigned. If, before further Subdivision, the Administrator determines there are multiple Assessor's Parcels in a Large Lot Parcel, the Administrator shall assign the Maximum Annual Facilities Special Tax to each Assessor's Parcel on a pro rata basis to all Assessor's Parcels in that Large Lot Parcel based on the percentage share of Taxable Acreage identified for each Assessor's Parcel. Similarly, if the Administrator determines there are multiple Large Lot Parcels in an Assessor's Parcel, the Maximum Annual Facilities Special Tax shall equal the sum of the Assigned Maximum Annual Facilities Special Tax for all Large Lot Parcels in that Assessor's Parcel.
- c. Assignment of the Maximum Annual Facilities Special Tax to Annexation Parcels. If Parcels are annexed to the CFD after formation, the Maximum Annual Facilities Special Tax shall be assigned to these Annexation Parcels using the definitions in Section 2 and the Maximum Annual Facilities Special Tax per Unit or Acre shown in Attachment 2 as adjusted by the Tax Escalation Factor applied by the Administrator, unless the Annexation Parcels are annexed with a new set of Maximum Annual Facilities Special Taxes. Attachment 1 or 2 shall be amended, or a new attachment created, to include the Annexation Parcels and, if necessary, the applicable tax rates. If new Maximum Annual Facilities Special Taxes are created, Attachments 1, 2, and 3 should be amended to reflect the Maximum Annual Facilities Special Taxes for the Annexation Parcels. Once annexed, these annexed Parcels shall be considered Original and Successor Parcels and will be subject to the same procedures for assignment of the Maximum Annual Facilities Special Tax to Successor Parcels described in

Section 4.d. The owner of the Annexation Parcels shall be responsible for paying all costs associated with annexing the Annexation Parcels to the CFD, but otherwise shall not be required to pay any other charge, fee or catch-up special tax in connection with or as a condition of such annexation unless otherwise agreed to by the owner of the Annexation Parcel in connection with the annexation.

- d. Assignment of the Maximum Annual Facilities Special Tax to Successor Parcels. As Original Parcels and Successor Parcels are Subdivided through creation of Final Small Lot Subdivision Maps, lot line adjustments or other Parcel amendments through the Subdivision Map Act process, the Administrator shall use the following steps to assign the Maximum Annual Facilities Special Tax to new Successor Parcels. As a result of each assignment of the Maximum Annual Facilities Special Tax upon Subdivision of an Original Parcel or Successor Parcel, the sum of the Maximum Annual Facilities Special Taxes assigned to the newly created Taxable Parcels shall never be less, but may be greater, than the Assigned Maximum Annual Facilities Special Tax for that Original Parcel or Successor Parcel.
 1. If an Original Parcel or Successor Parcel is Fully Subdivided into Single-Family Parcels with No Remainder Parcel(s). There shall be no net loss of Maximum CFD Special Tax Revenue as a result of the assignment of the Maximum Annual Facilities Special Tax to Single-Family Parcels. The Administrator shall use the following procedures to assign the Maximum Annual Facilities Special Tax to Single-Family Parcels. All references to Maximum Annual Facilities Special Taxes in the attachments are subject to application by the Tax Escalation Factor by the Administrator:
 - A. Multiply the Maximum Annual Facilities Special Tax per Unit by Tax Category from Attachment 2 by the number of Units for each Single-Family Parcel created by the Subdivision. Sum the Maximum Annual Facilities Special Taxes for all Single-Family Parcels created by the Subdivision.
 - B. If the sum of Maximum Annual Facilities Special Taxes calculated in Step 4.d.1.A above is equal to or greater than the Assigned Maximum Annual Facilities Special Tax for the Original or Successor Parcel that was Subdivided, assign the Maximum Annual Facilities Special Tax per Unit by Tax Category as calculated in Step 4.1.d.A above to each Single-Family Parcel created by the Subdivision.
 - C. If the sum of Maximum Annual Facilities Special Taxes calculated in Step 4.d.1.A above is less than the Assigned Maximum Annual Facilities Special Tax for the Original or Successor Parcel that was Subdivided, Proportionately increase the Maximum Annual Facilities Special Tax per Unit for all Units until the sum of resulting Maximum Annual Facilities Special Taxes from all Units equals the Assigned Maximum Annual Facilities Special Tax for the Original or Successor Parcel that was Subdivided. Assign the Maximum Annual Facilities Special Tax calculated in this step to each new Single-Family Parcel created by the Subdivision.
 2. If Original or Successor Parcel Is Subdivided into Single-Family Parcels and One or More Remainder Parcels. When an Original or Successor Parcel is Subdivided into Single-Family Parcels and one or more Large Lot Parcels (or Remainder Parcels), the Assigned

Maximum Annual Facilities Special Tax is apportioned to the Single-Family Parcels and Large Lot Parcels created by the Subdivision in the following manner:

- A. Apportion the Assigned Maximum Annual Facilities Special Tax to the area(s) that is/are being Subdivided into Single-Family Parcels and to the area(s) that will be Remainder Parcel(s) on a pro rata basis, based on the percentage share of Taxable Acreage represented by each such area as compared to the total area of the Original or Successor Parcel.
- B. For each area Subdivided into Single-Family Parcels, multiply the Maximum Annual Facilities Special Tax per Unit by Tax Category from Attachment 2 by the number of Units for each Single-Family Parcel created by the Subdivision. Sum the Maximum Annual Facilities Special Taxes for all Single-Family Parcels created by the Subdivision.
- C. For each area Subdivided into Single-Family Parcels, if the sum of Maximum Annual Facilities Special Taxes calculated in Step 4.d.2.B above is equal to or greater than the Assigned Maximum Annual Facilities Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels, assign the Maximum Annual Facilities Special Tax per Unit by Tax Category as calculated in Step 4.d.2.B above to each Single-Family Parcel created by the Subdivision.
- D. For each area Subdivided into Single-Family Parcels, if the sum of Maximum Annual Facilities Special Taxes calculated in Step 4.d.2.B above is less than the Assigned Maximum Annual Facilities Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels, Proportionately increase the Maximum Annual Facilities Special Tax per Unit for all Units until the sum of resulting Maximum Annual Facilities Special Taxes from all Units equals the Assigned Maximum Annual Facilities Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels. Assign the Maximum Annual Facilities Special Tax calculated in this step to each new Single-Family Parcel created by the Subdivision.
- E. For the Remainder Parcel or Parcels, identify the Maximum Annual Facilities Special Tax for the entire Original or Successor Parcel that has been Subdivided. Sum the Maximum Annual Facilities Special Tax for all Single-Family Parcels created by the Subdivision. Subtract the sum of the Maximum Annual Facilities Special Tax for all Single-Family Parcels from the Assigned Maximum Annual Facilities Special Tax for the Original or Successor Parcel being subdivided and compare it to the Maximum Annual Facilities Special Tax assigned to the Remainder Parcel or Parcels in Step 4.d.2.A. Assign to each Remainder Parcel, the lesser of the calculations in this step or in Step 4.d.2.A, but in no event less than the difference between the previously Assigned Maximum Annual Facilities Special Tax for the Original Parcel or Successor Parcel being Subdivided and the total of the Maximum Annual Facilities Special Tax for all Single-Family Parcels created by such Subdivision.

Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of Sections 4 through 6.

3. If an Original or Successor Parcel is Subdivided creating multiple land uses and Tax Categories or for any rezones of land uses on Original or Successor Parcels:
 - A. Identify the Assigned Maximum Annual Facilities Special Tax for the Original Parcel or Successor Parcel that is being Subdivided or rezoned.
 - B. For each Taxable Parcel subject to rezone or created by Subdivision multiply the Maximum Annual Facilities Special Tax per Unit or per Acre by the number of Units or by the number of Acres by the appropriate Tax Category.
 - C. Sum the Maximum Annual Facilities Special Tax for each Taxable Parcel and compare it to the Assigned Maximum Annual Facilities Special Tax of the Original or Successor Parcel that is subject to rezone or is being Subdivided. If the sum of the Maximum Annual Facilities Special Tax for each Taxable Parcel is greater than the Assigned Maximum Annual Facilities Special Tax for the Original Parcel, the Administrator shall apply the Maximum Annual Facilities Special Tax calculated above for each Taxable Parcel.
 - D. If the sum of the Maximum Annual Special Tax is less than the Assigned Maximum Annual Facilities Special Tax for the Original Parcel, the Administrator shall Proportionately increase the Maximum Annual Facilities Special Tax calculated above for each Taxable Parcel until the sum of the Maximum Annual Special Tax is equal to the Assigned Maximum Annual Facilities Special Tax for the Original Parcel.
4. If an Original Parcel or Successor Parcel is Subdivided creating multiple Nonresidential Use Parcels:
 - A. Identify the Assigned Maximum Annual Facilities Special Tax for the Original Parcel or Successor Parcel that is being Subdivided.
 - B. For each Taxable Parcel created by Subdivision multiply the Maximum Annual Facilities Special Tax per Acre by the number of Acres by the appropriate Tax Category.
 - C. Sum the Maximum Annual Facilities Special Tax for each Taxable Parcel and compare it to the Assigned Maximum Annual Facilities Special Tax of the Original or Successor Parcel that is being Subdivided. If the sum of Maximum Annual Facilities Special Tax for each Taxable Parcel is greater than the Assigned Maximum Annual Facilities Special Tax for the Original Parcel, the Administrator shall apply the Maximum Annual Facilities Special Tax calculated above for each Taxable Parcel.
 - D. If the sum of the Maximum Annual Special Tax is less than the Assigned Maximum Annual Facilities Special Tax for the Original Parcel, the Administrator shall Proportionately increase the Maximum Annual Facilities Special Tax calculated above for each Taxable Parcel until the sum of the Maximum Annual Special Tax is equal to the Assigned Maximum Annual Facilities Special Tax for the Original Parcel.
- e. Affordable Units that Become Market-Rate Units. If, in any Fiscal Year, the City Manager, or his or her designee, determines that a Unit that previously had been designated as an Affordable Unit no longer qualifies as such, the Affordable Housing Director shall update the

Affordable Unit listing by denoting the change in status of the Unit, together with the effective date thereof. For all Affordable Units that are converted to Market-Rate Units, such Units shall be assigned the Maximum Annual Facilities Special Tax per Unit based on their Tax Category as shown in Attachment 2, as adjusted by the Tax Escalation Factor so long as the Special Tax does not decrease on such a Unit.

- f. Transfer of the Assigned Maximum Annual Facilities Special Tax from One Large Lot Parcel to Another. The Maximum Annual Facilities Special Taxes shown in Attachment 2 were determined based on the Expected Land Uses for each Large Lot Parcel shown in Attachment 1. If the number of planned residential Units or Nonresidential Acreage is transferred from one Large Lot Parcel to another before recording of a Final Small Lot Subdivision Map in any portion of the Large Lot Parcel, the City may, in its sole discretion, allow for a transfer of the Maximum Annual Facilities Special Tax from one Large Lot Parcel to another. Such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the CFO, and (2) there is no reduction in the Maximum Annual CFD Special Tax Revenues as a result of the transfer. Should a transfer result in an amendment to Attachment 1, 2, or 3 of the Notice of Special Tax Lien, the requesting property owner shall bear the costs to effect the transfer in the CFD records and prepare the required amendments to the Notice of Special Tax Lien and Attachments 1, 2, or 3. Before the transfer, the City may require a deposit from the requesting property owner for such costs.
- g. Conversion of a Tax-Exempt Parcel to a Taxable Parcel. If a Tax-Exempt Parcel is not needed for public use and is converted to a taxable use or transferred to a private owner, it shall become subject to the Facilities Special Tax. The Maximum Annual Facilities Special Tax for the newly Taxable Parcel will be determined using the provisions of Sections 4 and 5 of the RMA.
- h. Taxable Parcels Acquired by a Public Agency. A Taxable Parcel that is acquired by a public agency after the CFD is formed will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied pursuant to Section 53317.5 of the Government Code. An exception to this may be made if a Public Parcel, such as a park site, is relocated to a Taxable Parcel, in which case the previously Tax-Exempt Parcel of comparable acreage becomes a Taxable Parcel and the Maximum Annual Facilities Special Tax from the previously Taxable Parcel is transferred to the new Taxable Parcel. This trading of a Parcel from a Taxable Parcel to a Public Parcel will be permitted to the extent there is no net loss in Maximum Annual CFD Special Tax Revenue and the transfer is agreed to by the owners of the Parcels involved in the transfer and the CFO.

5. Administrative Tasks for the Maintenance Special Tax

This section discusses the administrative tasks for the Maintenance Special Tax, which shall be applicable after the Transition Event.

Tasks required of the Administrator are discussed below:

- a. Assignment of the Maximum Annual Maintenance Special Tax to Developed Parcels. After the Transition Event, the Administrator shall assign the Maximum Annual Maintenance Special Tax to all Developed Parcels using the Maximum Annual Special Tax Rates for the Maintenance Special Tax by Tax Category shown in Attachment 3, as adjusted by the Tax Escalation Factor.
- b. Assignment of the Maximum Annual Maintenance Special Tax to Successor Parcels. After the Transition Event, if Original Parcels and Successor Parcels are Subdivided through creation of Final Small Lot Subdivision Maps, lot line adjustments or other Parcel amendments through the Subdivision Map Act process, the Administrator shall use the steps in Section 4.d to assign the Maximum Annual Maintenance Special Tax to new Successor Parcels. *When applying Section 4.d after the Transition Event, the Administrator shall substitute Maintenance Special Tax for Facilities Special Tax and shall substitute Maximum Annual Maintenance Special Tax for Maximum Annual Facilities Special Tax.*
- c. Affordable Units that Become Market-Rate Units. If, in any Fiscal Year, the City Manager, or his or her designee, determines that a Unit that previously had been designated as an Affordable Unit no longer qualifies as such, the Affordable Housing Director shall update the Affordable Unit listing by denoting the change in status of the Unit, together with the effective date thereof. For all Affordable Units that are converted to Market-Rate Units, such Units shall be assigned the Maximum Annual Maintenance Special Tax per Unit based on their Tax Category as shown in Attachment 3, as adjusted by the Tax Escalation Factor.
- d. Conversion of a Tax-Exempt Parcel to a Taxable Parcel. If a Tax-Exempt Parcel is not needed for public use and is converted to a taxable use or transferred to a private owner, it shall become subject to the Maintenance Special Tax. The Maximum Annual Maintenance Special Tax for the newly Taxable Parcel will be determined using the provisions of Sections 5 and 6 of the RMA.
- e. Taxable Parcels Acquired by a Public Agency. A Taxable Parcel that is acquired by a public agency after the CFD is formed will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied pursuant to Section 53317.5 of the Government Code. An exception to this may be made if a Public Parcel, such as a park site, is relocated to a Taxable Parcel, in which case the previously Tax-Exempt Parcel of comparable acreage becomes a Taxable Parcel and the Maximum Annual Maintenance Special Tax from the previously Taxable Parcel is transferred to the new Taxable Parcel. This trading of a Parcel from a Taxable Parcel to a Public Parcel will be permitted to the extent there is no net loss in Maximum Annual CFD Special Tax Revenue and the transfer is agreed to by the owners of the Parcels involved in the transfer and the CFO.

6. Assignment of the Maximum Annual Special Tax

- a. Classification of Parcels. For purposes of the next Fiscal Year tax levy, by June 30 of each Fiscal Year, using the Definitions in Section 2, the Parcel records of the Assessor's secured tax roll as of January 1, and other City development approval records, the Administrator shall cause:
 - 1. Each Parcel to be classified as a Taxable Parcel or Tax-Exempt Parcel.

2. Each Parcel to be classified as a Developed Parcel, a Small Lot Tentative Map Parcel, a Large Lot Parcel (including Remainder Parcels), or an Undeveloped Parcel.
- b. Assignment of the Maximum Annual Facilities Special Tax to Taxable Parcels. The Maximum Annual Facilities Special Tax will be assigned to each Taxable Parcel each Fiscal Year using the procedures (not all steps may be applicable for each such Parcel) in Section 4.
- c. Assignment of the Maximum Annual Maintenance Special Tax to Taxable Parcels. Following the Transition Event, the Maximum Annual Maintenance Special Tax will be assigned to each Taxable Parcel each Fiscal Year using the procedures (not all steps may be applicable for each such Parcel) in Sections 4 and 5.

7. Calculating Annual Special Taxes

This section discusses the levy of the Facilities Special Tax and the Maintenance Special Tax. Collectively, these Special Taxes are included in the discussion of the assignment of the Maximum Annual Special Taxes. For the period following CFD formation until the Transition Event, the Maximum Annual Special Tax shall refer to the Facilities Special Tax. Beginning with the Transition Year, the Maximum Annual Special Tax shall refer to the Maintenance Special Tax.

The Administrator will compute the Annual Facilities Costs or Annual Maintenance Costs and determine the annual Special Tax levy for each Taxable Parcel based on the assignment of the Special Tax in Sections 4, 5, and 6. The Administrator then will determine the tax levy for each Taxable Parcel using the following process:

Facilities Special Tax Levy

- a. Compute the Annual Facilities Costs using the definition of Annual Facilities Costs in Section 2.
- b. For all Taxable Parcels, calculate the Facilities Special Tax levy for each using the following steps:

Step 7.b.1. The Facilities Special Tax shall be levied proportionately on all Developed Parcels up to the amount of Annual Facilities Cost or up to 100 percent of the Maximum Annual Facilities Special Tax Revenue for all Developed Parcels, whichever is less.

Step 7.b.2. If additional revenue is needed after *Step 7.b.1.*, the Facilities Special Tax shall be levied proportionately on each Small Lot Tentative Map Parcel until the revenue from the Facilities Special Tax levy in this step, when added to the levy amount computed in *Step 7.b.1.*, equals the Annual Facilities Costs, or up to 100 percent of the Maximum Annual Facilities Special Tax Revenue for all Small Lot Tentative Map Parcels. As necessary, the Facilities Special Tax shall be levied on Small Lot Tentative Map Parcels for the entire portion of Annual Facilities Costs, excluding Pay-As-You-Go Costs.

Step 7.b.3. If additional revenue is needed after *Step 7.b.2.*, the Facilities Special Tax shall be levied proportionately on each Large Lot Parcel until the revenue from the Facilities Special Tax levy in this step, when added to the levy amount

computed through *Step 7.b.2.*, equals the Annual Facilities Costs, or up to 100 percent of the Maximum Annual Facilities Special Tax Revenue for all Large Lot Parcels. As necessary, the Facilities Special Tax shall be levied on Large Lot Parcels for the entire portion of Annual Facilities Costs, excluding Pay-As-You-Go Costs.

Step 7.b.4. If additional revenue is needed after *Step 7.b.3.*, the Facilities Special Tax shall be levied on each Undeveloped Parcel until the revenue from the Facilities Special Tax levy in this step, when added to the levy amounts computed through *Step 7.b.3.*, equals the Annual Facilities Costs, or up to 100 percent of the Maximum Annual Facilities Special Tax Revenue for all Undeveloped Parcels. As necessary, the Facilities Special Tax shall be levied on Undeveloped Parcels for the entire portion of Annual Facilities Costs, excluding Pay-As-You-Go Costs.

Maintenance Special Tax Levy

- c. Beginning in the Transition Year, compute the Annual Maintenance Cost using the definition of Annual Maintenance Costs in Section 2.
- d. For all Taxable Parcels, calculate the Maintenance Special Tax levy for each using the following steps:

Step 7.d.1. The Maintenance Special Tax shall be levied proportionately on all Developed Parcels up to the amount of Annual Maintenance Cost or up to 100 percent of the Maximum Annual Maintenance Special Tax Revenue for all Developed Parcels, whichever is less.

Step 7.d.2. If additional revenue is needed after *Step 7.d.1.*, the Maintenance Special Tax shall be levied proportionately on each Small Lot Tentative Map Parcel until the revenue from the Maintenance Special Tax levy in this step, when added to the levy amount computed in *Step 7.d.1.*, equals the Annual Maintenance Costs, or up to 100 percent of the Maximum Annual Maintenance Special Tax Revenue for all Small Lot Tentative Map Parcels.

Step 7.d.3. If additional revenue is needed after *Step 7.d.2.*, the Maintenance Special Tax shall be levied proportionately on each Large Lot Parcel until the revenue from the Maintenance Special Tax levy in this step, when added to the levy amount computed through *Step 7.d.2.*, equals the Annual Maintenance Costs, or up to 100 percent of the Maximum Annual Maintenance Special Tax Revenue for all Large Lot Parcels.

Step 7.d.4. If additional revenue is needed after *Step 7.d.3.*, the Maintenance Special Tax shall be levied on each Undeveloped Parcel until the revenue from the Maintenance Special Tax levy in this step, when added to the levy amounts computed through *Step 7.d.3.*, equals the Annual Maintenance Costs, or up to 100 percent of the Maximum Annual Maintenance Special Tax Revenue for all Undeveloped Parcels.

- e. Levy on each Taxable Parcel the amount calculated above.

- f. Prepare the Tax Collection Schedule and, unless an alternative method of collection has been selected pursuant to Section 10, send it to the County Auditor requesting that it be placed on the general, secured property tax roll for the Fiscal Year. The Tax Collection Schedule will be sent no later than the date required by the County Auditor for such inclusion.

The Administrator will make every effort to calculate the Special Tax correctly for each Parcel. It will be the burden of the taxpayer to identify any errors in determining which Parcels are subject to the tax and their Special Tax assignments.

8. Prepayment of the Facilities Special Tax Obligation

A property owner may at any time prepay 50 percent, but not more or less than 50 percent of the Maximum Annual Facilities Special Tax. For Nonresidential Use Parcels, Full Prepayment is permissible at any time. Full Prepayment is not allowable for Residential Use Parcels.

In addition to the conditions above, the City may allow a Full or Partial Prepayment if the City determines that the Prepayment will not jeopardize its ability to make timely payments of Debt Service and maintain a 110-percent annual Debt Service coverage based on Maximum Annual Special Tax Revenues in all years where there will be Outstanding Bonds. Prepayments must be made by May 1 to have the Prepayment reflected in the following Fiscal Year's Special Tax levy. Prepayment is permitted only under the following conditions:

- The landowner prepaying the Facilities Special Tax on a Parcel has paid any delinquent Facilities Special Tax and penalties on that Parcel before Prepayment.
- Following Prepayment, amounts in the reserve fund are equal to or greater than the reserve fund requirement.
- The City determines that the Prepayment will not jeopardize its ability to make timely payments of Debt Service and maintain a 110-percent annual Debt Service coverage based on Maximum Annual Special Tax Revenues in all years in which issued Bonds will be outstanding.
- The portion of the Prepayment for the Development Impact Fee Deferral shall only be used to pay for the Development Impact Fee Deferral whether it was or is to be funded through annual special tax payments or through bonded indebtedness.

When permitted, the Administrator shall calculate Prepayments using the following steps:

- a. The Full Prepayment amount shall be established by following the steps below:

Step 8.a.1: Determine the Facilities Special Tax for the Taxable Parcel for which the Facilities Special Tax is to be prepaid using the provisions of Sections 4, 5, and 6. If the Parcel is not designated as a Developed Parcel, determine the applicable Facilities Special Tax for the Parcel assuming it is a Developed Parcel.

Step 8.a.2: Increase the Facilities Special Tax by 2 percent per annum for the longer of
(i) 30 years from the year in which the Parcel was first subject to the Facilities

Special Tax as a Developed Parcel, or (ii) the end of the then-remaining Initial Bonding Period.

Step 8.a.3: Using a discounted rate equal to the most current yield for the 30-Year Treasury Constant Maturity, calculate the net present value of the revenue stream determined *Step 8.a.2*. If this yield is no longer available, the Administrator will select a yield rate from the most comparable type of security.

Step 8.a.4: Add to the amount calculated in *Step 8.a.3* interest on the Bonds being redeemed to the next redemption date.

Step 8.a.5: Add to the amount calculated in *Step 8.a.4* a redemption premium on the Bonds being redeemed (if any) as identified in the Bond Indenture(s).

Step 8.a.6: Add to the amount calculated in *Step 8.a.5* the Development Impact Fee Deferral amount applicable to the Parcel, as adjusted for inflation. If Bonds have been issued to finance the Development Impact Fee Deferral, follow *Step 8.a.2* and *8.a.3*, using for *Step 8.a.2* the longer of (i) 30 years from the year in which the Parcel was first subject to the Facilities Special Tax during the Deferral Bonding Period, or (ii) the end of the then-remaining Deferral Bonding Period.

Step 8.a.7: Add the administrative cost of processing the Prepayment to the amount calculated in *Step 8.a.6*.

Step 8.a.8: The amount in *Step 8.a.7* is the amount of the Full Prepayment of the Maximum Annual Special Tax for the Taxable Parcel.

b. Partial Prepayments will be calculated as described below:

The amount of any Partial Prepayment is limited to 50 percent of the Full Prepayment amount determined in *Step 8.a.8*. A Partial Prepayment may only be made in an amount equal 50 percent of the Full Prepayment desired by the party making a Partial Prepayment, except that the full amount of Administrative fees and expenses determined in *Step 8.a.7* shall be included in the Partial Prepayment. The Facilities Special Tax that can be levied on a Parcel after a Partial Prepayment is made is equal to one-half of the Facilities Special Tax that could have been levied before the Partial Prepayment.

9. Interpretation, Application, and Appeal of Special Tax Formula and Procedures

Any taxpayer who feels the amount of the Special Tax assigned to a Parcel is in error may file a notice with the CFO appealing the levy of the Special Tax. The CFO then will promptly review the appeal and, if necessary, will meet with the applicant. If the CFO verifies that the tax should be modified or changed, the Special Tax levy will be corrected and, if applicable in any case, a credit or refund will be granted.

Interpretations may be made by the City, without Resolution or Ordinance of the Council, for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties, or any definition applicable to the CFD.

Without Council approval, the CFO may make minor, non-substantive administrative and technical changes to the provisions of this RMA that do not materially affect the rate, method of apportionment, or manner of collection of the Special Tax for purposes of administrative efficiency or convenience or to comply with new applicable federal, state, or local law.

The City, upon request of an owner of land in the CFD that is not a Developed Parcel, also may amend this RMA in any manner acceptable to the City, without Resolution or Ordinance of the Council, upon the affirmative vote of such owner and without the vote of owners of any other land in the CFD, provided such amendment is only applicable to such owner's land and does not reduce the total Maximum Annual CFD Special Tax Revenue.

10. Manner of Collection

The Special Tax will be collected in the same manner and at the same time as ad valorem property taxes, provided, however, the Administrator or its designee may directly bill the Special Tax and may collect the Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the City's financial obligations.

Attachment 1

Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)

Assigned Maximum Annual Facilities Special Taxes for Original Parcels for the Base Year of FY 2020-21 (Improvement Area No. 1)

Large Lot Number [1]	Original Parcel(s)	Tax Category	Expected Land Uses		Planned Units per Acre	Assigned Maximum Annual Facilities Special Tax per Unit	Assigned Maximum Annual Facilities Special Tax per Taxable Acre	Assigned Maximum Facilities Special Tax per Large Lot No.
			Acres	Planned Units				
Improvement Area No. 1						[2] [3]	[2] [3]	[2] [3]
DF-1	Por. 498-010-017	LDR	19.90	100	5.03	\$1,873	\$0	\$187,300
DF-2	Por. 498-010-017	LDR	3.16	15	4.75	\$1,873	\$0	\$28,095
DF-20	Por. 498-010-017	MDR	15.46	103	6.66	\$1,665	\$0	\$171,495
DF-50	Por. 498-010-017	Park	2.08	0	0.00	\$0	\$0	\$0
Totals			40.60	218				\$386,890

att3

[1] Indicates village identifier assigned by City in the Sierra Vista Specific Plan.

[2] This amount may be increased by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.

[3] If amended to include Annexation Parcels, the Maximum Annual Special Tax for Annexation Parcels would also be subject to the Tax Escalation Factor.

Attachment 2**Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)
Maximum Annual Facilities Special Taxes by Tax Category
for the Base Year of FY 2020-21 (Improvement Area No. 1) [1]**

Expected Land Uses (Tax Category)	Facilities Special Tax per Unit/Taxable Acre	
	Before Transition Event [1]	After Transition Event
Residential Uses	<u>per Unit</u>	<u>per Unit</u>
Low Density Residential (LDR)	\$1,873.00	\$0.00
Medium Density Residential (MDR)	\$1,665.00	\$0.00
High Density Residential (HDR) [2]		
High Density Residential (HDR) For-Sale [2]	\$0.00	\$0.00
High Density Residential (HDR) For-Rent [2]	\$0.00	\$0.00
Affordable Medium Density Residential	\$0.00	\$0.00
Affordable High Density Residential [2]	\$0.00	\$0.00
Very Low Affordable High Density Residential [2]	\$0.00	\$0.00
Nonresidential Uses [2]	<u>per Taxable Acre</u>	<u>per Taxable Acre</u>
Mixed Use (MU) [2]	\$6,686.00	\$0.00
Business Professional (BP) [2]	\$6,686.00	\$0.00
Community Commercial (CC) [2]	\$6,686.00	\$0.00
Undeveloped Property	\$9,530.00	\$0.00

att2

[1] This amount is subject to increase by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.

[2] If a Low Density Residential, Medium Density Residential or Affordable Medium Density Residential Parcel with a Special Tax is rezoned to a use with an identified Special Tax of \$0 in this attachment, the Special Tax would be assigned to the Parcel using the provisions of Section 4 of this RMA.

Attachment 3
Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)
Maximum Annual Maintenance Special Taxes by Tax Category
for the Base Year of FY 2020-21 (Improvement Area No. 1) [1]

Expected Land Uses (Tax Category)	Maintenance Special Tax per Unit/Taxable Acre	
	Before Transition Event [1]	After Transition Event [1]
Residential Uses	<i>per Unit</i>	<i>per Unit</i>
Low Density Residential (LDR)	\$0.00	\$936.50
Medium Density Residential (MDR)	\$0.00	\$832.50
High Density Residential (HDR) [2]		
High Density Residential (HDR) For-Sale [2]	\$0.00	\$0.00
High Density Residential (HDR) For-Rent [2]	\$0.00	\$0.00
Affordable Medium Density Residential	\$0.00	\$0.00
Affordable High Density Residential [2]	\$0.00	\$0.00
Very Low Affordable High Density Residential [2]	\$0.00	\$0.00
Nonresidential Uses [2]	<i>per Taxable Acre</i>	
Mixed Use (MU) [2]	\$0.00	\$3,343.00
Business Professional (BP) [2]	\$0.00	\$3,343.00
Community Commercial (CC) [2]	\$0.00	\$3,343.00
Undeveloped Property	\$0.00	\$0.00

att4

- [1] This amount is subject to increase by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.
- [2] If a Low Density Residential, Medium Density Residential or Affordable Medium Density Residential Parcel with a Special Tax is rezoned to a use with an identified Special Tax of \$0 in this attachment, the Special Tax would be assigned to the Parcel using the provisions of Section 4 of this RMA.

PROPOSED BOUNDARY MAP
CITY OF ROSEVILLE
BASELINE AT SIERRA VISTA
COMMUNITIES FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
BEING A PORTION OF SECTION 36, T.11 N., R.5 E., M.D.M.

CITY CLERKS MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROSEVILLE, COUNTY OF
PLACER, STATE OF CALIFORNIA THIS _____ DAY OF _____, 2020.

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

CITY CLERKS MAP STATEMENT

I HEREBY CERTIFY THAT THE WITHIN WAS SHOWING THE PROPOSED BOUNDARIES OF
BASELINE AT SIERRA VISTA, COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC
FACILITIES), CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS
APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE AT A REGULAR MEETING
HEREOF, HELD ON THE _____ DAY OF _____, 2020 BY ITS
RESOLUTION NO. _____

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

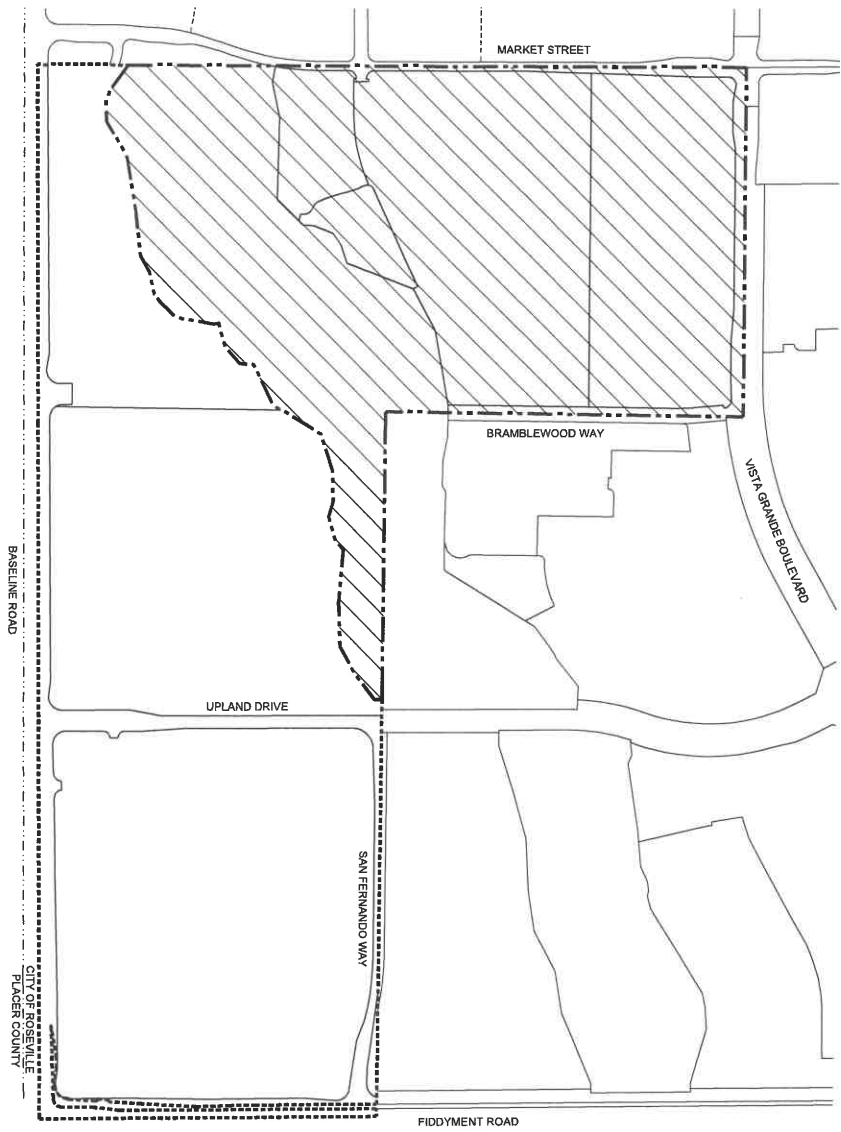
RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT THE HOUR OF _____ O'CLOCK, I, _____, IN BOOK _____ OF
MAPS OF COMMUNITY FACILITIES DISTRICT, AT PAGE _____, IN THE OFFICE OF THE
COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

DOCUMENT NO. _____

FEE _____

BY: _____
RYAN RONCO
COUNTY RECORDER
COUNTY OF PLACER



LEGEND

- PROPOSED CFD BOUNDARY
- AREAS OF FUTURE ANNEXATION

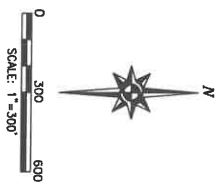


EXHIBIT B

CITY OF ROSEVILLE BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)

LIST OF AUTHORIZED FACILITIES AND SERVICES

Authorized Facilities

Transportation Improvements

Public roadway improvements designed to meet the needs of the project, including those improvements identified in the project Development Agreement (DA) Sections 3.5.17 and 3.5.18, including but not limited to:

- Baseline Road.
- Fiddymment Road.
- Vista Grande Boulevard.
- Upland Drive.
- Sierra Village Drive.
- Market Street.

Eligible roadway improvements include the following items: acquisition of land and easements; roadway design; project management; geotechnical engineering, testing and observations; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete or pavers; power pole relocations; joint trenches, underground utilities, and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including on- and off-site), park and ride facilities, bus rapid transit improvements, including transfer stations and regional public transit improvements; retaining walls, sound walls, enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and non-potable water, sanitary sewer, and storm drainage system improvements.

Potable and Non-Potable Water System Improvements

Authorized facilities include any and all on- and off-site backbone water facilities designed to meet the needs of development of the project. These facilities include potable and non-potable mains, valves, services, and appurtenances; wells; and water treatment and storage facilities, and related improvements, including but not limited to: site clearing, grading, and paving; curbs and gutters; recycled water storage tanks, booster pump stations, and all appurtenances thereto; wells; water treatment; stand-by generator; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; striping and signage; and the following:

- Water lines in/associated with authorized facility roads.

- Recycled water lines in/associated with authorized facility roads.
- Well construction or financial contributions thereto on, but not limited to, Specific Plan Parcels FD-63 or JM-60.
- Water Tank Site Improvements (DA Section 3.8.2).
- Recycled Water Storage Tank Facility
- Reimbursement obligation for the Baseline Road 24" water line (DA Section 3.8.3).
- CFD obligations for RW tank(s) required by DA Section 3.9.

Drainage System Improvements

Authorized facilities include any and all on- and off-site backbone drainage and storm drainage improvements designed to meet the needs of development of the project. These facilities include mains, pipelines and appurtenances, outfalls and water quality measures, temporary drainage facilities, detention/retention basins, and drainage pretreatment facilities; drainage ways/channels, pump stations, landscaping, and irrigation; access roads, gates, and fencing; striping and signage; and the following:

- All storm drain lines and facilities in/associated with authorized facility roadways.
- Retention, detention, hydro-modification, and other drainage facilities.

Wastewater System Improvements

Authorized facilities include any and all on- and off-site backbone wastewater facilities designed to meet the needs of development of the project. These facilities include pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; sewer treatment plant improvements and permitting related thereto; and related sewer system improvements, including but not limited to:

- All wastewater facilities in/associated with authorized facility roadways.

Solid Waste Improvements

Authorized facilities include any and all backbone solid waste improvements designed to meet the needs of development of the project. Eligible improvements also include the project's pro-rata contribution, as described in the project DA, to the Sierra Vista Specific Plan (SVSP) Solid Waste Recycling Center (DA Section 3.14.7).

Park, Landscape Corridor and Paseo Improvements

Authorized facilities include any and all improvements to parks, landscape corridors and paseos located in the project, including but not limited to:

- Construction of Park Sites planned on Specific Plan Parcel DF-50.
- Construction of Paseos.

Open Space Improvements

Authorized facilities include any and all open space improvements designed to meet the needs of development of the project, including bike trails, bike/pedestrian bridges, storm drain crossings, storm drain detention/retention, wetland mitigation, tree mitigation, on-and off-site

hawk/raptor mitigation, agricultural mitigation or wetland mitigation, property acquisition, endowment payments for open space management, landscaping and irrigation, access gates and fencing, and related open space improvements, including but not limited to:

- Improvements related to Specific Plan Parcels DF-70, DF-71, DF-72, DF-80, and DF-81.
- Wetland creation mitigation, fencing, etc.

Utilities

Authorized facilities include any and all on- and off-site utility improvements designed to meet the needs of development of the project. All utility improvements, easement payments, and land acquisition not located under or alongside transportation improvements are considered authorized facilities. Authorized facilities also shall include costs related to the acquisition of the off-site electric substation site; site clearing; grading; street frontage improvements, including curbs, gutters, and paving; and construction of an all-weather access road to the site from the nearest public street or extension of temporary 12kV overhead lines as described in the project DA, including but not limited to:

- SVSP Electric Substation site acquisition, and improvements required by DA Section 3.11.3.
- Temporary overhead 12kV lines to loop SVSP substation to line in WRSP Phase 3 and 4.

Other Public Facilities

Authorized facilities include any and all public facilities or infrastructure, including the project's pro-rata contribution to the land acquisition of the off-site fire station site, site clearing, grading, and street frontage improvements including curbs, gutters, and paving, including, but not limited to:

- Fire station reimbursement obligations in DA Section 3.23.

Development Impact Fees

Authorized facilities include development impact fees paid and not otherwise reimbursed, whether standard City or County fees levied at the time of the issuance of a building permit or required as part of the DA for the property. Fees include, but are not limited to, the South Placer Regional Transportation Authority Tier II Traffic Fee, City of Roseville City Wide Park Fee, City of Roseville Public Facilities Fee, and Public Benefit Fee (as defined in Section 3.14.3 of the DA for the property).

Formation, Administrative, and Incidental Expenses

In addition to the above facilities, other expenses incidental to the above and authorized by the Mello-Roos Community Facilities Act of 1982, including but not limited to: the cost of planning, permitting, and designing the facilities (including the cost of environmental evaluation, orthophotography, environmental remediation/mitigation, and preparation of an overarching Operation and Maintenance Plan for the City of Roseville Open Space Preserves); land acquisition and easement payments for the facilities; project management; construction staking; engineering studies and reports; utility relocation and demolition costs incidental to construction

of the facilities, wetland/Species mitigation purchase; reimbursements to other areas for infrastructure facilities or planning serving development in the CFD; Sierra Vista Specific Plan planning, legal, engineering, technical studies costs related to the facilities and any other expenses incidental to the construction, completion, and inspection of the facilities.

In addition, costs eligible to be financed by the CFD shall include all costs associated with the formation and ongoing administration of the CFD and issuance of bonds; determination of the amount of taxes and collection of taxes; inspection, plan check and other costs related to acceptance of the facilities by the City, payment of taxes; and any other costs incurred to carry out the authorized purposes of the CFD.

Authorized Services

The authorized services to be funded from the levy and collection of annual maintenance special taxes are the provision of public services, maintenance and operation related to any facilities authorized to be funded by the CFD with a useful life of five or more years, including but not limited to performance by employees of functions and repair activities. Maintenance as used herein includes replacement and the creation and funding of a reserve fund to pay for a replacement of such facilities. The maintenance special taxes shall only fund authorized services to the extent that they are in addition to those provided to land within the CFD prior to the creation of the CFD.

CITY COUNCIL OF THE CITY OF ROSEVILLE

RESOLUTION NO. 20-453

**A RESOLUTION DETERMINING NECESSITY TO INCUR BONDED INDEBTEDNESS
OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE FOR THE CITY OF ROSEVILLE
BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)**

WHEREAS, on October 7, 2020, the City Council (the "City Council") of the City of Roseville (the "City") adopted a resolution entitled "A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE TO FORM A COMMUNITY FACILITIES DISTRICT, DESIGNATE AN IMPROVEMENT AREA THEREIN, ESTABLISH A FUTURE ANNEXATION AREA, PROVIDE FOR ADDITIONAL FUTURE IMPROVEMENT AREAS THEREIN, AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE PUBLIC FACILITIES AND PUBLIC SERVICES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT" (the "Resolution of Intention"), stating its intention to form "City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)" (the "CFD"), and "City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (Future Annexation Area)" (the "Future Annexation Area"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, also in the Resolution of Intention, this Council further stated its intention to create and initial improvement area within the CFD and determined that it may be necessary to designate additional improvement areas in the CFD as a result of the annexation of territory from the Future Annexation Area (each, a "Future Improvement Area"); and

WHEREAS, on October 7, 2020, this City Council also adopted a resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE OF INTENTION TO INCUR BONDED INDEBTEDNESS TO FINANCE THE ACQUISITION AND CONSTRUCTION OF CERTAIN PUBLIC FACILITIES IN AND FOR THE CITY OF ROSEVILLE BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES) AND IMPROVEMENT AREAS THEREIN" (the "Resolution of Intention to Incur Indebtedness") stating its intention to incur bonded indebtedness secured by land within the boundaries of the CFD and the Future Annexation Area for the purpose of financing the costs of certain facilities specified in the Resolution of Intention; and

WHEREAS, this City Council has held a noticed public hearing as required by the Act about the determination to proceed with the formation of the CFD and the establishment of the Future Annexation Area, the provision of certain public facilities and services by the CFD and the rate and method of apportionment of the special tax to be levied within the CFD to pay the principal and interest on the proposed bonded indebtedness in the CFD and the administrative costs of the City relative to the CFD; and

WHEREAS, subsequent to the public hearing, this City Council adopted a resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE TO FORM A COMMUNITY FACILITIES DISTRICT, DESIGNATE AN IMPROVEMENT AREA THEREIN, ESTABLISH A FUTURE ANNEXATION AREA, PROVIDE FOR ADDITIONAL FUTURE ANNEXATION AREAS THEREIN, AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX

THEREIN TO FINANCE PUBLIC FACILITIES AND PUBLIC SERVICES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT” (the “Resolution of Formation”); and

WHEREAS, under the Act, for purposes of financing or contributing to the financing of public facilities, the City Council may designate areas within the CFD as separate improvement areas, and in the Resolution of Formation the City designated an area to be known as “Improvement Area No. 1” and provided that additional improvement areas may be designated as to parcels within the Future Annexation Area; and

WHEREAS, this City Council has also held a noticed public hearing as required by the Act relative to the matters material to the questions set forth in the Resolution of Intention to Incur Indebtedness; and

WHEREAS, no written protests with respect to the matters material to the questions set forth in the Resolution of Intention to Incur Indebtedness have been filed with the City Clerk.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROSEVILLE RESOLVES AS FOLLOWS:

1. **Recitals.** The foregoing recitals are true and correct.

2. **Necessity.** This City Council deems it necessary to incur bonded indebtedness for the CFD, including the Future Annexation Area, in the maximum aggregate principal amount of \$95,000,000 (the “Authorization”), initially allocated as follows: (i) for Improvement Area No. 1, the bonded indebtedness limit is \$40,000,000 and (ii) for the portion of the CFD that is not in Improvement Area No. 1, the bonded indebtedness limit is not to exceed \$55,000,000 (the “Future Improvement Area Indebtedness Limit”) for the purpose of financing the costs of all or a portion of the facilities defined in the Resolution of Formation (the “Facilities”) for the property in the initial boundaries of the CFD, including, but not limited to, the costs of issuing and selling bonds to finance all or a portion of the Facilities and the costs of the City in establishing and administering the CFD.

In the event all or a portion of the Future Annexation Area is annexed as one or more Future Improvement Areas, the maximum indebtedness of each such Future Improvement Area shall be identified and approved in the Unanimous Approval executed by property owners in connection with their annexation to the CFD, as described in the Resolution of Formation, at the time of the annexation as an allocation of the Future Improvement Area Indebtedness Limit, subject to review and approval by an authorized officer of the City, and the amount of the maximum indebtedness for the Future Improvement Area shall be subtracted from the Future Improvement Area Indebtedness Limit.

3. **Bonds for CFD.** Bonds in the maximum amounts set forth in the preceding section are hereby authorized subject to voter approval. Indebtedness subject to this limit shall only include indebtedness evidenced by bonds or notes secured by the special tax levied in the initial boundaries of the CFD, and shall not include bonds described in Section 53364.2(e) of the Act. The bonds may be issued in one or more series and mature and bear interest at such rate or rates, payable semiannually or in such other manner, all as the Council or its designee shall determine, at the time or times of sale of such bonds; provided, however, that the interest rate or rates shall not to exceed the maximum interest rate permitted by applicable law at the time of sale of the bonds and the bonds or any series thereof shall have a maximum term of not to exceed forty (40) years.

In the event all or a portion of the Future Annexation Area is annexed as one or more Future Improvement Areas, bonds in the maximum amount for each such Future Improvement Area shall be identified in the Unanimous Approval at the time of the annexation as an allocation of the Future Improvement Area Indebtedness Limit and the Unanimous Approval shall constitute the voter approval of such amount by the property owner or owners.

Bonds may be issued secured by special taxes of any single improvement area or any combination of improvement areas, in amounts not in excess of the bonded indebtedness authorization amounts established herein.

4. **Election.** The proposition of incurring the bonded indebtedness herein authorized shall be submitted to the qualified electors of the CFD and shall be consolidated with elections on the proposition of levying special taxes within the CFD and the establishment of an appropriations limit for the CFD pursuant to Section 53353.5 of the Act. The time, place and further particulars and conditions of such election shall be as specified by separate resolution of this City Council. The initial qualified electors of the CFD are the landowners of the parcels within Improvement Area No. 1. In the event all or a portion of the Future Annexation Area is annexed as one or more Future Improvement Areas, the Unanimous Approval shall constitute the voter approval of the proposition of incurring the bonded indebtedness with respect to such Future Improvement Area by the property owner or owners.

5. **Effective Date.** This Resolution shall take effect upon its adoption.

* * * * *

The foregoing Resolution was adopted by the City Council of the City of Roseville on the ____ day of _____, 2020, on the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Mayor

ATTEST:

City Clerk

CITY COUNCIL OF THE CITY OF ROSEVILLE

RESOLUTION NO. 20-454

A RESOLUTION CALLING SPECIAL ELECTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE REGARDING THE CITY OF ROSEVILLE BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)

WHEREAS, the City Council (the “City Council”) of the City of Roseville (the “City”) has adopted a resolution entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE TO FORM A COMMUNITY FACILITIES DISTRICT, DESIGNATE AN IMPROVEMENT AREA THEREIN, ESTABLISH A FUTURE ANNEXATION AREA, PROVIDE FOR ADDITIONAL FUTURE ANNEXATION AREAS THEREIN, AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE PUBLIC FACILITIES AND PUBLIC SERVICES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT” (the “Resolution of Formation”), ordering the formation of the “City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)” (the “CFD”) and Improvement Area No. 1 therein, and “City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (Future Annexation Area)”, authorizing the levy of a special tax on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the “Act”); and

WHEREAS, this City Council has also adopted a resolution entitled “A Resolution Determining Necessity to Incur Bonded Indebtedness of the City Council of the City of Roseville for the City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)” (the “Resolution Determining Necessity”), determining the necessity to incur bonded indebtedness in the maximum aggregate principal amount of \$95,000,000, initially allocated as follows: (i) for Improvement Area No. 1, \$40,000,000 and (ii) for the portion of the CFD that is not in Improvement Area No. 1 the “Future Annexation Area”, \$55,000,000, pursuant to the Act; and

WHEREAS, pursuant to the provisions of the Resolution of Formation and the Resolution Determining Necessity, the propositions of the levy of the special tax, the establishment of the appropriations limit and the incurring of the bonded indebtedness shall be submitted to the qualified electors of the CFD as required by the provisions of the Act.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROSEVILLE RESOLVES AS FOLLOWS:

1. **Issues Submitted.** Pursuant to Sections 53326, 53351 and 53325.7 of the Act, the issues of the levy of the special tax, the incurring of bonded indebtedness and the establishment of the appropriations limit for the initial boundaries of the CFD shall be submitted to the qualified electors (as defined below) of the CFD at an election called therefor as provided below.

2. **Qualified Electors.** This City Council hereby finds that fewer than 12 persons have been registered to vote within the territory of the CFD for each of the 90 days preceding the close of the public hearings heretofore conducted and concluded by this Council for the purposes of these proceedings. Accordingly, and pursuant to Section 53326 of the Act, this City Council finds that, for these proceedings, the qualified electors are the landowners within the CFD and

that the vote shall be by such landowners or their authorized representatives, each having one vote for each acre or portion thereof such landowner owns in the CFD as of the close of the public hearings.

3. **Conduct of Election.** This City Council hereby calls a special election to consider the measures described in section 1 above, which election shall be held on November 18, 2020, and the results thereof canvassed at the meeting of this City Council on November 18, 2020. The City Clerk is hereby designated as the official to conduct the election and to receive all ballots until 6:00 p.m. on the election date. It is hereby acknowledged that the City Clerk has on file the Resolution of Formation, a certified map of the boundaries of the CFD, and a sufficient description to allow the City Clerk to determine the electors of the CFD. Pursuant to Section 53327 of the Act, the election shall be conducted by messenger or mail-delivered ballot pursuant to Section 4000 of the California Elections Code. This City Council hereby finds that paragraphs (a), (b), and (c) (1) of Section 4000 and Section 4108 are applicable to this special election, except that Sections 53326 and 53327 of the Act shall govern for purposes of determining the date of the election.

4. **Ballot.** As authorized by Section 53353.5 of the Act, the three propositions described in section 1 above shall be combined into a single ballot measure, the form of which is attached hereto as Exhibit "A" and by this reference incorporated herein and the form of ballot is hereby approved. The City Clerk is hereby authorized and directed to cause a ballot, in substantially the form of Exhibit "A," to be delivered to each of the qualified electors of the CFD. Each ballot shall indicate the number of votes to be voted by the respective landowner to which the ballot pertains. Each ballot shall be accompanied by all supplies and written instructions necessary for the use and return of the ballot. The envelope to be used to return the ballot was enclosed with the ballot, had the return postage prepaid, and contained the following: (a) the name and address of the landowner, (b) a declaration, under penalty of perjury, stating that the voter is the owner of record or authorized representative of the landowner entitled to vote and is the person whose name appears on the envelope, (c) the printed name, signature and address of the voter, (d) the date of signing and place of execution of the declaration pursuant to clause (b) above, and (e) a notice that the envelope contains an official ballot and is to be opened only by the election official.

5. **Waivers.** This Council hereby further finds that the provisions of Section 53326 of the Act requiring a minimum of 90 days following the adoption of the Resolution of Formation to elapse before the special election are for the protection of the qualified electors of the CFD. There is on file with the City Clerk a written waiver executed by all of the qualified electors of the CFD allowing for a shortening of the time for the special election to expedite the process of formation of the CFD and waiving any requirement for notice, analysis and arguments in connection with the election. Accordingly, this Council finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments, and have thereby been fully protected in these proceedings. This Council also finds and determines that the City Clerk has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act.

6. **Accountability.** The City Council hereby finds that the proposed debt issuance constitutes a "local bond measure" within the meaning of Sections 53410, et seq. of the California Government Code. As a result, the bond measure shall include the propositions set forth above and the following: (a) the specific purpose of the bonds shall be as set forth in the propositions; (b) any proceeds received from the sale of any bonds shall be applied only to the purposes set

forth in the propositions; (c) the proceeds of any bonds shall be deposited into special accounts to be created therefor as part of the issuance of the bonds; and (d) the City shall cause a report to be prepared annually under Section 53411 of the Government Code.

7. **Effective Date.** This Resolution shall take effect upon its adoption.

* * * * *

The foregoing Resolution was adopted by the City Council of the City of Roseville on the _____ day of _____, 2020, on the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Mayor

ATTEST:

City Clerk

EXHIBIT A

**CITY OF ROSEVILLE
BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)**

**OFFICIAL BALLOT
SPECIAL TAX ELECTION**

This ballot is for a special, landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Roseville no later than the hour of 6:00 p.m. on November 18, 2020, either by mail or in person. The City Clerk's office is located at 311 Vernon Street, Roseville, California 95678.

To vote, mark a cross (X) on the voting line after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void. If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Roseville and obtain another.

The amount of money to be raised annually by the special tax within the initial boundary of the CFD is \$1,355,810 in the base year (and subject to escalation annually), the duration of the special tax is perpetual, and the rate of the special tax shall be determined in accordance with the rate, method of apportionment, and manner of collection of special tax for the CFD.

BALLOT MEASURE: Shall the measure pursuant to which (i) the City of Roseville shall incur an indebtedness and issue bonds in the maximum aggregate principal amount of not to exceed \$95,000,000_ for the CFD, initially allocated as follows: (i) for Improvement Area No. 1, \$40,000,000 and (ii) for the portion of the CFD that is not in Improvement Area No. 1, \$55,000,000, (excluding bonds described in Section 53364.2(e) of the California Government Code) with interest at a rate or rates not to exceed the maximum interest rate permitted by law at the time of sale of such bonds on behalf of the City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "CFD"), the proceeds of which bonds will be used to acquire and/or construct certain facilities and pay for the costs of issuing the bonds and related expenses; (ii) a special tax payable solely from lands within the CFD shall be levied annually, commencing in the City's fiscal year 2021-22, upon lands within the CFD to pay for the principal and interest upon such bonds, to pay the costs of the City in administering the CFD, and to pay for the costs of acquiring and/or constructing certain facilities and pay for certain public services; and (iii) the annual appropriations limit of the CFD shall be established in an amount equal to the bond authorization **be adopted?**

YES:_____

NO:_____

By execution in the space provided below, you also indicate your waiver of (i) the time limit pertaining to the conduct of the election, (ii) any requirement for analysis and arguments with respect to the ballot measure, and (iii) any irregularity in the proceedings that may be claimed as a result of the application of such waivers.

Number of Acres: _____

Number of Votes: _____

Property Owner:

_____, a _____

By: _____

Name : _____

Its: _____

CITY COUNCIL OF THE CITY OF ROSEVILLE

RESOLUTION NO. 20-455

**A RESOLUTION DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING
RECORDING OF NOTICE OF SPECIAL TAX LIEN REGARDING CITY OF ROSEVILLE
BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)**

WHEREAS, the City Council (the "City Council") of the City of Roseville (the "City") has adopted a resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE TO FORM A COMMUNITY FACILITIES DISTRICT, DESIGNATE AN IMPROVEMENT AREA THEREIN, ESTABLISH A FUTURE ANNEXATION AREA, PROVIDE FOR ADDITIONAL FUTURE ANNEXATION AREAS THEREIN, AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE PUBLIC FACILITIES AND PUBLIC SERVICES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT" (the "Resolution of Formation"), ordering the formation of the "City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)" (the "CFD") and Improvement Area No. 1 therein, and "City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (Future Annexation Area)", authorizing the levy of a special tax on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, this City Council has also adopted a resolution entitled "A RESOLUTION DETERMINING NECESSITY TO INCUR BONDED INDEBTEDNESS OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE FOR THE CITY OF ROSEVILLE BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)" (the "Resolution of Necessity"), determining the necessity to incur bonded indebtedness in the maximum aggregate principal amount of \$95,000,000 for the CFD, initially allocated as follows: (i) for Improvement Area No. 1, \$40,000,000 and (ii) for the portion of the CFD that is not in Improvement Area No. 1, \$55,000,000, pursuant to the Act; and

WHEREAS, under the provisions of the Resolution of Formation and the Resolution Necessity and pursuant to "A RESOLUTION CALLING SPECIAL ELECTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE REGARDING THE CITY OF ROSEVILLE BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)" (the "Election Resolution") heretofore adopted by this City Council the propositions of the levy of the special tax, the establishment of the appropriations limit and the incurring of the bonded indebtedness were submitted to the qualified electors of the CFD as required by the provisions of the Act; and

WHEREAS, pursuant to the terms of the Election Resolution, which are by this reference incorporated herein, the special election has been held and the City Clerk has on file a Canvass and Statement of Results of Election (the "Canvass"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, this City Council has reviewed the Canvass, finds it appropriate and wishes to complete its proceedings for the CFD.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROSEVILLE RESOLVES AS FOLLOWS:

1. **Recitals.** The foregoing recitals are all true and correct.
2. **Issues Presented.** The issues presented at the special election were the levy of a special tax within the CFD, the incurring of a bonded indebtedness in the maximum aggregate principal amount of \$95,000,000 for the CFD, initially allocated as follows: (i) for Improvement Area No. 1, \$40,000,000 and (ii) for the portion of the CFD that is not in Improvement Area No. 1, \$55,000,000, and the approval of an annual appropriations limit in an amount equal to the bond authorization, all pursuant to the Resolution of Formation and the Resolution of Necessity.
3. **Canvass and Issues Approved.** The Council hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the CFD. Pursuant to the Canvass, the issues presented at the special election were approved by the qualified electors of the CFD by more than two-thirds (2/3) of the votes cast at the special election.
4. **Proceedings Approved.** Pursuant to the voter approval, the CFD is hereby declared to be fully formed with the authority to levy the special taxes, to incur the approved bonded indebtedness and to have the established appropriations limit, all as heretofore provided in these proceedings and in the Act. It is hereby found that all prior proceedings and actions taken by this City Council with respect to the CFD were valid and in conformity with the Act.
5. **Notice of Tax Lien.** The City Clerk is hereby directed to complete, execute and cause to be recorded in the office of the County Recorder of the County of Placer a notice of special tax lien in the form required by the Act, such recording to occur no later than fifteen (15) days following adoption by the Council of this Resolution.
6. **Effective Date.** This Resolution shall take effect upon its adoption.

The foregoing Resolution was adopted by the City Council of the City of Roseville on the _____ day of _____, 2020, on the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Mayor

ATTEST:

City Clerk

CANVASS AND STATEMENT OF RESULT OF ELECTION

**CITY OF ROSEVILLE
BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)**

I hereby certify that on November 18, 2020, I canvassed the returns of the election held on November 18, 2020, in the City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) and the total number of ballots cast in said election and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

Qualified Landowner Votes	Votes Cast	YES	NO
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City of Roseville Baseline
Community Facilities District
No. 1 (Public Facilities),
Special Tax Election, November 18, 2020

BALLOT MEASURE: Shall the measure pursuant to which (i) the City of Roseville shall incur an indebtedness and issue bonds in the maximum aggregate principal amount of not to exceed \$95,000,000 for the CFD, initially allocated as follows: (i) for Improvement Area No. 1, \$40,000,000 and (ii) for the portion of the CFD that is not in Improvement Area No. 1, \$55,000,000, (excluding bonds described in Section 53364.2(e) of the California Government Code) with interest at a rate or rates not to exceed the maximum interest rate permitted by law at the time of sale of such bonds on behalf of the City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "CFD"), the proceeds of which bonds will be used to acquire and/or construct certain facilities and pay for the costs of issuing the bonds and related expenses; (ii) a special tax payable solely from lands within the CFD shall be levied annually, commencing in the City's fiscal year 2021-22, upon lands within the CFD to pay for the principal and interest upon such bonds, to pay the costs of the City in administering the CFD, and to pay for the costs of acquiring and/or constructing certain facilities and pay for certain public services; and (iii) the annual appropriations limit of the CFD shall be established in an amount equal to the bond authorization **be adopted?**

YES: _____

NO: _____

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this _____ day of _____, 2020.

By: _____
City Clerk

ORDINANCE NO. 6295

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE LEVYING SPECIAL TAXES WITHIN CITY OF ROSEVILLE BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)

WHEREAS, on October 7, 2020, this City Council (the "City Council") of the City of Roseville (the "City"), adopted a resolution stating its intention to establish "City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)" (the "CFD") and Improvement Area No. 1 therein, and "City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (Future Annexation Area)" (the "Future Annexation Area") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, sections 53311, *et. seq.*, of the California Government Code (the "Act"), to finance certain public services and the acquisition and construction of certain facilities; and

WHEREAS, parcels within the Future Annexation Area shall be annexed to the CFD only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed to the CFD, without any requirement for further public hearings or additional proceedings; and

WHEREAS, in connection with any future annexation, the City may designate a parcel or parcels as an improvement area (each, a "Future Improvement Area") within the CFD without additional hearings or procedures, and thereafter all proceedings for approval of the appropriations limit, the rate and method of apportionment and manner of collection of special taxes, and the authorization to incur bonded indebtedness for the improvement area, which may be different from other areas of the CFD, shall apply only to the Future Improvement Area; and

WHEREAS, notice was published as required by the Act relative to the intention of this City Council to form the CFD and the Future Annexation Area, to provide for certain facilities and services, and to incur bonded indebtedness for the initial boundaries of the CFD in an amount not to exceed \$95,000,000 for the CFD, initially allocated as follows: (i) for Improvement Area No. 1, \$40,000,000 and (ii) for the portion of the CFD that is not in Improvement Area No. 1, \$55,000,000; and

WHEREAS, this City Council has held noticed public hearings as required by the Act relative to (i) the determination to proceed with the formation of the CFD and the Future Annexation Area, and the rate and method of apportionment of the special tax to be levied within the CFD to finance a portion of the costs of the facilities and services and (ii) the issuance of not to exceed \$95,000,000 for the CFD, initially allocated as follows: (i) for Improvement Area No. 1, \$40,000,000 and (ii) for the portion of the CFD that is not in Improvement Area No. 1, \$55,000,000 of bonded indebtedness secured by the special tax levied in the initial boundaries of the CFD (excluding bonds described in Section 53364.2(e) of the California Government Code) for the CFD; and

WHEREAS, at said hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD and the Future Annexation Area, and the levy of said special taxes within the CFD were heard, substantial evidence was presented and considered by this City Council and a full and fair hearing was held; and

WHEREAS, subsequent to the hearing, this City Council adopted resolutions entitled “A Resolution of the City Council of the City of Roseville to Form a Community Facilities District, Designate an Improvement Area Therein, Establish a Future Annexation Area, Provide for Additional Future Improvement Areas Therein, and to Authorize the Levy of a Special Tax Therein to Finance Public Facilities and Public Services in and for such Community Facilities District (the “Resolution of Formation”), “A Resolution Determining Necessity to Incur Bonded Indebtedness of the City Council of the City of Roseville for the City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities)” (the “Resolution of Necessity”) and “A Resolution Calling Special Election of the City Council of the City of Roseville Regarding the City of Roseville Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities),” which resolutions defined the public facilities and services to be financed by the CFD (the “Facilities” and “Services,” respectively), established the CFD and the Future Annexation Area, authorized the levy of a special tax with the CFD, determined the necessity to incur bonded indebtedness in the CFD and called an election within the CFD on the propositions of incurring indebtedness, levying a special tax, and establishing an appropriations limit within the CFD, respectively; and

WHEREAS, on November 18, 2020, a special election was held within the CFD at which the eligible landowner-electors approved such propositions by the two-thirds vote required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, as follows:

Section 1. By the passage of this Ordinance, the City Council hereby authorizes and levies special taxes within the CFD (including any parcels in the Future Annexation Area that annex into the CFD) and each Future Improvement Area, if any, pursuant to the Act, at the rate and in accordance with the rate and method of apportionment of special tax for the CFD set forth as an exhibit to the Resolution of Formation or the rate and method of apportionment of special tax for the Future Improvement Area set forth in the Unanimous Approval(s) for such Future Improvement Area (each, a “Rate and Method”), which Resolution of Formation and Unanimous Approval(s) are by this reference incorporated herein. For Future Improvement Areas, a different rate and method may be adopted if the annexed territory is designated as a separate improvement area, as provided in the Resolution of Formation. The special taxes for the payment of Facilities and Services are hereby levied commencing in fiscal year 2021-22 and in each fiscal year thereafter as provided in each applicable Rate and Method. A special tax shall not be levied to finance the Facilities and Services after the fiscal year identified in the applicable Rate and Method, except that a special tax that was lawfully levied in or before the final tax year and that remains delinquent may be collected in subsequent years.

Section 2. The Chief Financial Officer of the City is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the CFD and each Future Improvement Area, if any, in the manner and as provided in the Resolution of Formation.

Section 3. Except as set forth in the Rate and Method, properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD (including any parcels in the Future Annexation Area that annex into the CFD) or a Future Improvement Area, if any, in excess of the maximum tax specified in the Resolution of Formation and the applicable Rate and Method.

Section 4. All of the collections of the special tax shall be used as provided for in the Act, the applicable Rate and Method and in the Resolution of Formation including, but not limited to, the payment of principal and interest on bonds secured by the special taxes (the "Bonds"), the replenishment of the reserve fund for the Bonds, the payment of the costs of the Facilities and Services, the payment of the costs of the City in administering the CFD (including any parcels in the Future Annexation Area that annex into the CFD), or a Future Improvement Area, if any, and the costs of collecting and administering the special tax.

Section 5. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that this City Council may provide for other appropriate methods of collection by resolutions of this City Council. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent special tax payments. The Chief Financial Officer of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Placer in order to effect proper billing and collection of the special tax, so that the special tax shall be included on the secured property tax roll of the County of Placer for fiscal year 2021-22 and for each fiscal year thereafter as provided in each applicable Rate and Method.

Section 6. If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD (including any parcels in the Future Annexation Area that annex into the CFD), or a Future Improvement Area, if any, by a court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD or a Future Improvement Area, if any, shall not be affected.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published within fifteen (15) days after its passage at least once in a newspaper of general circulation published and circulated in the City.

Section 8. This Ordinance shall take effect 30 days from the date of final passage.

* * * * *

_____ The foregoing Ordinance was adopted by the City Council of the City of Roseville on the
_____ day of _____, 2020, on the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

ATTEST:

Mayor

City Clerk

The Economics of Land Use



Hearing Report

Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (Improvement Area No. 1)

Prepared for:
City of Roseville

Prepared by:
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EPS #202008

October 2020

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1. Introduction

Background

The City of Roseville (City) retained Economic & Planning Systems, Inc. (EPS) to support its efforts to create a Mello-Roos Community Facilities District (CFD) for the Baseline at Sierra Vista (Baseline) development, located in the Sierra Vista Specific Plan (SVSP) area, north of Baseline Road and west of Fiddymont Road. The objective of establishing a CFD is to create a land-secured funding mechanism to help fund construction of authorized facilities of the CFD that then would transition, after a specified period of time, to help fund authorized services. With consideration to the anticipated phasing of development, the CFD boundary initially is proposed to include a subset of the Baseline area reflecting the anticipated first phase of development, to be designated as Improvement Area No. 1 (IA1). The remainder of the Baseline area has been designated as a future annexation area with the ability to annex into the CFD as subsequent phases of development proceed.

Overall, the Baseline area includes more than 150 acres of developable property approved for approximately 218 dwelling units (approximately 115 LDR units, 103 MDR units, 0 HDR units and approximately 81 acres of community commercial uses. Baseline land uses within the initial CFD boundary (IA1) include approximately 115 low-density residential (LDR) units and 103 medium-density residential (MDR) units over roughly 39 acres. Following the initial phase, the remainder of the Baseline area that could annex into the CFD, includes approximately 81 acres of community commercial uses.

Purpose of the CFD

The CFD is being formed to fund major road improvements, potable and non-potable water system improvements, drainage system improvements, wastewater system improvements, solid waste improvements, park and paseo improvements, open space improvements, utilities, and other authorized facilities under the Mello-Roos Act, serving Baseline as a condition of the City's approval of the development.

Through the transition of the facilities special tax to the maintenance special tax, the CFD may also fund long term repair and replacement of authorized facilities once CFD bonds have been defeased and other obligations of the CFD for authorized facilities have been fulfilled. Once these facilities special tax obligations have been fulfilled, the City has the discretion to levy the maintenance special tax to help fund long term repair and replacement of such facilities.

Authorized to issue up to \$95 million in bonds, the first series of bonds may be issued within the 2021-22 fiscal year. **Map 1** shows the proposed boundaries of the CFD.

PROPOSED BOUNDARY MAP
CITY OF ROSEVILLE
BASELINE AT SIERRA VISTA
COMMUNITIES FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
BEING A PORTION OF SECTION 36, T.11 N., R.5 E., M.D.M.

CITY CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA THIS ____ DAY OF ____ 2020.

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

CITY CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES), CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF ____ 2020 BY ITS RESOLUTION NO. ____.

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

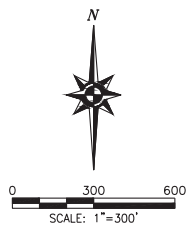
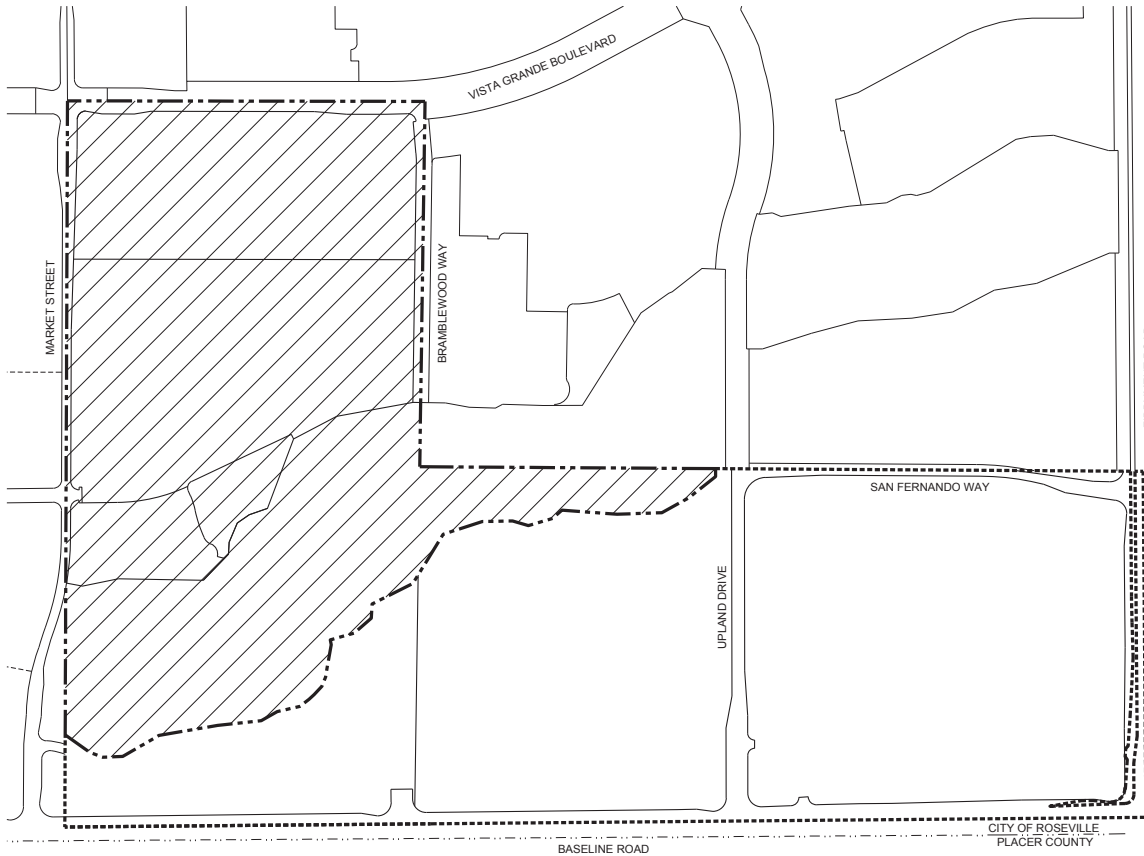
RECORDER'S STATEMENT

FILED THIS ____ DAY OF ____, 2020, AT THE HOUR OF ____ O'CLOCK ____ M., IN BOOK ____ OF MAPS OF COMMUNITY FACILITIES DISTRICT, AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

DOCUMENT NO. ____

FEE: ____

BY: _____
RYAN RONCO
COUNTY RECORDER
COUNTY OF PLACER



LEGEND

-  PROPOSED CFD BOUNDARY
-  AREAS OF FUTURE ANNEXATION

Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
1025 Crestside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 772-1188

AUGUST 2020

SHEET 1 OF 1 18476.DF20

Organization of the Report

This report consists of these 5 chapters and 2 exhibits:

- **Chapter 1** includes this introduction.
- **Chapter 2** describes the proposed land uses in the CFD.
- **Chapter 3** describes authorized facilities to be funded in the CFD, the costs, and the cost allocations.
- **Chapter 4** describes the maximum CFD bond authorization and the maximum annual special tax.
- **Chapter 5** describes the structure of the CFD.
- **Exhibit A** provides the Facilities Rate, Method of Apportionment, and Manner of Collection of Special Tax (RMA).
- **Exhibit B** provides the List of Authorized Facilities and Services.

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2. Land Uses

The City intends to form the Baseline CFD No. 1 over a portion of the development in the south portion of the SVSP. Overall, the Baseline area includes more than 150 acres of property approved for approximately 218 dwelling units (approximately 115 LDR units, 103 MDR units, 0 HDR units and approximately 81 acres of community commercial uses. The entire Baseline property is anticipated to be developed in two phases, with development activity anticipated to commence in the area in the spring of 2021.

Expected land uses within the initial CFD boundary include approximately 115 LDR units and 103 MDR units over roughly 39 acres. **Table 1** shows all original CFD parcels and land uses. Following the initial phase of development, the remainder of Baseline area that could annex into the CFD is approximately 81 acres of community commercial uses.

The objective of establishing a CFD is to create a land-secured funding mechanism to be used to fund construction of authorized facilities of the CFD. With consideration to the anticipated phasing of development, the CFD boundary initially is proposed to include a subset of the Baseline area reflecting the anticipated first phase of development. The remainder of the Baseline area has been designated as a future annexation area with the ability to annex into the CFD as subsequent phases of development proceed.

Table 1
Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)
CFD Parcels and Land Uses

Large Lot No.	APN	Land Use	Acres	Units	Density
Improvement Area No. 1					
DF-1	Por. 498-010-017	LDR	19.90	100	5.03
DF-2	Por. 498-010-017	LDR	3.16	15	4.75
DF-20	Por. 498-010-017	MDR	15.46	103	6.66
DF-50	Por. 498-010-017	Park	2.08	0	n/a
IA 1 Totals			40.60	218	
Future Annexation Area					
DF-40	498-010-015	CC	12.60	0	n/a
DF-41	498-010-019	CC	29.20	0	n/a
DF-42	498-010-020	CC	38.80	0	n/a
DF-80	498-010-018	OS	4.60	0	n/a
DF-81	498-010-016	OS	21.30	0	n/a
	498-010-052		3.50	0	n/a
	498-010-021				
Future Annexation Area Totals			110.00	0	
CFD Totals			150.60	218	

"CFD_parcel.s"

Source: DPFPG and EPS.

3. Authorized Facilities and Estimated Facility Costs

This chapter describes the authorized facilities eligible to be financed or otherwise funded through the CFD with the proceeds of CFD bonds and pay-as-you-go basis from special taxes levied under the CFD.

Authorized Facilities of the CFD

The CFD is authorized to fund certain facilities required to serve the Baseline. Authorized facilities are identified in the List of Authorized Facilities (**Exhibit B** of this report). Authorized facilities are briefly discussed below.

Transportation Improvements

Public roadway improvements are designed to meet the needs of the project, including those improvements identified in the project Development Agreement (DA) Sections 3.5.17 and 3.5.18:

- Baseline Road.
- Fiddymment Road.
- Vista Grande Boulevard.
- Upland Drive.
- San Fernando Drive.
- Sierra Village Drive.
- Market Street.

Eligible roadway improvements include the following items: acquisition of land and easements; roadway design; project management; geotechnical engineering, testing and observations; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete or pavers; power pole relocations; joint trenches, underground utilities, and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including on- and off-site), park and ride facilities, bus rapid transit improvements, including transfer stations and regional public transit improvements; retaining walls, sound walls, enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and non-potable water, sanitary sewer, and storm drainage system improvements.

Potable and Non-Potable Water System Improvements

Authorized facilities include any and all on- and off-site backbone water facilities designed to meet the needs of development of the project. These facilities include potable and non-potable mains, valves, services, and appurtenances; wells; and water treatment and storage facilities, and related improvements, including but not limited to: site clearing, grading, and paving; curbs and gutters; recycled water storage tanks, booster pump stations, and all appurtenances thereto; wells; water treatment; stand-by generator; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; striping and signage; and the following:

- Water lines in/associated with authorized facility roads.
- Recycled water lines in/associated with authorized facility roads.
- Well construction or financial contributions thereto on, but not limited to, Specific Plan Parcels FD-63 or JM-60.
- Water Tank Site Improvements (DA Section 3.8.2).
- Recycled Water Storage Tank Facility.
- Reimbursement obligation for the Baseline Road 24" water line (DA Section 3.8.3).
- CFD obligations for RW tank(s) required by DA Section 3.9.

Drainage System Improvements

Authorized facilities include any and all on- and off-site backbone drainage and storm drainage improvements designed to meet the needs of development of the project. These facilities include mains, pipelines and appurtenances, outfalls and water quality measures, temporary drainage facilities, detention/retention basins, and drainage pretreatment facilities; drainage ways/channels, pump stations, landscaping, and irrigation; access roads, gates, and fencing; striping and signage; and the following:

- All storm drain lines and facilities in/associated with authorized facility roadways.
- Retention, detention, hydro-modification, and other drainage facilities.

Wastewater System Improvements

Authorized facilities include any and all on- and off-site backbone wastewater facilities designed to meet the needs of development of the project. These facilities include pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; sewer treatment plant improvements and permitting related thereto; and related sewer system improvements, including but not limited to:

- All wastewater facilities in/associated with authorized facility roadways.

Solid Waste Improvements

Authorized facilities include any and all backbone solid waste improvements designed to meet the needs of development of the project. Eligible improvements also include the project's pro-rata contribution, as described in the project DA, to the Sierra Vista Specific Plan (SVSP) Solid Waste Recycling Center (DA Section 3.14.7).

Park, Landscape Corridor and Paseo Improvements

Authorized facilities include any and all improvements to parks, landscape corridors and paseos located in the project, including but not limited to:

- Construction of Park Sites planned on Specific Plan Parcel DF-50.
- Construction of Paseos.

Open Space Improvements

Authorized facilities include any and all open space improvements designed to meet the needs of development of the project, including bike trails, bike/pedestrian bridges, storm drain crossings, storm drain detention/retention, wetland mitigation, tree mitigation, on- and off-site hawk/raptor mitigation, agricultural mitigation or wetland mitigation, property acquisition, endowment payments for open space management, landscaping and irrigation, access gates and fencing, and related open space improvements, including but not limited to:

- Improvements related to Specific Plan Parcels DF-70, DF-71, DF-72, DF-80, and DF-81.
- Wetland creation mitigation, fencing, etc.

Utilities

Authorized facilities include any and all on- and off-site utility improvements designed to meet the needs of development of the project. All utility improvements, easement payments, and land acquisition not located under or alongside transportation improvements are considered authorized facilities. Authorized facilities also shall include costs related to the acquisition of the off-site electric substation site; site clearing; grading; street frontage improvements, including curbs, gutters, and paving; and construction of an all-weather access road to the site from the nearest public street or extension of temporary 12kV overhead lines as described in the project DA, including but not limited to:

- SVSP Electric Substation site acquisition, and improvements required by DA Section 3.11.3.
- Temporary overhead 12kV lines to loop SVSP substation to line in WRSP Phases 3 and 4.

Other Public Facilities

Authorized facilities include any and all public facilities or infrastructure, including the project's pro-rata contribution to the land acquisition of the off-site fire station site, site clearing, grading, and street frontage improvements including curbs, gutters, and paving, including, but not limited to:

- Fire station reimbursement obligations in DA Section 3.23.

Development Impact Fees

Authorized facilities include development impact fees paid and not otherwise reimbursed, whether standard City or County fees levied at the time of the issuance of a building permit or required as part of the DA for the property. Fees include, but are not limited to, the South Placer Regional Transportation Authority Tier II Traffic Fee, City of Roseville City Wide Park Fee, City of Roseville Public Facilities Fee, and Public Benefit Fee (as defined in Section 3.14.3 of the DA for the property).

Formation, Administrative, and Incidental Expenses

In addition to the above facilities, other expenses incidental to the above and authorized by the Mello-Roos Community Facilities Act of 1982, including but not limited to: the cost of planning, permitting, and designing the facilities (including the cost of environmental evaluation, orthophotography, environmental remediation/mitigation, and preparation of an overarching Operation and Maintenance Plan for the City of Roseville Open Space Preserves); land acquisition and easement payments for the facilities; project management; construction staking; engineering studies and reports; utility relocation and demolition costs incidental to construction of the facilities, wetland/Species mitigation purchase; reimbursements to other areas for infrastructure facilities or planning serving development in the CFD; Sierra Vista Specific Plan planning, legal, engineering, technical studies costs related to the facilities and any other expenses incidental to the construction, completion, and inspection of the facilities.

In addition, costs eligible to be financed by the CFD shall include all costs associated with the formation and ongoing administration of the CFD and issuance of bonds; determination of the amount of taxes and collection of taxes; inspection, plan check and other costs related to acceptance of the facilities by the City, payment of taxes; and any other costs incurred to carry out the authorized purposes of the CFD.

Authorized Services

The authorized services to be funded from the levy and collection of annual maintenance special taxes are the provision of public services, maintenance and operation related to any facilities authorized to be funded by the CFD with a useful life of five or more years, including but not limited to performance by employees of functions and repair activities. Maintenance as used herein includes replacement and the creation and funding of a

reserve fund to pay for a replacement of such facilities. The maintenance special taxes shall only fund authorized services to the extent that they are in addition to those provided to land within the CFD prior to the creation of the CFD.

Authorized Facilities Estimated Costs

The City is administering the SVSP Fee Program that includes approximately \$150 million in backbone infrastructure and other public improvements. With Baseline CFD No. 1, the developer intends to fund as much of the project's proportional obligation to the SVSP Fee Program infrastructure as possible. To that end, the developer is about to begin construction of backbone infrastructure with costs estimated to be approximately \$30.4 million as illustrated in **Table 2**. Costs are shown in 2020 dollars.

In the future, properties included within the CFD annexation area may annex into this CFD. If those annexations occur, the developer will seek to fund additional backbone infrastructure through the issuance of one or more series of CFD bond sales. As is often the case, during buildout of the project, the developer anticipates being required to construct more backbone infrastructure than would be able to be entirely reimbursed through CFD bond proceeds.

Development Impact Fee Deferrals

In addition to backbone infrastructure, the CFD is authorized to fund deferred impact fees. Through the DA, the developer is entitled to defer certain impact fees identified in the DA. These are the fees eligible for deferral:

- SPARTA Tier II Traffic Fees
- City Citywide Park Fee
- City Public Facilities Fee
- City Public Benefit Fee

As described in more detail later in this report, repayment of impact fee deferrals will follow reimbursement for eligible backbone infrastructure.

Table 2
Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)
Authorized Facilities Costs (2020 \$s)

Item	Cost (2020 \$s)
Backbone Infrastructure	
Market Street	\$5,468,000
Baseline Road	\$8,922,000
Fiddymment Road	\$1,299,000
Upland Drive	\$2,882,000
San Fernando Drive	\$1,379,000
Vista Grande Boulevard	\$911,000
Offsite Sewer	\$311,000
Offsite Storm Drain	\$938,000
Backbone Infrastructure Subtotal	\$22,110,000
Internal Subdivision Infrastructure (\$15K per lot)	\$3,270,000
Sierra Vista Infrastructure Fee (Residential Lots)	\$3,629,000
SPRTA Tier II Fee Deferral (Residential Lots)	\$1,432,000
Totals	\$30,441,000

"costs"

Source: MacKay & Soms and DPGF, Inc.

4. CFD Bond Authorization and Maximum Annual Special Tax

This chapter will discuss the maximum CFD bond authorization and maximum annual special taxes as proposed by the developer for each taxable land use type. The CFD will have special taxes for the funding of authorized facilities. This annual facilities special tax will be transitioned to an annual maintenance special tax to fund authorized services of the CFD when authorized facilities obligations of the CFD have been fulfilled. These special tax programs will be discussed further in **Section 5** of this report.

CFD Bond Authorization and Funding Strategy

The DA authorized the use of the CFD to fund authorized facilities of the CFD and outlined a basic structure for the CFD.

The DA identified the following sources of potential funding for authorized facilities of the CFD:

- CFD Bonds
- CFD Pay-As-You-Go
- Owner Equity/Private Financing

Each funding source will be discussed below.

Maximum CFD Bond Authorization and Series A Bond Sale

The CFD is authorized to issue up to \$95 million in bonds. The property owner is anticipated to ask the City to sell the first series of bonds within the 2020-21 fiscal year. Depending on market conditions and the structure of the first series of CFD bonds, subsequent series of CFD bonds may be issued in multiple sales following the first CFD bond sale.

CFD Pay-As-You-Go

Special taxes levied and not needed to fund CFD bond debt service or City administration of the CFD may be used for pay-as-you-go expenditures for authorized CFD facilities not reimbursed with CFD bond proceeds. As memorialized in the DA, the City has agreed to provide pay-as-you-go funding to the developer for the first 30 years of the CFD.

Following developer use of CFD pay-as-you-go revenues, the City reserves the right to continue the special tax levy to pay the development impact fee deferral on a pay-as-you-go basis. The City also has discretion to reimburse itself for deferred fees through a CFD bond sale in addition to pay-as-you-go revenues.

Owner Equity/Private Financing

To the extent there are any shortfalls in the funding sources for authorized facilities, owner equity or private financing will be used to fund construction of such facilities.

Maximum Annual Special Tax

A facilities special tax will be assigned to taxable parcels at formation of the CFD. This facilities special tax will initially be used to fund the costs of authorized facilities (as defined in the previous chapter). Once all facilities special tax obligations to fund facilities have been completed, the maintenance special tax will be assigned to taxable parcels for the City's use for long term repair and replacement of authorized facilities. The Baseline CFD No. 1 RMA includes the following two special taxes:

- Facilities Special Tax
- Maintenance Special Tax

The facilities special tax will be assigned and collected prior to the "transition event" for the special tax programs. Following the "transition event" the facilities special tax will no longer be assigned to taxable parcels, and will be replaced by the maintenance special tax. The "transition event" is discussed in detail in the following chapter.

Each special tax program is discussed below.

Facilities Special Tax

The developer provided the City with recommended maximum annual special taxes for various land use categories, based on market conditions and the range of maximum annual special tax rates in neighboring City areas. **Table 3**, which is **Attachment 2** from the RMA, shows the maximum annual special tax rates for the following tax categories:

- LDR
- MDR
- Medium-density affordable—middle
- High-density affordable—low
- High-density affordable—very low
- Nonresidential

Table 3 shows the maximum annual special tax per tax category in the base year of Fiscal Year (FY) 2020-21. The maximum annual special tax for LDR is \$1,873. The maximum annual special tax for MDR units is \$1,665. The maximum annual special tax for affordable units is \$0.

Nonresidential uses (including community commercial (CC)) are assigned a maximum annual special tax of \$6,686 per acre. The maximum annual special tax for HDR uses—whether for sale or for rent—has been established at \$0, and nonresidential uses are also assigned a maximum annual special tax of \$0 at CFD formation. Finally, **Table 4**, which is **Attachment 3** from the RMA, shows the maximum annual special tax for each original CFD parcel in the base year.

Maintenance Special Tax

The maximum maintenance special tax is shown in **Table 5** for all tax categories. The maintenance special tax is set at 50-percent of the maximum facilities special tax in the base year. The maintenance special tax will not be levied at the same time as the facilities special tax and would only be assigned to taxable parcels following the “transition event.”

Overall Tax Burden for Single-Family Residential

The DA and City policies stipulate that the overall tax burden after formation of a CFD not exceed 2 percent of the estimated sales price of a single-family residential home.

Estimated sales prices of residential homes were provided by the developer. **Table 6** shows the estimated total effective tax rate for prototypical uses in the CFD. The test includes all current ad valorem property taxes, the CFD special tax, an estimated services CFD special tax, and the City CFD No. 3. Two different residential products are shown in **Table 5**:

- LDR
- MDR

Ad valorem property tax rates were derived from copies of the FY 2020-21 property tax bills. The overall tax burden for single-family residential homes proposed for the CFD ranges from 1.82 percent to 1.85 percent. The Center Unified School District has outstanding General Obligation (GO) Bonds with a combined ad valorem tax rate of 0.3284 percent, causing the overall tax burden to exceed the 1.8 percent overall tax burden targeted by the Developer.

Table 3
Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)
Maximum Annual Facilities Special Taxes by Tax Category
for the Base Year of FY 2020-21 (Improvement Area No. 1) [1]

Expected Land Uses (Tax Category)	Facilities Special Tax per Unit/Taxable Acre	
	Before Transition Event [1]	After Transition Event
Residential Uses	<u>per Unit</u>	<u>per Unit</u>
Low Density Residential (LDR)	\$1,873.00	\$0.00
Medium Density Residential (MDR)	\$1,665.00	\$0.00
High Density Residential (HDR) [2]		
High Density Residential (HDR) For-Sale [2]	\$0.00	\$0.00
High Density Residential (HDR) For-Rent [2]	\$0.00	\$0.00
Affordable Medium Density Residential	\$0.00	\$0.00
Affordable High Density Residential [2]	\$0.00	\$0.00
Very Low Affordable High Density Residential [2]	\$0.00	\$0.00
Nonresidential Uses [2]	<u>per Taxable Acre</u>	<u>per Taxable Acre</u>
Mixed Use (MU) [2]	\$6,686.00	\$0.00
Business Professional (BP) [2]	\$6,686.00	\$0.00
Community Commercial (CC) [2]	\$6,686.00	\$0.00
Undeveloped Property	\$9,530.00	\$0.00

att2

[1] This amount is subject to increase by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.

[2] If a Low Density Residential, Medium Density Residential or Affordable Medium Density Residential Parcel with a Special Tax is rezoned to a use with an identified Special Tax of \$0 in this attachment, the Special Tax would be assigned to the Parcel using the provisions of Section 4 of this RMA.

Table 4
Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)
Assigned Maximum Annual Facilities Special Taxes for Original Parcels for the Base Year of FY 2020-21 (Improvement Area No. 1)

Large Lot Number [1]	Original Parcel(s)	Tax Category	Expected Land Uses		Planned Units per Acre	Assigned Maximum Annual Facilities Special Tax per Unit	Assigned Maximum Annual Facilities Special Tax per Taxable Acre	Assigned Maximum Facilities Special Tax per Large Lot No.
			Acres	Planned Units				
Improvement Area No. 1						[2] [3]	[2] [3]	[2] [3]
DF-1	Por. 498-010-017	LDR	19.90	100	5.03	\$1,873	\$0	\$187,300
DF-2	Por. 498-010-017	LDR	3.16	15	4.75	\$1,873	\$0	\$28,095
DF-20	Por. 498-010-017	MDR	15.46	103	6.66	\$1,665	\$0	\$171,495
DF-50	Por. 498-010-017	Park	2.08	0	0.00	\$0	\$0	\$0
Totals			40.60	218				\$386,890

[1] Indicates village identifier assigned by City in the Sierra Vista Specific Plan.

[2] This amount may be increased by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.

[3] If amended to include Annexation Parcels, the Maximum Annual Special Tax for Annexation Parcels would also be subject to the Tax Escalation Factor.

att3

Table 5
Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)
Maximum Annual Maintenance Special Taxes by Tax Category
for the Base Year of FY 2020-21 (Improvement Area No. 1) [1]

Expected Land Uses (Tax Category)	Maintenance Special Tax per Unit/Taxable Acre	
	Before Transition Event [1]	After Transition Event [1]
Residential Uses	<u>per Unit</u>	<u>per Unit</u>
Low Density Residential (LDR)	\$0.00	\$936.50
Medium Density Residential (MDR)	\$0.00	\$832.50
High Density Residential (HDR) [2]		
High Density Residential (HDR) For-Sale [2]	\$0.00	\$0.00
High Density Residential (HDR) For-Rent [2]	\$0.00	\$0.00
Affordable Medium Density Residential	\$0.00	\$0.00
Affordable High Density Residential [2]	\$0.00	\$0.00
Very Low Affordable High Density Residential [2]	\$0.00	\$0.00
Nonresidential Uses [2]	<u>per Taxable Acre</u>	
Mixed Use (MU) [2]	\$0.00	\$3,343.00
Business Professional (BP) [2]	\$0.00	\$3,343.00
Community Commercial (CC) [2]	\$0.00	\$3,343.00
Undeveloped Property	\$0.00	\$0.00

att4

[1] This amount is subject to increase by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.

[2] If a Low Density Residential, Medium Density Residential or Affordable Medium Density Residential Parcel with a Special Tax is rezoned to a use with an identified Special Tax of \$0 in this attachment, the Special Tax would be assigned to the Parcel using the provisions of Section 4 of this RMA.

Table 6
Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)
Overall Tax Burden

Item	Assumption	Residential	
		LDR	MDR
Estimated Home Price [1]		\$580,000	\$475,000
Homeowner's Exemption		(\$7,000)	(\$7,000)
Estimated Assessed Value		\$573,000	\$468,000
Ad Valorem Property Taxes (TRA 005-070) [2]	<u>FY 2020/21</u>		
General Ad Valorem	1.00000%	\$5,730	\$4,680
Sierra College SFID #4 GO Bond 2018 Series A	0.01497%	\$86	\$70
Center USD GO Bond	0.27200%	\$1,559	\$1,273
Centr USD 2008 Series 2020A GO Bonds	0.05640%	\$323	\$264
Subtotal Ad Valorem Property Taxes	1.34337%	\$7,698	\$6,287
Direct Charges and Assessments			
City of Roseville CFD No. 1 (Public Facilities)		\$1,873	\$1,665
City of Roseville CFD No. 2 (Public Services) PLACEHOLDER [3]		\$503	\$346
City of Roseville CFD No. 3 (Municipal Services) [4]		\$470	\$470
Placer Mosquito & Vector Control		\$31	\$31
Subtotal Direct Charges and Assessments		\$2,877	\$2,512
Total Ad Valorem Property Taxes and Direct Charges		\$10,574	\$8,799
Overall Tax Burden		1.82%	1.85%

Source: County of Placer; City of Roseville; EPS.

[1] Weighted average of homes prices provided by DPFG.

[2] Ad Valorem tax rates based on FY 2020-21.

[3] PLACEHOLDER - Based on Tax Zone C rates per single family unit for CFD No. 2 special taxes in the City.

[4] Based on CFD No. 3 as identified in the project Development Agreement escalated to FY 2020-21.

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5. Structure of the CFD

Description of the CFD

The CFD is being formed to fund backbone infrastructure and other facilities, both local and regional, that will serve the Baseline. The attached exhibits are documents contained in the ROF. **Exhibit A** is the CFD RMA. **Exhibit B** is the List of Authorized Facilities and Services. Through the transition of the facilities special tax to the maintenance special tax, the CFD may also fund long term repair and replacement of authorized facilities once CFD bonds have been defeased and other obligations of the CFD for authorized facilities have been fulfilled. Once these facilities special tax obligations have been fulfilled, the City has the discretion to levy the maintenance special tax to help fund long term repair and replacement of such facilities.

The CFD Funding Program

The CFD will be authorized to levy and collect the special tax to pay all annual costs of the CFD, including funding for authorized facilities not funded through CFD bond proceeds, which is anticipated to be paid on a pay-as-you-go basis, during the first 30 years of the special tax levy.

The CFD will be authorized to levy and collect the special tax to pay all annual maintenance costs of the CFD following transition event.

Transition Event for Special Taxes

The special taxes for the CFD are intended to first fund authorized facilities of the CFD and then to fund authorized services of the CFD. As described below, the facilities special tax shall be effective during an initial bonding period and thereafter during a deferral bonding period. The idea is that the facilities special tax may be levied to fund authorized facilities and to repay the City for deferred impact fees. The full estimated term of the deferred bonding period may not be required if deferred development impact fees are funded through special tax revenues on a pay-as-you go basis.

Once all obligations to fund authorized facilities have been satisfied, the facilities special tax will “transition” to a maintenance special tax to fund long term repair and replacement costs for authorized facilities. The “Transition Event” from the levy of the annual facilities special tax to the maintenance special tax is discussed in further detail below.

Determining the Maximum Annual Special Tax

As stated in the previous chapter, the maximum annual special tax rates for the various tax categories were provided by the developer and based, in part, on maximum annual special tax rates for other neighboring City areas. The maximum annual special tax rates are designed to be competitive with other residential development projects in south Placer County. **Table 3** shows the maximum annual special tax rates by tax category for the facilities special tax. **Table 5** shows the maximum annual special tax rates by tax category for the maintenance special tax.

Base Year

The base year is FY 2020-21. A base year is defined in the RMA as a means of defining the special tax base in a given fiscal year that is allowed to increase by a given factor over a period of time.

Annual Tax Escalation Factor

The administrator shall increase the maximum annual facilities special tax, the maximum annual maintenance special tax, and the related maximum annual special tax rates by the tax escalation factor in all fiscal years following the base year, up to the Transition Event. After Transition Event, the maximum annual maintenance special tax may be increased up to 2-percent annually at the City's discretion.

Duration of the Special Tax

The facilities special tax will be levied and collected until the earlier of (i) the transition year or (ii) Fiscal Year 2085-86. The maintenance special tax may be levied and collected in perpetuity beginning with the transition year and in each year thereafter at the discretion of the City. The maintenance special tax will be levied and collected beginning in the transition year.

Definition of Initial Bonding Period

Because the CFD includes payment of deferred development impact fees, the CFD RMA distinguishes between the initial bonding period during which authorized facilities may be financed and the subsequent period where development impact fees may be reimbursed. As defined in the RMA, Initial Bond Period means "the period in which Bonds are outstanding which financed Authorized Facilities costs other than the Development Impact Fee Deferral or Bonds that were issued for the purpose of refunding Bonds whose original use links back to Authorized Facilities."

Definition of Annual Facilities Costs

The maximum annual facilities special tax established under the RMA is the maximum exposure to an annual facilities special tax levy for a given parcel of land. The actual amount of the levy is derived through determining the “annual facilities costs” of the CFD. The RMA identifies the annual facilities costs components as these:

- a. Debt service to be paid from facilities special taxes.
- b. The amount needed to replenish the reserve fund for the bonds to the level required under the bond indenture, to the extent not included in a computation of annual facilities costs in a previous fiscal year.
- c. Administrative expenses for such fiscal year.
- d. The amount needed (1) to cure any delinquencies in the payment of principal or interest on bonds, which have occurred in the prior fiscal year and (2) to fund any foreseeable deficiency of the amount to be available for the payment of principal or interest on bonds, which are expected to occur in such fiscal year to the extent not included in a previous computation of annual costs in the current or any previous fiscal years.
- e. The amount needed (1) to cure any delinquencies in the payment of the facilities special tax in the prior fiscal year, to the extent not otherwise included in a computation of annual facilities costs in the current or any previous fiscal year and (2) to fund any foreseeable deficiency in the payment of the facilities special tax for that fiscal year, which is expected to occur in such fiscal year, to the extent not included in a computation of annual facilities costs in the current or any previous fiscal year.
- f. Authorized facilities funded on a pay-as-you-go basis.
- g. During the deferral bonding period, the amount needed to pay development impact fee deferrals not financed by bonds.
- h. *Less* any available earnings on the reserve fund, special tax funds, or any other available revenues of the CFD or the City that may be used to fund annual facilities costs.

Debt Service

Debt service would be that portion of the maximum annual special tax required to pay a parcel's share of the debt service. The proposed financing structure of the CFD anticipates that one or more series of CFD bonds may be issued.

Amount Needed to Replenish Reserve Fund

In the event the reserve fund is drawn on to pay debt service or expenses of the CFD, a facilities special tax may be levied to replenish the bond reserve fund to required funding levels. A facilities special tax should be levied once for each draw on the bond reserve fund, to the extent the bond reserve fund can be brought back to required funding levels with just one such levy. If for any reason the bond reserve fund remains underfunded in a fiscal year following the fiscal year in which facilities special taxes were levied to replenish it, a second facilities special tax levy should not be required to replenish the bond reserve fund.

Administrative Expenses

Administrative expenses of the CFD are the reasonable costs of administering the CFD each fiscal year. Examples of administrative expenses are costs of computing facilities special taxes and preparing annual facilities special taxes collection schedules; costs of collecting the facilities special taxes; costs of remitting the facilities special taxes to the Trustee; costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; costs to the City, CFD, or their designees of complying with arbitrage rebate requirements; costs complying with the City, CFD, or obligated persons disclosure requirements; costs associated with preparing special taxes disclosure statements; costs incurred in responding to public inquiries regarding the facilities special taxes; costs related to any appeal of the facilities special taxes; and amounts estimated to be advanced or advanced by the City for any other administrative purposes, including attorney's fees and other costs related to collection of the facilities special taxes and commencing and pursuing to completion any foreclosure of delinquent special taxes.

Amounts for Unpaid Facilities Special Taxes and Anticipated Delinquencies

The RMA allows for the levy of a facilities special tax to fund costs of unpaid facilities special taxes from a previous fiscal year or to fund anticipated facilities special tax delinquencies that may occur in the current fiscal year for which facilities special taxes are being levied. To the extent an amount is levied for a past delinquency, a second facilities special tax levy should not be levied for a facilities special tax delinquency that has already been accounted for in a previous year facilities special tax levy.

Generally, facilities special taxes eventually are brought current, either through payment by a property owner or through judicial foreclosure proceedings. When facilities special tax installments are paid current, the amount needed to fund debt service and CFD administration will have been collected for previous years, including additional amounts that were needed only to cover delinquencies that are now current. As such, these additional amounts should be considered as being available by the CFD to fund annual facilities costs in the following fiscal year.

Authorized Facilities Funded on a Pay-As-You-Go Basis

During the first 30 years, the DA entitles the developer to use pay-as-you-go revenues to fund authorized facilities. As such, facilities special tax revenues not needed to pay debt service during the first 30 years of the facilities special tax levy may be used to fund authorized CFD costs not otherwise funded with CFD bond proceeds.

Development Impact Fee Deferrals

As stated earlier, the DA entitles the developer to defer certain development impact fees identified in the DA, which may be amended from time to time. Eligible fees include the SPRTA Tier II Traffic Fee and three selected City fees. To preserve the City's ability to obtain reimbursement for deferred fees, each series of CFD bonds that may be issued will be structured based on the revenues that are pledged toward that bond sale without consideration of wrapping debt service around a previous CFD bond sale. The concept generally is that once a taxable parcel has been taxed as a developed parcel for 30 years and that tax was used to pay debt service on a series of CFD bonds, the future facilities special tax levy on that parcel should be available for the City to recover deferred impact fees for that parcel.

By way of a simple example, assume an initial CFD bond sale (Series A bonds) were sized (in CFD year 1) assuming maximum annual facilities special tax revenue from 400 units, even though all 400 units were not considered developed parcels at the time of the CFD bond sale. If a second series of CFD bonds were being issued in year 4 (Series B bonds) based on another project phase with 300 dwelling units, the CFD Series B bond sizing would not count on CFD facilities special tax revenues from any of the first 400 units in years 31, 32, and 33 when facilities special tax revenues from those first 400 units would no longer be needed to service outstanding bond debt for the Series A bonds. In this example, facilities special tax revenues from the first 400 units, beginning in Year 31, would be available to reimburse for deferred impact fees for those first 400 units.

Earnings on Reserve Funds, Special Tax Funds, and Other Funds

All interest earnings on bond reserve funds, facilities special tax funds, or other funds should be used to offset annual costs when determining the amount required for the annual facilities special tax levy.

Transition Event and Maintenance Special Taxes

Following the Initial Bonding period, and when the administrator determines that the Development Impact Fee Deferral has been repaid in full, or beginning FY 2085-86 (whichever occurs first), the administrator will determine that the "Transition Event" has occurred. In the fiscal year following the Transition Event, the City shall no longer levy

and collect the facilities special tax, and will in turn, begin the levy and collection of the maintenance special tax to fund the costs of authorized services, as defined in a previous chapter.

Definition of Annual Maintenance Costs

The maximum annual maintenance special tax established under the RMA is the maximum exposure to an annual maintenance special tax levy for a given parcel of land. The actual amount of the levy is derived through determining the “annual maintenance costs” of the CFD. The RMA identifies the annual maintenance costs components as these:

- a. Authorized services costs to be paid from maintenance special taxes.
- b. Administrative expenses for such fiscal year.
- c. The amount needed (1) to cure any delinquencies in the payment of the maintenance special tax in the prior fiscal year, to the extent not otherwise included in a computation of annual maintenance costs in the current or any previous fiscal year and (2) to fund any foreseeable deficiency in the payment of the maintenance special tax for that fiscal year, which is expected to occur in such fiscal year, to the extent not included in a computation of annual maintenance costs in the current or any previous fiscal year.
- d. Less any available earnings on any reserve fund, maintenance special tax funds or any other available revenues of the CFD or the City that may be used to fund annual maintenance costs.

Assignment of Maximum Annual Special Tax

Sections 4 and **5** of the RMA describe in detail the precise method for assigning the maximum annual facilities special tax, maximum annual maintenance special tax, and maximum annual special tax to parcels in the CFD. The RMA assigns a total maximum annual special tax to taxable parcels based on parcel configurations at the time of formation of the CFD and then as subdivision maps are recorded. Original parcels are those parcel configurations when the CFD is formed. Successor parcels are created as large lot subdivision maps are recorded, and then small lot final maps are recorded defining individual buildable residential lots.

Original Parcels

Original parcels are assigned a maximum annual facilities special tax using **Attachment 3** of the RMA. **Attachment 3 (Table 4)** of this document shows the total maximum facilities annual special tax and maximum annual facilities special tax per unit or per acre for each of the 5 original parcels.

Attachment 4 (Table 5) shows the assigned maximum annual maintenance special tax before and after the transition event, for all tax categories.

Successor Parcels

Successor parcels are created when original parcels are subdivided by the recording of large lot subdivision maps or other parcel reconfigurations, such as through a lot line adjustment, and further subdivided into buildable residential lots. The RMA provides specific detail and definitions used in allocating the maximum annual facilities special tax to parcels in their final use, whether as residential or nonresidential parcels.

Attachment 3 (Table 4) of this document shows the maximum annual facilities special tax for planned large lot parcels. Each large lot is assigned one tax category, the number of planned residential units, and a maximum annual facilities special tax per unit or per acre. The maximum annual facilities special tax for a large lot parcel is the sum of the number of units in the tax category multiplied by the maximum annual facilities special tax for the tax category.

If fewer units are realized at recordation of a final map defining buildable lots than shown in **Table 4**, the maximum annual facilities special tax for the large lot parcel is divided by the actual number of residential units created by the final map to determine the maximum annual facilities special tax per unit. If more residential units are created by a final map than shown in **Table 4**, the maximum annual facilities special tax per unit is that amount shown in **Table 4**.

The RMA is structured to ensure that the maximum annual facilities special tax for a large lot is not reduced over time by anticipated development of each large lot. The facilities special tax revenue for large lot parcels may increase if higher densities are realized over time.

Maximum annual maintenance special taxes are identified for tax categories in **Attachment 4 (Table 5)** of this document).

Annexation Parcels

Parcels are anticipated to be annexed into the CFD in the future. If parcels are annexed into the CFD after formation, the maximum annual facilities special tax, maximum annual maintenance special tax, and maximum annual special tax will be assigned to these annexation parcels using the definitions in **Section 2** of the RMA and the maximum annual facilities special tax per unit or per acre shown in **Attachment 2 (Table 3)** of this document) as adjusted by the tax escalation factor applied by the administrator, unless the annexation parcels are annexed with a new set of maximum annual facilities special taxes. **Attachment 3 (Table 4)** will be amended, or a new attachment created, to include the annexation parcels and, if necessary, the applicable tax rates. If new maximum annual facilities special taxes are created, **Attachments 2 and 3** should be amended to reflect the maximum annual facilities special taxes for the annexation parcels. Once annexed, these annexed parcels will be considered original and successor

parcels and will be subject to the same procedures for assignment of the maximum annual facilities special tax to successor parcels described in **Section 4.c** of the RMA. The owner of the annexation parcels will be responsible for paying all costs associated with annexing the annexation parcels into the CFD, but otherwise will not be required to pay any other charge, fee, or catch-up special tax in connection with or as a condition of such annexation unless otherwise agreed to by the owner of the annexation parcel in connection with the annexation.

Maximum annual maintenance special taxes are identified for tax categories in **Attachment 4 (Table 5)** of this document).

Affordable Units

The RMA recognizes affordable housing units may be built in the CFD. Affordable units area assigned zero tax rates for facilities taxes and maintenance taxes. **Section 4.e** of the RMA discusses the assignment of the maximum annual special tax to affordable residential lots that are converted to market-rate housing units.

Transfer of the Assigned Maximum Annual Facilities Special Tax

The City may, in its sole discretion, allow for a transfer of the maximum annual facilities special tax from one large lot parcel to another. Such a transfer will be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the Finance Director and (2) there is no reduction in the CFD maximum annual facilities special tax revenues as a result of the transfer. Provisions for such a transfer are discussed in **Section 4.f** of the RMA.

Conversion of a Tax-Exempt Parcel to a Taxable Parcel

If a tax-exempt parcel is not needed for public use or other nontaxable use and is converted to a taxable use or transferred to a private owner, it will become subject to the special tax. The maximum annual special tax for the newly assigned tax category for such a parcel is determined using the provisions of **Sections 4** and **5** of the RMA.

Taxable Parcels Acquired by a Public Agency

A taxable parcel that is acquired by a public agency after the CFD is formed will remain subject to the applicable special tax unless the special tax obligation is satisfied pursuant to Section 53317.5 of the Government Code. An exception to this may be made if a

public parcel, such as a school site, is relocated to a taxable parcel, in which case the previously tax-exempt parcel of comparable acreage becomes a taxable parcel and the maximum annual special tax from the previously taxable parcel is transferred to the new taxable parcel. This trading of a parcel from a taxable parcel to a public parcel will be permitted to the extent there is no net loss in maximum CFD special tax revenue and the transfer is agreed to by the owners of the parcels involved in the transfer and the Finance Director.

Determination of Parcels Subject to Special Tax

By June 30 of each Fiscal Year, using the definitions in **Section 2** of the RMA, the parcel records of the Assessor's Secured Tax Roll as of January 1, and other City development approval records, the Administrator will cause:

1. Each parcel to be classified as a taxable parcel or a tax-exempt parcel.
2. Each parcel to be classified as a developed parcel, a small lot tentative map parcel, a large lot parcel (including remainder parcels), or an undeveloped parcel.

Setting the Facilities Special Tax Levy for Taxable Parcels

To determine the annual levy, the administrator will use the process presented in **Section 7** of the RMA. In general, the provisions of **Section 7** describe the following procedures to set the annual facilities special tax levy for each taxable parcel:

- First, the administrator must compute the annual facilities costs using the definitions in **Section 2** of the RMA. Next, the administrator will levy the facilities special tax proportionately on all developed parcels, up to the amount of annual facilities costs or 100 percent of the maximum facilities special tax for developed property, whichever is less.
- If additional revenue is needed for annual facilities costs, the administrator shall levy the facilities special tax proportionately on all small lot tentative map parcels, such that when added to the levy on developed parcels, is up to the amount of annual facilities costs or up to 100 percent of the maximum facilities special tax for small lot tentative map parcels, whichever is less.
- If additional revenue is needed for annual facilities costs, the administrator shall levy the facilities special tax proportionately on all large lot parcels, such that when added to the levies on parcels described above, is up to the amount of annual facilities costs or up to 100 percent of the maximum facilities special tax for large lot parcels, whichever is less.

- If additional revenue is needed for annual facilities costs, the administrator shall levy the facilities special tax proportionately on all undeveloped parcels, such that when added to the levies on parcels described above, is up to the amount of annual facilities costs or up to 100 percent of the maximum facilities special tax for large lot parcels, whichever is less.

Once the facilities special tax levy is determined for a fiscal year, the administrator creates the tax schedule to deliver to the County Auditor-Controller.

Setting the Maintenance Special Tax Levy for Taxable Parcels

Beginning in the Transition Year, the administrator will use the process presented in **Section 7** of the RMA to set the annual maintenance special tax levy. In general, the provisions of **Section 7** describe the following procedures to set the annual maintenance special tax levy for each taxable parcel:

- First, the administrator must compute the annual maintenance costs using the definitions in **Section 2** of the RMA. Next, the administrator will levy the maintenance special tax proportionately on all developed parcels, up to the amount of annual maintenance costs or 100 percent of the maximum maintenance special tax for developed property, whichever is less.
- If additional revenue is needed for annual maintenance costs, the administrator shall levy the maintenance special tax proportionately on all small lot tentative map parcels, such that when added to the levy on developed parcels, is up to the amount of annual maintenance costs or up to 100 percent of the maximum maintenance special tax for small lot tentative map parcels, whichever is less.
- If additional revenue is needed for annual maintenance costs, the administrator shall levy the maintenance special tax proportionately on all large lot parcels, such that when added to the levies on parcels described above, is up to the amount of annual maintenance costs or up to 100 percent of the maximum maintenance special tax for large lot parcels, whichever is less.
- If additional revenue is needed for annual maintenance costs, the administrator shall levy the maintenance special tax proportionately on all undeveloped parcels, such that when added to the levies on parcels described above, is up to the amount of annual maintenance costs or up to 100 percent of the maximum maintenance special tax for large lot parcels, whichever is less.

Once the maintenance special tax levy is determined for a fiscal year, the administrator creates the tax schedule to deliver to the County Auditor-Controller.

Prepayment of the Special Tax Obligation

For residential uses, a property owner may at any time prepay 50 percent, but not more or less than 50 percent of the maximum annual facilities special tax. Full prepayment is permissible for nonresidential use parcels. In addition to the above, full or partial prepayment is permitted only under the following conditions:

- The landowner prepaying the facilities special tax on a parcel has paid any delinquent facilities special tax and penalties on that parcel before prepayment.
- Following prepayment, amounts in the reserve fund are equal to or greater than the reserve fund requirement.
- The City determines that the prepayment will not jeopardize its ability to make timely payments of debt service and maintain a 110-percent annual debt service coverage based on maximum annual special tax revenues in all years in which issued bonds will be outstanding.
- The portion of the prepayment for the Development Impact Fee Deferral shall only be used to pay for the Development Impact Fee Deferral whether it was or is to be funded through annual special tax payments or through bonded indebtedness.

The full and partial prepayment calculations are described in detail in **Section 8** of the RMA. Partial prepayments also must account for collection of any development impact fee deferral for a given parcel.

Interpretation, Application, and Appeal of Special Tax Formula and Procedures

Any taxpayer who feels the amount of the special tax assigned to a parcel is in error may file a notice with the administrator appealing the levy of the special tax. The administrator then will promptly review the appeal and, if necessary, meet with the applicant. If the administrator verifies that the tax should be modified or changed, the special tax levy will be corrected and, if applicable in any case, a credit or refund will be granted.

Interpretations may be made by the City, without resolution or ordinance of the Council, for purposes of clarifying any vagueness or ambiguity as it relates to the special tax rate, the method of apportionment, the classification of properties, or any definition applicable to CFD.

Without Council approval, the Finance Director may make minor, non-substantive administrative and technical changes to the provisions of the RMA that do not materially affect the rate, method of apportionment, or manner of collection of the special tax for purposes of administrative efficiency or convenience or to comply with new applicable federal, state, or local law.

Manner of Collection

The special tax will be collected in the same manner and at the same time as ad valorem property taxes. As specified in **Section 10** of the RMA, the administrator or their designee may directly bill the special tax and may collect the special tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the City's financial obligations.



EXHIBITS:

- Exhibit A: Facilities Rate, Method of
Apportionment, and Manner of
Collection of Special Tax
- Exhibit B: List of Authorized Facilities



EXHIBIT A:
**Facilities Rate, Method of Apportionment, and
Manner of Collection of Special Tax**

EXHIBIT A

City of Roseville
Baseline at Sierra Vista Community Facilities District No. 1
(Public Facilities)
(Improvement Area No. 1)
Placer County, California

RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX

1. Basis of Special Tax Levy

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 (Act) applicable to the land in Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) (Improvement Area No. 1) of the City of Roseville (City) shall be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate, as described below.

2. Definitions

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map or other Development Plan.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 and following of the California Government Code.

"Administrative Expenses" means the actual or reasonably estimated costs related to the administration of the CFD, including, but not limited to, these:

- a. Costs of computing Special Taxes and preparing annual Special Tax collection schedules (whether by the City or any designee thereof or both).
- b. Costs of collecting the Special Taxes (whether by the County, the City, or otherwise).
- c. Costs of remitting the Special Taxes to the Trustee.
- d. Costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture.
- e. Costs to the City, CFD, or any designee thereof of complying with arbitrage rebate requirements.
- f. Costs to the City, CFD, or any designee thereof of complying with City, CFD, or obligated persons disclosure requirements.

- g. Costs associated with preparing Special Tax disclosure statements.
- h. Costs incurred in responding to public inquiries regarding the Special Taxes.
- i. Costs to the City, CFD, or designee thereof related to any appeal of the Special Taxes.
- j. Costs associated with the release of funds from an escrow account, if any.
- k. Costs to the City for the issuance of Bonds authorized by the CFD that are not recovered through the Bond sale proceeds.
- l. Amounts estimated to be advanced or already advanced by the City for any other administrative purposes, including attorney's fees and other costs related to collection of the Special Taxes and commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Administrator" means a City official in the Finance Department, or their designee responsible for determining or overseeing the levy and collection of the Special Taxes.

"Affordable Housing Director" means, at any point in time, the person in the City who serves as head of the department that is in charge of the City's affordable housing program.

"Affordable Unit" means a Unit built on a Residential Use Parcel for which an Affordable Unit agreement has been entered into for the property designating the Unit as affordable, or is determined to be exempt from the Special Tax under applicable law. A Multifamily Parcel For-Rent may have only a portion of the Units assigned as Affordable Units. The City Manager, or his or her designee, shall determine which Units are designated as Affordable Units and maintain an Affordable Unit listing, which shall contain all designated buildable parcels by tract and lot number, and in the case of Large Lot Parcels remaining before May 1 of the preceding Fiscal Year, the number of designated Affordable Units for each such Large Lot Parcel; all entries shall indicate the effective date of designation. The Affordable Unit listing also shall be updated to reflect those Units no longer qualifying as Affordable Units, also known as Market-Rate Units. The Affordable Unit listing, which shall contain all qualifying Affordable Units as of April 30, shall be made available to the Administrator by July 1 of each year for purposes of determining the Maximum Annual Special Tax for Parcels pursuant to **Section 4**.

"Annexation Parcels" means a Parcel or Parcels annexed to the CFD after formation. The Maximum Annual Special Tax will be assigned to such Parcels using the provisions of **Section 4**. Annexation Parcels may be assigned a different Maximum Annual Special Tax Rate or Maximum Annual Special Tax per Parcel using a methodology different from the other Parcels in the CFD and may be placed in an area designated as a separate zone or improvement area of the CFD, all of which shall be set forth in revised attachments hereto as needed, without further CFD proceedings.

"Annual Facilities Costs" means, for any Fiscal Year, the total of these:

- a. Debt Service to be paid from Facilities Special Taxes.

- b. The amount needed to replenish the reserve fund for the Bonds to the level required under the Bond Indenture, to the extent not included in a computation of Annual Facilities Costs in a previous Fiscal Year.
- c. Administrative Expenses for such Fiscal Year.
- d. The amount needed to (1) cure any delinquencies in the payment of principal or interest on Bonds, which have occurred in the prior Fiscal Year, to the extent not otherwise included in a computation of Annual Facilities Costs in the current or any previous Fiscal Year, , and (2) to fund any foreseeable deficiency of the amount to be available for the payment of principal or interest on Bonds, which are expected to occur in such Fiscal Year, to the extent not included in a computation of Annual Facilities Costs in the current or any previous Fiscal Year.
- e. The amount needed to (1) cure any delinquencies in the payment of the Facilities Special Tax in the prior Fiscal Year, to the extent not otherwise included in a computation of Annual Facilities Costs in the current or any previous Fiscal Year, and (2) to fund any foreseeable deficiency in the payment of the Facilities Special Tax for that Fiscal Year which is expected to occur in such Fiscal Year, to the extent not included in a computation of Annual Facilities Costs in the current or any previous Fiscal Year.
- f. Authorized Pay-As-You-Go Costs.
- g. During the Deferral Bonding Period, the amount needed to pay Development Impact Fee Deferrals not financed by Bonds.
- h. Less any available earnings on any reserve fund or Facilities Special Tax funds, available capitalized interest or any other available revenues of the CFD or the City that may be used to fund Annual Facilities Costs.

"Annual Maintenance Costs" means, for any Fiscal Year, the total of these:

- a. Authorized Services costs to be paid from Maintenance Special Taxes.
- b. Administrative Expenses for such Fiscal Year.
- c. The amount needed to (1) cure any delinquencies in the payment of the Maintenance Special Tax in the prior Fiscal Year, to the extent not otherwise included in a computation of Annual Maintenance Costs in the current or any previous Fiscal Year, and (2) to fund any foreseeable deficiency in the payment of the Maintenance Special Tax for that Fiscal Year which is expected to occur in such Fiscal Year, to the extent not included in a computation of Annual Maintenance Costs in the current or any previous Fiscal Year.
- d. Less any available earnings on any reserve fund, Maintenance Special Tax funds or any other available revenues of the CFD or the City that may be used to fund Annual Maintenance Costs.

"Assessor's Parcel" means a lot or Parcel with an assigned Assessor's Parcel Number in the maps used by the County Assessor in preparing the tax roll.

"Assessor's Parcel Map" means an official map of the County Assessor designating Parcels by Assessor's Parcel Number.

“Assessor’s Parcel Number” means the Parcel and Parcel Number as assigned by the County Assessor on the equalized tax roll.

“Assigned Maximum Annual Special Tax” means the maximum Facilities Special Tax or Maintenance Special Tax assigned to each Large Lot Parcel that is an Original Parcel based on the Expected Land Uses at CFD formation, as shown in **Attachment 1**.

“Authorized Facilities” means those facilities and fees to be financed, as identified in the resolution forming the CFD.

“Authorized Services” means those services authorized to be funded, as defined in the resolution forming the CFD.

“Base Year” means the Fiscal Year beginning July 1, 2020, and ending June 30, 2021.

“Bond(s)” means any bond(s) issued by the City for the CFD under the Act and any other debt, as defined in the Act, the City incurs to further the CFD’s purposes.

“Bond Indenture(s)” means the indenture(s), resolution(s), fiscal agent agreement(s), or other financing document(s) pursuant to which any Bonds are issued.

“Building Permit” means a permit issued by the City for the construction of a Residential Use or Nonresidential Use structure.

“Business Professional” means a Parcel or Parcels zoned to provide for office uses and other uses that are related to and supportive of office uses.

“CFD” means Baseline at Sierra Vista Community Facilities District No. 1 (Public Facilities) of the City of Roseville, Placer County, California.

“Chief Financial Officer” or **“CFO”** means the Chief Financial Officer of the City, or his/her designee.

“City” means the City of Roseville in Placer County, California.

“Community Commercial” means a Parcel or Parcels zoned to serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service uses.

“Council” means the City Council of the City acting for the CFD under the Act.

“County” means the County of Placer, California.

“Debt Service” means the total annual amount of Bond principal, interest, and the scheduled sinking fund payments of the Bonds in a calendar year.

“Deferral Bonding Period” means the period after the Initial Bonding Period has ended and during which the City finances the Development Impact Fee Deferral.

“Developed Parcel” means, in any Fiscal Year:

- a. For Single-Family Parcels: All Parcels for which a Final Small Lot Subdivision Map was recorded before May 1 of the preceding Fiscal Year.
- b. For Multifamily For-Rent Parcels and Multifamily For-Sale Parcels: All Parcels for which a Building Permit for new construction of a Residential Use structure was issued before May 1 of the preceding Fiscal Year.
- c. For all Nonresidential Use Parcels: All Parcels for which a Building Permit for new construction of a Nonresidential Use structure was issued before May 1 of the preceding Fiscal Year.

Once a Parcel is defined as a Developed Parcel it shall remain as a Developed Parcel.

“Development Agreement” means the Development Agreement By and Between the City of Roseville and DF Properties, Inc. relative to the Sierra Vista Specific Plan dated April 28, 2010.

“Development Impact Fee Deferral” means the deferred payment of development impact fees due to the City or the South Placer Regional Transportation Authority (SPRTA) for Developed Parcels, using the approach and amounts identified in the Development Agreement, which may be amended from time to time.

“Development Plan” means a condominium plan, apartment plan, site plan, or other development plan that identifies such information as the type of structure, acreage, square footage, or number of Units that are approved to be developed on Single-Family Parcels, Multifamily Parcels, and Nonresidential Parcels.

“Expected Land Use(s)” means the total number of Units or Acres of each land use type by Tax Category expected in each Large Lot Parcel and Original Parcel at CFD formation as identified in **Attachment 3** of this RMA.

“Facilities Special Tax” means the Special Tax authorized to fund Annual Facilities Cost. Facilities Special Taxes are shown in **Attachments 1 and 2**.

“Final Use Small Lot Parcel” means a Parcel designated for development as a single-family residence, which is part of a Final Small Lot Subdivision Map.

“Final Small Lot Subdivision Map” means a recorded map designating the final Parcel subdivision for individual Single-Family Parcels.

“Fiscal Year” means the period starting July 1 and ending the following June 30.

“Full Prepayment” means the complete fulfillment of a Parcel’s Facilities Special Tax obligation, as determined by following the procedures in **Section 8**.

“High Density Residential” means, per the Sierra Vista Specific Plan, a land use designation that primarily accommodates attached housing, but depending on the unit type, could also include detached housing, within the density range of 13.0 or greater dwelling units per gross developable acre. Typical housing product types include, but shall not be limited to, detached townhomes, courtyard townhomes/condominiums, garden-style apartments, and podium design apartments/condominiums.

“Improvement Area” means an area within the CFD with its own distinct geographic area in which the provisions of this RMA shall apply. If there are more than one Improvement Areas, each Improvement Area shall have its own distinct number that is different from any other Improvement Area.

“Improvement Area No. 1” means the area designated as such on **Map 1**. The area included in Improvement Area No. 1 will be included in the initial boundaries of the CFD.

“Initial Bonding Period” means the period in which Bonds are outstanding which financed Authorized Facilities costs or refunded prior Bonds other than the Development Impact Fee Deferral. Each Improvement Area of the CFD will have its own Initial Bonding Period.

“Large Lot Parcel” means a Parcel created by a Large Lot Subdivision Map.

“Large Lot Subdivision Map” means a recorded subdivision map creating Parcels by land use. However, the Large Lot Subdivision Map does not delineate Final Use Small Lot Parcels. A Final Small Lot Subdivision Map will create individual Single-Family Parcels.

“Low Density Residential” means, per the Sierra Vista Specific Plan, a land use designation that supports single-family detached homes on conventional lots within the density range of up to 6.9 dwelling units per gross developable acre. Typical housing product types include, but shall not be limited to, standard, alley-loaded, or clustered, single-family detached units.

“Maintenance Special Tax” means the Special Tax authorized to fund Annual Maintenance Costs. The Maintenance Special Tax will be levied and collected beginning with the Transition Year. Maintenance Special Taxes are shown in **Attachment 3**.

“Market-Rate Unit” means a Unit that is not an Affordable Unit.

“Maximum Annual Special Tax” means the greatest amount of Facilities Special Tax or Maintenance Special Tax that can be levied against a Parcel in a given Fiscal Year, as shown in **Attachments 1, 2, and 3**.

“Maximum Annual Facilities Special Tax” means the greatest amount of Facilities Special Tax that can be levied against a Parcel in a given Fiscal Year, as shown in **Attachments 1, 2, or 3**.

“Maximum Annual Maintenance Special Tax” means the greatest amount of Maintenance Special Tax that can be levied against a Parcel in a given Fiscal Year, as shown in **Attachments 1, 2, or 3**.

“Maximum Annual Special Tax Rate” means the rate of Facilities Special Tax or Maintenance Special Tax charged per Unit or per Taxable Acre, as shown in **Attachments 1, 2, and 3**.

“Maximum Annual Facilities Special Tax Revenue” means the greatest amount of Facilities Special Tax revenue that can be collected in total from a group of Parcels (such as Developed Parcels) by levying the Maximum Annual Facilities Special Tax.

“Maximum Annual Maintenance Special Tax Revenue” means the greatest amount of Maintenance Special Tax revenue that can be collected in total from a group of Parcels (such as Developed Parcels) by levying the Maximum Annual Maintenance Special Tax.

"Maximum Annual CFD Special Tax Revenue" means the sum of the Maximum Annual Special Tax levied on all Taxable Parcels in the CFD in a Fiscal Year.

"Medium Density Residential" means, per the Sierra Vista Specific Plan, a land use designation that accommodates both single-family detached homes and attached homes within the density range of 7.0 to 12.9 dwelling units per gross developable acre. Typical housing product types include, but shall not be limited to, standard or alley-loaded lots, courtyard lots, green court lots, auto courts, alley clusters, zero-lot lines, or z-shaped lots. In addition, duet/half-plex homes, townhomes, or condominiums may be accommodated in Medium Density Residential areas.

"Mixed Use Parcel" means a Parcel or Parcels designated for a combination of Residential Uses and Nonresidential Uses.

"Multifamily For-Rent" or **"Multifamily For-Rent Parcel"** means any Parcel designated or developed for more than one residential dwelling Unit per Parcel and where such units are initially offered for rent to the general public and cannot be purchased by individual homeowners. Such uses may consist of apartments or structures such as duplexes or triplexes, including land uses defined as High Density Residential. Each residential dwelling Unit within Multifamily For-Rent or Multifamily For-Rent Parcels is not expected to have its own distinct Assessor's Parcel Number.

"Multifamily For-Sale" or **"Multifamily For-Sale Parcel"** means any Parcel designated or developed for more than one residential dwelling Unit within a single building or structure and that may share at least one common wall where such units are not initially offered for rent to the general public and initially may be offered for sale to individual homeowners. Such uses may consist of condominiums or buildings such as half-plexes or time-share units, including land uses defined as High Density Residential. Multifamily For-Sale Parcels are anticipated to have their own distinct Assessor's Parcel Number as is the case in residential condominium projects. Once designated as Multifamily For-Sale or Multifamily For-Sale Parcel, the Parcel shall remain so designated unless the original structures are demolished.

"Nonresidential Use" means a Taxable Parcel zoned for land uses other than Residential Uses which may include Business Professional, Community Commercial and Mixed Use.

"Original Parcel" means a Taxable Parcel identified in **Attachment 1** at formation of the CFD.

"Parcel" means any Assessor's Parcel in the CFD based on the equalized tax rolls of the County as of January 1 of each Fiscal Year.

"Partial Prepayment" means the partial fulfillment of a Parcel's Facilities Special Tax obligation, as determined by following the procedures in **Section 8**.

"Pay-As-You-Go Costs" means that portion of costs of acquisition, construction, and improvement of Authorized Facilities not financed by Bonds that are eligible for funding from excess Special Tax.

"Prepayment" means the full or partial fulfillment of a Parcel's Facilities Special Tax obligation, as determined by following the procedures in **Section 8**.

“Proportionately” means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Developed Parcels. For Small Lot Tentative Map Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Small Lot Tentative Map Parcels. For Large Lot Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Large Lot Parcels. For Undeveloped Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Undeveloped Parcels.

“Public Parcel” means any Parcel that is or is intended to be publicly owned, as designated in any final map, that is normally exempt from the levy of general ad valorem property taxes under California law, including, but not limited to, public streets, schools, parks, and public drainageways, landscaping, wetlands, greenbelts, and open space.

“Remainder Parcel” means a portion of a unit of land that is created as a result of the recording of a Large Lot Parcel Map or Final Small Lot Subdivision Map, which results in a designated remainder as defined in Government Code Section 66424.6(a) (Remainder Parcel). Such a Remainder Parcel may contain taxable and tax-exempt uses, such as Residential Uses, and Public Parcels, such as park sites. Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4 through 6**.

“Residential Use” means a Parcel designated for residential use, such as single-family residential Units, residential condominiums, townhouses, or apartments that would be included in the definitions of Low-Density Residential, Medium Density Residential or High Density Residential.

“RMA” means this Rate and Method of Apportionment, and Manner of Collection of Special Tax, as it may be amended from time to time in connection with Annexation Parcels or otherwise.

“Single-Family Parcel” means, in any Fiscal Year, all Parcels in the CFD for which a building permit was issued or may be issued for construction of a Unit that is a single-family residential, residential condominium, or townhouse Unit.

“Small Lot Tentative Map” means a map that is approved by the City for the purpose of showing the design of a proposed Subdivision, including the individual buildable lots expected in the Subdivision, as well as the conditions pertaining thereto. The Small Lot Tentative Map designation for this RMA is in reference only to the areas shown on the map on which Low-Density Residential and Medium-Density Residential uses would be permitted. A Small Lot Tentative Map is not based on a detailed survey of the property in the map and is not recorded at the County Recorder’s Office to create legal lots.

“Small Lot Tentative Map Parcel” means, in any Fiscal Year, all Parcels included in a Small Lot Tentative Map that was approved before May 1 of the prior Fiscal Year that are planned for Low-Density Residential and Medium-Density Residential and which have not yet become a Developed Parcel.

“Special Tax(es)” mean(s) any tax levy under the Act in the CFD.

"Subdivision" or **"Subdivided"** means a division of a Parcel into two or more Parcels through Parcel reconfiguration, lot-line adjustments, or the Subdivision Map Act process. A Subdivision also may include the merging of two or more Parcels to create new Parcels.

"Successor Parcel" means a Parcel created by the Subdivision of an Original Parcel or a Successor Parcel.

"Tax Category" means the categories of taxable land uses shown in **Attachments 1, 2, and 3**.

"Tax Collection Schedule" means the document prepared by the Administrator for the County Auditor-Controller to use in levying and collecting the Special Taxes each Fiscal Year.

"Tax Escalation Factor" means a factor of 2 percent by which the Maximum Annual Facilities Special Tax, Maximum Annual Maintenance Special Tax and related Maximum Annual Special Tax Rates shall be increased annually until the Transition Event. After the Transition Event, the Maximum Annual Maintenance Special Tax may be increased up to 2 percent annually at the City's discretion. The Administrator should refer to **Section 4.a** for application of the Tax Escalation Factor.

"Taxable Acreage" means that area of a Parcel determined by the Administrator to become a Taxable Parcel or Parcels upon further Subdivision. An example might be that a Large Lot Parcel Map creates a Remainder Parcel that, according to **Attachment 1**, contains both taxable uses and tax-exempt uses.

"Taxable Parcel" means any Parcel that is not a Tax-Exempt Parcel.

"Tax-Exempt Parcel" means a Parcel not subject to the Annual Special Tax. Tax-Exempt Parcels include (a) Public Parcels, (b) Affordable Units, and (c) Parcels owned by the City, school districts, special districts, or the state or federal government. A Taxable Parcel that is acquired by a public agency shall remain a Taxable Parcel as per the provisions of **Section 4.g**.

Certain privately-owned Parcels also may be exempt from the levy of Annual Special Taxes, including common areas owned by homeowner's associations or property owner associations, wetlands, detention basins, water quality ponds, and open space, as determined by the Administrator.

"Transition Event" means the earlier of (a) after the Initial Bonding period, the Fiscal Year in which the Administrator determines the Development Impact Fee Deferral, and any eligible Pay-As-You-Go Costs have been repaid in full to the City and City determines funding is no longer needed for Annual Facilities Costs, or (b) Fiscal Year 2085-86.

"Transition Year" means the first Fiscal Year following the Fiscal Year in which the Transition Event occurred.

"Trustee" means a national banking association organized and existing under the laws of the United States acting as a trustee or fiscal agent for Bonds.

"Undeveloped Parcel" means a Taxable Parcel that is not a Developed Parcel, Small Lot Tentative Map Parcel, or a Large Lot Parcel.

"Unit" means, for a Single-Family Parcel, the individual residential unit on such Parcel, or for a Multifamily For-Rent Parcel or Multifamily For-Sale Parcel, an individual residential unit in a multifamily building.

3. Duration of the Special Tax

The Facilities Special Tax will be levied and collected until the earlier of (i) the Transition Year or (ii) Fiscal Year 2085-86. The Maintenance Special Tax will be levied and collected beginning in the Transition Year. The Maintenance Special Tax will be collected in perpetuity.

4. Administrative Tasks for the Facilities Special Tax

Tasks required of the Administrator are discussed below:

- a. Annual Special Tax Escalation. Until the Transition Event, the Administrator shall increase the Maximum Annual Facilities Special Tax, the Maximum Annual Maintenance Special Tax and Maximum Annual Special Tax Rates by the Tax Escalation Factor in all Fiscal Years following the Base Year. After the Transition Event, the City, in its sole discretion, may determine whether to apply the Tax Escalation Factor to the Maximum Annual Maintenance Special Tax in any Fiscal Year.
- b. Assignment of the Maximum Annual Facilities Special Tax to Original Parcels. **Attachment 1** identifies the Assigned Maximum Annual Facilities Special Tax for each Original Parcel at CFD formation, which is determined for each Large Lot Parcel based on the Expected Land Uses in each Large Lot Parcel at CFD Formation. The Assigned Maximum Annual Facilities Special Tax shall continue to apply to the geographic area to which it was assigned. If, before further Subdivision, the Administrator determines there are multiple Assessor's Parcels in a Large Lot Parcel, the Administrator shall assign the Maximum Annual Facilities Special Tax to each Assessor's Parcel on a pro rata basis to all Assessor's Parcels in that Large Lot Parcel based on the percentage share of Taxable Acreage identified for each Assessor's Parcel. Similarly, if the Administrator determines there are multiple Large Lot Parcels in an Assessor's Parcel, the Maximum Annual Facilities Special Tax shall equal the sum of the Assigned Maximum Annual Facilities Special Tax for all Large Lot Parcels in that Assessor's Parcel.
- c. Assignment of the Maximum Annual Facilities Special Tax to Annexation Parcels. If Parcels are annexed to the CFD after formation, the Maximum Annual Facilities Special Tax shall be assigned to these Annexation Parcels using the definitions in **Section 2** and the Maximum Annual Facilities Special Tax per Unit or Acre shown in **Attachment 2** as adjusted by the Tax Escalation Factor applied by the Administrator, unless the Annexation Parcels are annexed with a new set of Maximum Annual Facilities Special Taxes. **Attachment 1** or **2** shall be amended, or a new attachment created, to include the Annexation Parcels and, if necessary, the applicable tax rates. If new Maximum Annual Facilities Special Taxes are created, **Attachments 1, 2, and 3** should be amended to reflect the Maximum Annual Facilities Special Taxes for the Annexation Parcels. Once annexed, these annexed Parcels shall be considered Original and Successor Parcels and will be subject to the same procedures for assignment of the Maximum Annual Facilities Special Tax to Successor Parcels described in

Section 4.d. The owner of the Annexation Parcels shall be responsible for paying all costs associated with annexing the Annexation Parcels to the CFD, but otherwise shall not be required to pay any other charge, fee or catch-up special tax in connection with or as a condition of such annexation unless otherwise agreed to by the owner of the Annexation Parcel in connection with the annexation.

- d. Assignment of the Maximum Annual Facilities Special Tax to Successor Parcels. As Original Parcels and Successor Parcels are Subdivided through creation of Final Small Lot Subdivision Maps, lot line adjustments or other Parcel amendments through the Subdivision Map Act process, the Administrator shall use the following steps to assign the Maximum Annual Facilities Special Tax to new Successor Parcels. As a result of each assignment of the Maximum Annual Facilities Special Tax upon Subdivision of an Original Parcel or Successor Parcel, the sum of the Maximum Annual Facilities Special Taxes assigned to the newly created Taxable Parcels shall never be less, but may be greater, than the Assigned Maximum Annual Facilities Special Tax for that Original Parcel or Successor Parcel.
1. If an Original Parcel or Successor Parcel is Fully Subdivided into Single-Family Parcels with No Remainder Parcel(s). There shall be no net loss of Maximum CFD Special Tax Revenue as a result of the assignment of the Maximum Annual Facilities Special Tax to Single-Family Parcels. The Administrator shall use the following procedures to assign the Maximum Annual Facilities Special Tax to Single-Family Parcels. All references to Maximum Annual Facilities Special Taxes in the attachments are subject to application by the Tax Escalation Factor by the Administrator:
 - A. Multiply the Maximum Annual Facilities Special Tax per Unit by Tax Category from **Attachment 2** by the number of Units for each Single-Family Parcel created by the Subdivision. Sum the Maximum Annual Facilities Special Taxes for all Single-Family Parcels created by the Subdivision.
 - B. If the sum of Maximum Annual Facilities Special Taxes calculated in Step 4.d.1.A above is equal to or greater than the Assigned Maximum Annual Facilities Special Tax for the Original or Successor Parcel that was Subdivided, assign the Maximum Annual Facilities Special Tax per Unit by Tax Category as calculated in Step 4.1.d.A above to each Single-Family Parcel created by the Subdivision.
 - C. If the sum of Maximum Annual Facilities Special Taxes calculated in Step 4.d.1.A above is less than the Assigned Maximum Annual Facilities Special Tax for the Original or Successor Parcel that was Subdivided, Proportionately increase the Maximum Annual Facilities Special Tax per Unit for all Units until the sum of resulting Maximum Annual Facilities Special Taxes from all Units equals the Assigned Maximum Annual Facilities Special Tax for the Original or Successor Parcel that was Subdivided. Assign the Maximum Annual Facilities Special Tax calculated in this step to each new Single-Family Parcel created by the Subdivision.
 2. If Original or Successor Parcel Is Subdivided into Single-Family Parcels and One or More Remainder Parcels. When an Original or Successor Parcel is Subdivided into Single-Family Parcels and one or more Large Lot Parcels (or Remainder Parcels), the Assigned

Maximum Annual Facilities Special Tax is apportioned to the Single-Family Parcels and Large Lot Parcels created by the Subdivision in the following manner:

- A. Apportion the Assigned Maximum Annual Facilities Special Tax to the area(s) that is/are being Subdivided into Single-Family Parcels and to the area(s) that will be Remainder Parcel(s) on a pro rata basis, based on the percentage share of Taxable Acreage represented by each such area as compared to the total area of the Original or Successor Parcel.
- B. For each area Subdivided into Single-Family Parcels, multiply the Maximum Annual Facilities Special Tax per Unit by Tax Category from **Attachment 2** by the number of Units for each Single-Family Parcel created by the Subdivision. Sum the Maximum Annual Facilities Special Taxes for all Single-Family Parcels created by the Subdivision.
- C. For each area Subdivided into Single-Family Parcels, if the sum of Maximum Annual Facilities Special Taxes calculated in Step 4.d.2.B above is equal to or greater than the Assigned Maximum Annual Facilities Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels, assign the Maximum Annual Facilities Special Tax per Unit by Tax Category as calculated in Step 4.d.2.B above to each Single-Family Parcel created by the Subdivision.
- D. For each area Subdivided into Single-Family Parcels, if the sum of Maximum Annual Facilities Special Taxes calculated in Step 4.d.2.B above is less than the Assigned Maximum Annual Facilities Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels, Proportionately increase the Maximum Annual Facilities Special Tax per Unit for all Units until the sum of resulting Maximum Annual Facilities Special Taxes from all Units equals the Assigned Maximum Annual Facilities Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels. Assign the Maximum Annual Facilities Special Tax calculated in this step to each new Single-Family Parcel created by the Subdivision.
- E. For the Remainder Parcel or Parcels, identify the Maximum Annual Facilities Special Tax for the entire Original or Successor Parcel that has been Subdivided. Sum the Maximum Annual Facilities Special Tax for all Single-Family Parcels created by the Subdivision. Subtract the sum of the Maximum Annual Facilities Special Tax for all Single-Family Parcels from the Assigned Maximum Annual Facilities Special Tax for the Original or Successor Parcel being subdivided and compare it to the Maximum Annual Facilities Special Tax assigned to the Remainder Parcel or Parcels in Step 4.d.2.A. Assign to each Remainder Parcel, the lesser of the calculations in this step or in Step 4.d.2.A, but in no event less than the difference between the previously Assigned Maximum Annual Facilities Special Tax for the Original Parcel or Successor Parcel being Subdivided and the total of the Maximum Annual Facilities Special Tax for all Single-Family Parcels created by such Subdivision.

Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4** through **6**.

3. If an Original or Successor Parcel is Subdivided creating multiple land uses and Tax Categories or for any rezones of land uses on Original or Successor Parcels:
 - A. Identify the Assigned Maximum Annual Facilities Special Tax for the Original Parcel or Successor Parcel that is being Subdivided or rezoned.
 - B. For each Taxable Parcel subject to rezone or created by Subdivision multiply the Maximum Annual Facilities Special Tax per Unit or per Acre by the number of Units or by the number of Acres by the appropriate Tax Category.
 - C. Sum the Maximum Annual Facilities Special Tax for each Taxable Parcel and compare it to the Assigned Maximum Annual Facilities Special Tax of the Original or Successor Parcel that is subject to rezone or is being Subdivided. If the sum of the Maximum Annual Facilities Special Tax for each Taxable Parcel is greater than the Assigned Maximum Annual Facilities Special Tax for the Original Parcel, the Administrator shall apply the Maximum Annual Facilities Special Tax calculated above for each Taxable Parcel.
 - D. If the sum of the Maximum Annual Special Tax is less than the Assigned Maximum Annual Facilities Special Tax for the Original Parcel, the Administrator shall Proportionately increase the Maximum Annual Facilities Special Tax calculated above for each Taxable Parcel until the sum of the Maximum Annual Special Tax is equal to the Assigned Maximum Annual Facilities Special Tax for the Original Parcel.
4. If an Original Parcel or Successor Parcel is Subdivided creating multiple Nonresidential Use Parcels:
 - A. Identify the Assigned Maximum Annual Facilities Special Tax for the Original Parcel or Successor Parcel that is being Subdivided.
 - B. For each Taxable Parcel created by Subdivision multiply the Maximum Annual Facilities Special Tax per Acre by the number of Acres by the appropriate Tax Category.
 - C. Sum the Maximum Annual Facilities Special Tax for each Taxable Parcel and compare it to the Assigned Maximum Annual Facilities Special Tax of the Original or Successor Parcel that is being Subdivided. If the sum of Maximum Annual Facilities Special Tax for each Taxable Parcel is greater than the Assigned Maximum Annual Facilities Special Tax for the Original Parcel, the Administrator shall apply the Maximum Annual Facilities Special Tax calculated above for each Taxable Parcel.
 - D. If the sum of the Maximum Annual Special Tax is less than the Assigned Maximum Annual Facilities Special Tax for the Original Parcel, the Administrator shall Proportionately increase the Maximum Annual Facilities Special Tax calculated above for each Taxable Parcel until the sum of the Maximum Annual Special Tax is equal to the Assigned Maximum Annual Facilities Special Tax for the Original Parcel.
- e. Affordable Units that Become Market-Rate Units. If, in any Fiscal Year, the City Manager, or his or her designee, determines that a Unit that previously had been designated as an Affordable Unit no longer qualifies as such, the Affordable Housing Director shall update the

Affordable Unit listing by denoting the change in status of the Unit, together with the effective date thereof. For all Affordable Units that are converted to Market-Rate Units, such Units shall be assigned the Maximum Annual Facilities Special Tax per Unit based on their Tax Category as shown in **Attachment 2**, as adjusted by the Tax Escalation Factor so long as the Special Tax does not decrease on such a Unit.

- f. Transfer of the Assigned Maximum Annual Facilities Special Tax from One Large Lot Parcel to Another. The Maximum Annual Facilities Special Taxes shown in **Attachment 2** were determined based on the Expected Land Uses for each Large Lot Parcel shown in **Attachment 1**. If the number of planned residential Units or Nonresidential Acreage is transferred from one Large Lot Parcel to another before recording of a Final Small Lot Subdivision Map in any portion of the Large Lot Parcel, the City may, in its sole discretion, allow for a transfer of the Maximum Annual Facilities Special Tax from one Large Lot Parcel to another. Such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the CFO, and (2) there is no reduction in the Maximum Annual CFD Special Tax Revenues as a result of the transfer. Should a transfer result in an amendment to **Attachment 1, 2, or 3** of the Notice of Special Tax Lien, the requesting property owner shall bear the costs to effect the transfer in the CFD records and prepare the required amendments to the Notice of Special Tax Lien and **Attachments 1, 2, or 3**. Before the transfer, the City may require a deposit from the requesting property owner for such costs.
- g. Conversion of a Tax-Exempt Parcel to a Taxable Parcel. If a Tax-Exempt Parcel is not needed for public use and is converted to a taxable use or transferred to a private owner, it shall become subject to the Facilities Special Tax. The Maximum Annual Facilities Special Tax for the newly Taxable Parcel will be determined using the provisions of **Sections 4 and 5** of the RMA.
- h. Taxable Parcels Acquired by a Public Agency. A Taxable Parcel that is acquired by a public agency after the CFD is formed will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied pursuant to Section 53317.5 of the Government Code. An exception to this may be made if a Public Parcel, such as a park site, is relocated to a Taxable Parcel, in which case the previously Tax-Exempt Parcel of comparable acreage becomes a Taxable Parcel and the Maximum Annual Facilities Special Tax from the previously Taxable Parcel is transferred to the new Taxable Parcel. This trading of a Parcel from a Taxable Parcel to a Public Parcel will be permitted to the extent there is no net loss in Maximum Annual CFD Special Tax Revenue and the transfer is agreed to by the owners of the Parcels involved in the transfer and the CFO.

5. Administrative Tasks for the Maintenance Special Tax

This section discusses the administrative tasks for the Maintenance Special Tax, which shall be applicable after the Transition Event.

Tasks required of the Administrator are discussed below:

- a. Assignment of the Maximum Annual Maintenance Special Tax to Developed Parcels. After the Transition Event, the Administrator shall assign the Maximum Annual Maintenance Special Tax to all Developed Parcels using the Maximum Annual Special Tax Rates for the Maintenance Special Tax by Tax Category shown in **Attachment 3**, as adjusted by the Tax Escalation Factor.
- b. Assignment of the Maximum Annual Maintenance Special Tax to Successor Parcels. After the Transition Event, if Original Parcels and Successor Parcels are Subdivided through creation of Final Small Lot Subdivision Maps, lot line adjustments or other Parcel amendments through the Subdivision Map Act process, the Administrator shall use the steps in **Section 4.d** to assign the Maximum Annual Maintenance Special Tax to new Successor Parcels. ***When applying Section 4.d after the Transition Event, the Administrator shall substitute Maintenance Special Tax for Facilities Special Tax and shall substitute Maximum Annual Maintenance Special Tax for Maximum Annual Facilities Special Tax.***
- c. Affordable Units that Become Market-Rate Units. If, in any Fiscal Year, the City Manager, or his or her designee, determines that a Unit that previously had been designated as an Affordable Unit no longer qualifies as such, the Affordable Housing Director shall update the Affordable Unit listing by denoting the change in status of the Unit, together with the effective date thereof. For all Affordable Units that are converted to Market-Rate Units, such Units shall be assigned the Maximum Annual Maintenance Special Tax per Unit based on their Tax Category as shown in **Attachment 3**, as adjusted by the Tax Escalation Factor.
- d. Conversion of a Tax-Exempt Parcel to a Taxable Parcel. If a Tax-Exempt Parcel is not needed for public use and is converted to a taxable use or transferred to a private owner, it shall become subject to the Maintenance Special Tax. The Maximum Annual Maintenance Special Tax for the newly Taxable Parcel will be determined using the provisions of **Sections 5 and 6** of the RMA.
- e. Taxable Parcels Acquired by a Public Agency. A Taxable Parcel that is acquired by a public agency after the CFD is formed will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied pursuant to Section 53317.5 of the Government Code. An exception to this may be made if a Public Parcel, such as a park site, is relocated to a Taxable Parcel, in which case the previously Tax-Exempt Parcel of comparable acreage becomes a Taxable Parcel and the Maximum Annual Maintenance Special Tax from the previously Taxable Parcel is transferred to the new Taxable Parcel. This trading of a Parcel from a Taxable Parcel to a Public Parcel will be permitted to the extent there is no net loss in Maximum Annual CFD Special Tax Revenue and the transfer is agreed to by the owners of the Parcels involved in the transfer and the CFO.

6. Assignment of the Maximum Annual Special Tax

- a. Classification of Parcels. For purposes of the next Fiscal Year tax levy, by June 30 of each Fiscal Year, using the Definitions in **Section 2**, the Parcel records of the Assessor's secured tax roll as of January 1, and other City development approval records, the Administrator shall cause:
 - 1. Each Parcel to be classified as a Taxable Parcel or Tax-Exempt Parcel.

2. Each Parcel to be classified as a Developed Parcel, a Small Lot Tentative Map Parcel, a Large Lot Parcel (including Remainder Parcels), or an Undeveloped Parcel.
- b. Assignment of the Maximum Annual Facilities Special Tax to Taxable Parcels. The Maximum Annual Facilities Special Tax will be assigned to each Taxable Parcel each Fiscal Year using the procedures (not all steps may be applicable for each such Parcel) in **Section 4**.
- c. Assignment of the Maximum Annual Maintenance Special Tax to Taxable Parcels. Following the Transition Event, the Maximum Annual Maintenance Special Tax will be assigned to each Taxable Parcel each Fiscal Year using the procedures (not all steps may be applicable for each such Parcel) in **Sections 4 and 5**.

7. Calculating Annual Special Taxes

This section discusses the levy of the Facilities Special Tax and the Maintenance Special Tax. Collectively, these Special Taxes are included in the discussion of the assignment of the Maximum Annual Special Taxes. For the period following CFD formation until the Transition Event, the Maximum Annual Special Tax shall refer to the Facilities Special Tax. Beginning with the Transition Year, the Maximum Annual Special Tax shall refer to the Maintenance Special Tax.

The Administrator will compute the Annual Facilities Costs or Annual Maintenance Costs and determine the annual Special Tax levy for each Taxable Parcel based on the assignment of the Special Tax in **Sections 4, 5, and 6**. The Administrator then will determine the tax levy for each Taxable Parcel using the following process:

Facilities Special Tax Levy

- a. Compute the Annual Facilities Costs using the definition of Annual Facilities Costs in **Section 2**.
- b. For all Taxable Parcels, calculate the Facilities Special Tax levy for each using the following steps:
 - Step 7.b.1. The Facilities Special Tax shall be levied proportionately on all Developed Parcels up to the amount of Annual Facilities Cost or up to 100 percent of the Maximum Annual Facilities Special Tax Revenue for all Developed Parcels, whichever is less.
 - Step 7.b.2. If additional revenue is needed after *Step 7.b.1.*, the Facilities Special Tax shall be levied proportionately on each Small Lot Tentative Map Parcel until the revenue from the Facilities Special Tax levy in this step, when added to the levy amount computed in *Step 7.b.1.*, equals the Annual Facilities Costs, or up to 100 percent of the Maximum Annual Facilities Special Tax Revenue for all Small Lot Tentative Map Parcels. As necessary, the Facilities Special Tax shall be levied on Small Lot Tentative Map Parcels for the entire portion of Annual Facilities Costs, excluding Pay-As-You-Go Costs.
 - Step 7.b.3. If additional revenue is needed after *Step 7.b.2.*, the Facilities Special Tax shall be levied proportionately on each Large Lot Parcel until the revenue from the Facilities Special Tax levy in this step, when added to the levy amount

computed through *Step 7.b.2.*, equals the Annual Facilities Costs, or up to 100 percent of the Maximum Annual Facilities Special Tax Revenue for all Large Lot Parcels. As necessary, the Facilities Special Tax shall be levied on Large Lot Parcels for the entire portion of Annual Facilities Costs, excluding Pay-As-You-Go Costs.

- Step 7.b.4. If additional revenue is needed after *Step 7.b.3.*, the Facilities Special Tax shall be levied on each Undeveloped Parcel until the revenue from the Facilities Special Tax levy in this step, when added to the levy amounts computed through *Step 7.b.3.*, equals the Annual Facilities Costs, or up to 100 percent of the Maximum Annual Facilities Special Tax Revenue for all Undeveloped Parcels. As necessary, the Facilities Special Tax shall be levied on Undeveloped Parcels for the entire portion of Annual Facilities Costs, excluding Pay-As-You-Go Costs.

Maintenance Special Tax Levy

- c. Beginning in the Transition Year, compute the Annual Maintenance Cost using the definition of Annual Maintenance Costs in **Section 2**.

- d. For all Taxable Parcels, calculate the Maintenance Special Tax levy for each using the following steps:

Step 7.d.1. The Maintenance Special Tax shall be levied proportionately on all Developed Parcels up to the amount of Annual Maintenance Cost or up to 100 percent of the Maximum Annual Maintenance Special Tax Revenue for all Developed Parcels, whichever is less.

Step 7.d.2. If additional revenue is needed after *Step 7.d.1.*, the Maintenance Special Tax shall be levied proportionately on each Small Lot Tentative Map Parcel until the revenue from the Maintenance Special Tax levy in this step, when added to the levy amount computed in *Step 7.d.1.*, equals the Annual Maintenance Costs, or up to 100 percent of the Maximum Annual Maintenance Special Tax Revenue for all Small Lot Tentative Map Parcels.

Step 7.d.3. If additional revenue is needed after *Step 7.d.2.*, the Maintenance Special Tax shall be levied proportionately on each Large Lot Parcel until the revenue from the Maintenance Special Tax levy in this step, when added to the levy amount computed through *Step 7.d.2.*, equals the Annual Maintenance Costs, or up to 100 percent of the Maximum Annual Maintenance Special Tax Revenue for all Large Lot Parcels.

Step 7.d.4. If additional revenue is needed after *Step 7.d.3.*, the Maintenance Special Tax shall be levied on each Undeveloped Parcel until the revenue from the Maintenance Special Tax levy in this step, when added to the levy amounts computed through *Step 7.d.3.*, equals the Annual Maintenance Costs, or up to 100 percent of the Maximum Annual Maintenance Special Tax Revenue for all Undeveloped Parcels.

- e. Levy on each Taxable Parcel the amount calculated above.

- f. Prepare the Tax Collection Schedule and, unless an alternative method of collection has been selected pursuant to **Section 10**, send it to the County Auditor requesting that it be placed on the general, secured property tax roll for the Fiscal Year. The Tax Collection Schedule will be sent no later than the date required by the County Auditor for such inclusion.

The Administrator will make every effort to calculate the Special Tax correctly for each Parcel. It will be the burden of the taxpayer to identify any errors in determining which Parcels are subject to the tax and their Special Tax assignments.

8. Prepayment of the Facilities Special Tax Obligation

A property owner may at any time prepay 50 percent, but not more or less than 50 percent of the Maximum Annual Facilities Special Tax. For Nonresidential Use Parcels, Full Prepayment is permissible at any time. Full Prepayment is not allowable for Residential Use Parcels.

In addition to the conditions above, the City may allow a Full or Partial Prepayment if the City determines that the Prepayment will not jeopardize its ability to make timely payments of Debt Service and maintain a 110-percent annual Debt Service coverage based on Maximum Annual Special Tax Revenues in all years where there will be Outstanding Bonds. Prepayments must be made by May 1 to have the Prepayment reflected in the following Fiscal Year's Special Tax levy. Prepayment is permitted only under the following conditions:

- The landowner prepaying the Facilities Special Tax on a Parcel has paid any delinquent Facilities Special Tax and penalties on that Parcel before Prepayment.
- Following Prepayment, amounts in the reserve fund are equal to or greater than the reserve fund requirement.
- The City determines that the Prepayment will not jeopardize its ability to make timely payments of Debt Service and maintain a 110-percent annual Debt Service coverage based on Maximum Annual Special Tax Revenues in all years in which issued Bonds will be outstanding.
- The portion of the Prepayment for the Development Impact Fee Deferral shall only be used to pay for the Development Impact Fee Deferral whether it was or is to be funded through annual special tax payments or through bonded indebtedness.

When permitted, the Administrator shall calculate Prepayments using the following steps:

- a. The Full Prepayment amount shall be established by following the steps below:

Step 8.a.1: Determine the Facilities Special Tax for the Taxable Parcel for which the Facilities Special Tax is to be prepaid using the provisions of **Sections 4, 5, and 6**. If the Parcel is not designated as a Developed Parcel, determine the applicable Facilities Special Tax for the Parcel assuming it is a Developed Parcel.

Step 8.a.2: Increase the Facilities Special Tax by 2 percent per annum for the longer of
(i) 30 years from the year in which the Parcel was first subject to the Facilities

Special Tax as a Developed Parcel, or (ii) the end of the then-remaining Initial Bonding Period.

Step 8.a.3: Using a discounted rate equal to the most current yield for the 30-Year Treasury Constant Maturity, calculate the net present value of the revenue stream determined *Step 8.a.2*. If this yield is no longer available, the Administrator will select a yield rate from the most comparable type of security.

Step 8.a.4: Add to the amount calculated in *Step 8.a.3* interest on the Bonds being redeemed to the next redemption date.

Step 8.a.5: Add to the amount calculated in *Step 8.a.4* a redemption premium on the Bonds being redeemed (if any) as identified in the Bond Indenture(s).

Step 8.a.6: Add to the amount calculated in *Step 8.a.5* the Development Impact Fee Deferral amount applicable to the Parcel, as adjusted for inflation. If Bonds have been issued to finance the Development Impact Fee Deferral, follow *Step 8.a.2* and *8.a.3*, using for *Step 8.a.2* the longer of (i) 30 years from the year in which the Parcel was first subject to the Facilities Special Tax during the Deferral Bonding Period, or (ii) the end of the then-remaining Deferral Bonding Period.

Step 8.a.7: Add the administrative cost of processing the Prepayment to the amount calculated in *Step 8.a.6*.

Step 8.a.8: The amount in *Step 8.a.7* is the amount of the Full Prepayment of the Maximum Annual Special Tax for the Taxable Parcel.

b. Partial Prepayments will be calculated as described below:

The amount of any Partial Prepayment is limited to 50 percent of the Full Prepayment amount determined in *Step 8.a.8*. A Partial Prepayment may only be made in an amount equal 50 percent of the Full Prepayment desired by the party making a Partial Prepayment, except that the full amount of Administrative fees and expenses determined in *Step 8.a.7* shall be included in the Partial Prepayment. The Facilities Special Tax that can be levied on a Parcel after a Partial Prepayment is made is equal to one-half of the Facilities Special Tax that could have been levied before the Partial Prepayment.

9. Interpretation, Application, and Appeal of Special Tax Formula and Procedures

Any taxpayer who feels the amount of the Special Tax assigned to a Parcel is in error may file a notice with the CFO appealing the levy of the Special Tax. The CFO then will promptly review the appeal and, if necessary, will meet with the applicant. If the CFO verifies that the tax should be modified or changed, the Special Tax levy will be corrected and, if applicable in any case, a credit or refund will be granted.

Interpretations may be made by the City, without Resolution or Ordinance of the Council, for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties, or any definition applicable to the CFD.

Without Council approval, the CFO may make minor, non-substantive administrative and technical changes to the provisions of this RMA that do not materially affect the rate, method of apportionment, or manner of collection of the Special Tax for purposes of administrative efficiency or convenience or to comply with new applicable federal, state, or local law.

The City, upon request of an owner of land in the CFD that is not a Developed Parcel, also may amend this RMA in any manner acceptable to the City, without Resolution or Ordinance of the Council, upon the affirmative vote of such owner and without the vote of owners of any other land in the CFD, provided such amendment is only applicable to such owner's land and does not reduce the total Maximum Annual CFD Special Tax Revenue.

10. Manner of Collection

The Special Tax will be collected in the same manner and at the same time as ad valorem property taxes, provided, however, the Administrator or its designee may directly bill the Special Tax and may collect the Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the City's financial obligations.

Attachment 1

Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)

Assigned Maximum Annual Facilities Special Taxes for Original Parcels for the Base Year of FY 2020-21 (Improvement Area No. 1)

Large Lot Number [1]	Original Parcel(s)	Tax Category	Expected Land Uses		Planned Units per Acre	Assigned Maximum Annual Facilities Special Tax per Unit	Assigned Maximum Annual Facilities Special Tax per Taxable Acre	Assigned Maximum Facilities Special Tax per Large Lot No.
			Acres	Planned Units				
Improvement Area No. 1						[2] [3]	[2] [3]	[2] [3]
DF-1	Por. 498-010-017	LDR	19.90	100	5.03	\$1,873	\$0	\$187,300
DF-2	Por. 498-010-017	LDR	3.16	15	4.75	\$1,873	\$0	\$28,095
DF-20	Por. 498-010-017	MDR	15.46	103	6.66	\$1,665	\$0	\$171,495
DF-50	Por. 498-010-017	Park	2.08	0	0.00	\$0	\$0	\$0
Totals			40.60	218				\$386,890

[1] Indicates village identifier assigned by City in the Sierra Vista Specific Plan.

[2] This amount may be increased by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.

[3] If amended to include Annexation Parcels, the Maximum Annual Special Tax for Annexation Parcels would also be subject to the Tax Escalation Factor.

att3

Attachment 2
Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)
Maximum Annual Facilities Special Taxes by Tax Category
for the Base Year of FY 2020-21 (Improvement Area No. 1) [1]

Expected Land Uses (Tax Category)	Facilities Special Tax per Unit/Taxable Acre	
	Before Transition Event [1]	After Transition Event
Residential Uses	<u><i>per Unit</i></u>	<u><i>per Unit</i></u>
Low Density Residential (LDR)	\$1,873.00	\$0.00
Medium Density Residential (MDR)	\$1,665.00	\$0.00
High Density Residential (HDR) [2]		
High Density Residential (HDR) For-Sale [2]	\$0.00	\$0.00
High Density Residential (HDR) For-Rent [2]	\$0.00	\$0.00
Affordable Medium Density Residential	\$0.00	\$0.00
Affordable High Density Residential [2]	\$0.00	\$0.00
Very Low Affordable High Density Residential [2]	\$0.00	\$0.00
Nonresidential Uses [2]	<u><i>per Taxable Acre</i></u>	<u><i>per Taxable Acre</i></u>
Mixed Use (MU) [2]	\$6,686.00	\$0.00
Business Professional (BP) [2]	\$6,686.00	\$0.00
Community Commercial (CC) [2]	\$6,686.00	\$0.00
Undeveloped Property	\$9,530.00	\$0.00

att2

[1] This amount is subject to increase by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.

[2] If a Low Density Residential, Medium Density Residential or Affordable Medium Density Residential Parcel with a Special Tax is rezoned to a use with an identified Special Tax of \$0 in this attachment, the Special Tax would be assigned to the Parcel using the provisions of Section 4 of this RMA.

Attachment 3
Baseline at Sierra Vista CFD No. 1 (Public Infrastructure)
Maximum Annual Maintenance Special Taxes by Tax Category
for the Base Year of FY 2020-21 (Improvement Area No. 1) [1]

Expected Land Uses (Tax Category)	Maintenance Special Tax per Unit/Taxable Acre	
	Before Transition Event [1]	After Transition Event [1]
Residential Uses	<u>per Unit</u>	<u>per Unit</u>
Low Density Residential (LDR)	\$0.00	\$936.50
Medium Density Residential (MDR)	\$0.00	\$832.50
High Density Residential (HDR) [2]		
High Density Residential (HDR) For-Sale [2]	\$0.00	\$0.00
High Density Residential (HDR) For-Rent [2]	\$0.00	\$0.00
Affordable Medium Density Residential	\$0.00	\$0.00
Affordable High Density Residential [2]	\$0.00	\$0.00
Very Low Affordable High Density Residential [2]	\$0.00	\$0.00
Nonresidential Uses [2]	<u>per Taxable Acre</u>	
Mixed Use (MU) [2]	\$0.00	\$3,343.00
Business Professional (BP) [2]	\$0.00	\$3,343.00
Community Commercial (CC) [2]	\$0.00	\$3,343.00
Undeveloped Property	\$0.00	\$0.00

att4

[1] This amount is subject to increase by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.

[2] If a Low Density Residential, Medium Density Residential or Affordable Medium Density Residential Parcel with a Special Tax is rezoned to a use with an identified Special Tax of \$0 in this attachment, the Special Tax would be assigned to the Parcel using the provisions of Section 4 of this RMA.

PROPOSED BOUNDARY MAP
CITY OF ROSEVILLE
BASELINE AT SIERRA VISTA
COMMUNITIES FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
BEING A PORTION OF SECTION 36, T.11 N., R.5 E., M.D.M.

CITY CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA THIS ____ DAY OF _____, 2020.

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

CITY CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF BASELINE AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES), CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____, 2020 BY IT'S RESOLUTION NO. _____.

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

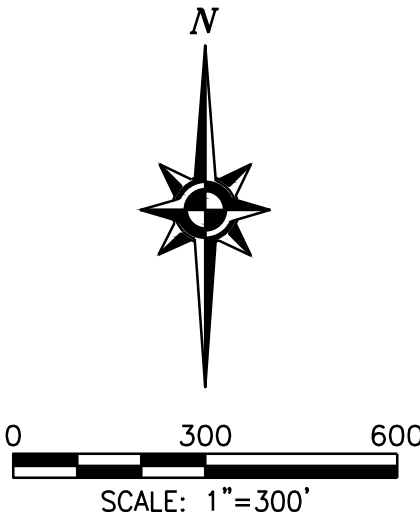
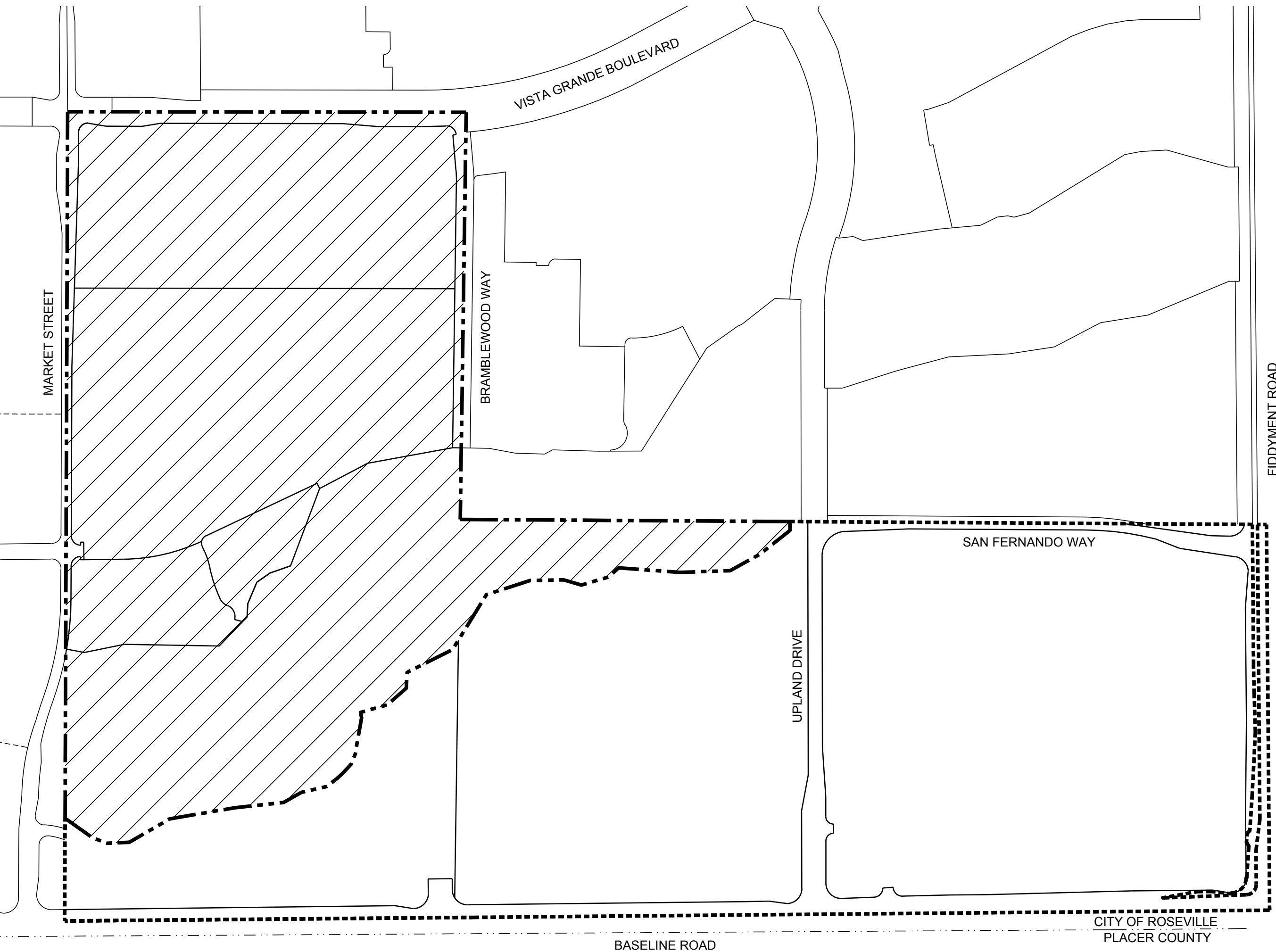
RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 2020, AT THE HOUR OF __ O'CLOCK __ M. IN BOOK ____ OF MAPS OF COMMUNITY FACILITIES DISTRICT, AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

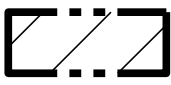
DOCUMENT NO. _____

FEE: _____

BY: _____
RYAN RONCO
COUNTY RECORDER
COUNTY OF PLACER



LEGEND

-  PROPOSED CFD BOUNDARY
-  AREAS OF FUTURE ANNEXATION

MAC KAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

AUGUST 2020
SHEET 1 OF 1 18476.DF20



EXHIBIT B:

List of Authorized Facilities

EXHIBIT B

City of Roseville
Baseline at Sierra Vista
Community Facilities District No. 1
(Improvement Area No. 1)
(Public Facilities)
Placer County, California

LIST OF AUTHORIZED FACILITIES AND SERVICES

Authorized Facilities

Transportation Improvements

Public roadway improvements designed to meet the needs of the project, including those improvements identified in the project Development Agreement (DA) Sections 3.5.17 and 3.5.18, including but not limited to;

- Baseline Road.
- Fiddymment Road.
- Vista Grande Boulevard.
- Upland Drive.
- San Fernando Drive.
- Sierra Village Drive.
- Market Street.

Eligible roadway improvements include the following items: acquisition of land and easements; roadway design; project management; geotechnical engineering, testing and observations; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete or pavers; power pole relocations; joint trenches, underground utilities, and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including on- and off-site), park and ride facilities, bus rapid transit improvements, including transfer stations and regional public transit improvements; retaining walls, sound walls, enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary

underground potable and non-potable water, sanitary sewer, and storm drainage system improvements.

Potable and Non-Potable Water System Improvements

Authorized facilities include any and all on- and off-site backbone water facilities designed to meet the needs of development of the project. These facilities include potable and non-potable mains, valves, services, and appurtenances; wells; and water treatment and storage facilities, and related improvements, including but not limited to: site clearing, grading, and paving; curbs and gutters; recycled water storage tanks, booster pump stations, and all appurtenances thereto; wells; water treatment; stand-by generator; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; striping and signage; and the following:

- Water lines in/associated with authorized facility roads.
- Recycled water lines in/associated with authorized facility roads.
- Well construction or financial contributions thereto on, but not limited to, Specific Plan Parcels FD-63 or JM-60.
- Water Tank Site Improvements (DA Section 3.8.2).
- Recycled Water Storage Tank Facility
- Reimbursement obligation for the Baseline Road 24" water line (DA Section 3.8.3).
- CFD obligations for RW tank(s) required by DA Section 3.9.

Drainage System Improvements

Authorized facilities include any and all on- and off-site backbone drainage and storm drainage improvements designed to meet the needs of development of the project. These facilities include mains, pipelines and appurtenances, outfalls and water quality measures, temporary drainage facilities, detention/retention basins, and drainage pretreatment facilities; drainage ways/channels, pump stations, landscaping, and irrigation; access roads, gates, and fencing; striping and signage; and the following:

- All storm drain lines and facilities in/associated with authorized facility roadways.
- Retention, detention, hydro-modification, and other drainage facilities.

Wastewater System Improvements

Authorized facilities include any and all on- and off-site backbone wastewater facilities designed to meet the needs of development of the project. These facilities include pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; sewer treatment plant improvements and permitting related thereto; and related sewer system improvements, including but not limited to:

- All wastewater facilities in/associated with authorized facility roadways.

Solid Waste Improvements

Authorized facilities include any and all backbone solid waste improvements designed to meet the needs of development of the project. Eligible improvements also include the project's pro-rata contribution, as described in the project DA, to the Sierra Vista Specific Plan (SVSP) Solid Waste Recycling Center (DA Section 3.14.7).

Park, Landscape Corridor and Paseo Improvements

Authorized facilities include any and all improvements to parks, landscape corridors and paseos located in the project, including but not limited to:

- Construction of Park Sites planned on Specific Plan Parcel DF-50.
- Construction of Paseos.

Open Space Improvements

Authorized facilities include any and all open space improvements designed to meet the needs of development of the project, including bike trails, bike/pedestrian bridges, storm drain crossings, storm drain detention/retention, wetland mitigation, tree mitigation, on-and off-site hawk/raptor mitigation, agricultural mitigation or wetland mitigation, property acquisition, endowment payments for open space management, landscaping and irrigation, access gates and fencing, and related open space improvements, including but not limited to:

- Improvements related to Specific Plan Parcels DF-70, DF-71, DF-72, DF-80, and DF-81.
- Wetland creation mitigation, fencing, etc.

Utilities

Authorized facilities include any and all on- and off-site utility improvements designed to meet the needs of development of the project. All utility improvements, easement payments, and land acquisition not located under or alongside transportation improvements are considered authorized facilities. Authorized facilities also shall include costs related to the acquisition of the off-site electric substation site; site clearing; grading; street frontage improvements, including curbs, gutters, and paving; and construction of an all-weather access road to the site from the nearest public street or extension of temporary 12kV overhead lines as described in the project DA, including but not limited to:

- SVSP Electric Substation site acquisition, and improvements required by DA Section 3.11.3.
- Temporary overhead 12kV lines to loop SVSP substation to line in WRSP Phase 3 and 4.

Other Public Facilities

Authorized facilities include any and all public facilities or infrastructure, including the project's pro-rata contribution to the land acquisition of the off-site fire station site, site clearing, grading, and street frontage improvements including curbs, gutters, and paving, including, but not limited to:

- Fire station reimbursement obligations in DA Section 3.23.

Development Impact Fees

Authorized facilities include development impact fees paid and not otherwise reimbursed, whether standard City or County fees levied at the time of the issuance of a building permit or required as part of the DA for the property. Fees include, but are not limited to, the South Placer Regional Transportation Authority Tier II Traffic Fee, City of Roseville City Wide Park Fee, City of Roseville Public Facilities Fee, and Public Benefit Fee (as defined in Section 3.14.3 of the DA for the property).

Formation, Administrative, and Incidental Expenses

In addition to the above facilities, other expenses incidental to the above and authorized by the Mello-Roos Community Facilities Act of 1982, including but not limited to: the cost of planning, permitting, and designing the facilities (including the cost of environmental evaluation, orthophotography, environmental remediation/mitigation, and preparation of an overarching Operation and Maintenance Plan for the City of Roseville Open Space Preserves); land acquisition and easement payments for the facilities; project management; construction staking; engineering studies and reports; utility relocation and demolition costs incidental to construction of the facilities, wetland/Species mitigation purchase; reimbursements to other areas for infrastructure facilities or planning serving development in the CFD; Sierra Vista Specific Plan planning, legal, engineering, technical studies costs related to the facilities and any other expenses incidental to the construction, completion, and inspection of the facilities.

In addition, costs eligible to be financed by the CFD shall include all costs associated with the formation and ongoing administration of the CFD and issuance of bonds; determination of the amount of taxes and collection of taxes; inspection, plan check and other costs related to acceptance of the facilities by the City, payment of taxes; and any other costs incurred to carry out the authorized purposes of the CFD.

Authorized Services

The authorized services to be funded from the levy and collection of annual maintenance special taxes are the provision of public services, maintenance and operation related to any facilities authorized to be funded by the CFD with a useful life of five or more years, including but not limited to performance by employees of functions and repair activities. Maintenance as used herein includes replacement and the creation and funding of a reserve fund to pay for a replacement of such facilities. The maintenance special taxes shall only fund authorized services to the extent that they are in addition to those provided to land within the CFD prior to the creation of the CFD.