

AGENDA

July 11, 2018

CITY COUNCIL MEETING
7:00 p.m.
City Council Chambers
311 Vernon Street
Roseville, California

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

All items on the agenda are open to public comment and 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** - The Consent Calendar consists of routine items that will 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 at least 48 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 an audio/visual presentation regarding an agenda item, presentation materials must be submitted to the City Clerk at least 48 hours in advance. Call (916) 774-5397 with questions.

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. PUBLIC COMMENTS
6. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Minutes

6.1. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco recommending City Council approve the Minutes of June 4, 2018 City Council Budget Workshop, June 5, 2018 City Council Budget Workshop Cancellation, June 6, 2018 Closed Session/City Council meeting, June 12, 2018 City Council Closed Session, June 20, 2018 City Council Closed Session, and June 20, 2018 City Council/Housing Authority/Housing Successor Agency.

CC #: 9387

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

Bids / Purchases / Services

6.2. High-Density Linear Polyethylene Storage Tanks (RFQ 01-3172) - Reject All Bids

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-278 REJECTING ALL BIDS FOR HIGH-DENSITY LINEAR POLYETHYLENE STORAGE TANKS. Staff recommends that all bids received for RFQ 01-3172 for high-density linear polyethylene storage tanks be rejected because the bid specifications did not specify maximum allowable dimensions of the tanks, insulation or fittings that are critical to the design and construction of the existing facilities. The Environmental Utilities (EU) Department has a need to replace the existing tanks at the Pleasant Grove Wastewater Treatment Plant. EU staff will immediately issue a new bid. There is no fiscal impact at this time.

CC #: 9370

File #: 0203-09

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

6.3. Mahan Park Shade Structure (RFQ 01-3169) - Service Agreement

Memo from Buyer Becky Philipp and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-284 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SOUTHERN HEMISPHERE SHADES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1804335). Southern Hemisphere Shades, Inc. will provide and install a shade structure at Robert P. "Bob" Mahan Park. The total amount of the award is \$23,961.00. Funding for the project will be provided through the Westpark Community Facilities District #2 for Services. There is no impact to

the General Fund.

CC #: 9381

File #: 0704-01 & 0203-10

CONTACT: Becky Philipp 916-774-5724 bphilipp@roseville.ca.us

6.4. Sodium Hydroxide Solution (BACC 12-2018) - Service Agreement

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-287 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND UNIVAR USA INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903015). The service agreement with Univar USA INC. is for the purchase and delivery of sodium hydroxide solution for the Dry Creek, Wastewater Treatment Plant, Pleasant Grove Wastewater Treatment Plant, Water Treatment Plant, and the Roseville Energy Park. The estimated annual cost is \$605,000.00 and will not exceed budgeted amounts. Funding is included in the Environmental Utilities and the Electric Department's FY2018-19 budgets. Staff requests authorization to renew without further Council approval.

CC #: 9385

File #: 0203-03

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

6.5. Water Meters and Related Parts - Sole Source Purchase Order

Memo from Acting Water Utility Manager Sean Bigley and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-275 APPROVING A PURCHASE ORDER FOR WATER METERS AND RELATED PARTS. Staff requests approval of a sole source purchase order with Golden State Flow Measurement for water meters and related parts for a not-to-exceed amount of \$1.7 million for FY2018-19. FY2018-19 expenses are funded as follows: \$300,000.00 from the Water Operations Fund, \$200,000.00 from the Water Rehabilitation Fund and \$1,200,000.00 from the Advanced Metering Infrastructure Capitol Improvement Project. All funds are provided through a combination of rate revenue and revenue paid by developers. Additionally, staff requests City Council approval for the sole source purchase order to be renewed annually at the following schedule, subject to City Council approval of future budgets: FY2019-20 at a not to exceed amount of \$720,000.00, FY2020-21 at a not to exceed amount of \$820,000.00 and FY2021-22 at a not to exceed amount of \$920,000.00. Staff is requesting City Council approval to allow for automatic annual renewal of the purchase order through FY2021-22.

CC #: 9367

File #: 0203-09

CONTACT: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

6.6. Software Upgrade - Sole Source Service Agreement

Memo from Assistant Chief Brian Diemer and Fire Chief Rick Bartee recommending Council adopt RESOLUTION NO. 18-302 APPROVING A

SOLE SOURCE SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND KRONOS DATA SYSTEMS INCORPORATED, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1804331). Kronos Telestaff is scheduling software with intricate rules and automation utilized by the Fire department to ensure correct daily staffing. The Fire department requests utilization of \$24,773.00 from the current fiscal year Fire Department budget to pay for the software and services needed for upgrading existing Kronos Telestaff software.

CC #: 9400

File #: 0203-12

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

6.7. Enterprise Resource Planning Consulting Services on Reporting - Service Agreement Amendment

Memo from Information Technology Program Manager Duke Arakaki and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 18-310 APPROVING A SERVICE AGREEMENT AMENDMENT NO. 1 BETWEEN CITY OF ROSEVILLE AND KAHANA CONSULTING, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1809348). This is a request of Council to approve a contract amendment to perform data extractions in support of the Enterprise Resource Planning (ERP) project in the amount of \$20,000.00 and extend the contract date to February 1, 2019. This brings the total not to exceed contract amount to \$30,000.00. Funding is included in the ERP Project Capital Improvement Project budget.

CC #: 9407

File #: 0800-05

CONTACT: Duke Arakaki 916-774-5212 darakaki@roseville.ca.us

6.8. Information Technology Project Portfolio Management Software - Purchase Order

Memo from Business Systems Analyst Brittany Flores and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 18-300 APPROVING A PURCHASE ORDER FOR PROJECT PORTFOLIO MANAGEMENT SOFTWARE. This item requests approval of a purchase order with Winvale Group, LLC, for the Information Technology Department project portfolio management software, Daptiv PPM. Licensing cost for this software for FY2018-19 is \$27,310.00. This amount includes \$1,707.00 for an extension that moves the renewal date from June to July. Funding for this purchase is included in the FY2018-19 Information Technology Internal Service Fund.

CC #: 9398

File #: 0203-06

CONTACT: Brittany Flores 916-774-5431 bflores@roseville.ca.us

6.9. Poured-in-place Resilient Surfacing Repairs - Service Agreement

Memo from Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-286 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ROBERTSON INDUSTRIES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1804333). As a part of the annual review of park asset conditions, approximately 1,700 square feet of playground safety surfacing, located in six different parks, was identified for repairs. The improvements involve spot repairs within existing poured-in-place safety surfacing at various playgrounds, therefore, a sole source request was made. The justification for sole source with Robertson Industries, Inc. is to match the same manufacturer and materials as existing. Staff recommends award of the service agreement contract for the repairs to Robertson Industries, Inc. in the amount of \$28,894.00. During the course of a construction project, it is common to encounter unanticipated or changed conditions in the field which necessitate additions or other changes to the project and the contract. Staff requests authorization to approve change order requests in an amount not to exceed 10% of the contract price in accordance with the terms and conditions of the contract. This project was approved in the FY2017-18 budget using the Park, Recreation & Libraries Rehabilitation Fund.

CC #: 9384

File #: 0203-10

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

6.10. Flood Alert Network Update Project - Approval of Plans and Specifications and Authorization to Call for Bids

Memo from Assistant Engineer Michael Zasso and Public Works Director Rhon Herndon requesting Council approval of plans and specifications for the ALERT2 Flood Alert Network Update Project and authorization to call for bids. This project will complete an important regional watershed monitoring system upgrade, where stream flows from tributaries to the Sacramento and American Rivers can be monitored more efficiently and accurately by Floodplain Management staff at the local, state, and federal levels. The engineer's estimate for the construction portion of this project being authorized for bid with this action is \$66,930.00. A Professional Services Agreement for the design of the project was approved by City Council on June 7, 2017 in the amount of \$77,770.00. The total budget of this project, design and construction, is \$157,200.00. This includes \$130,013.00 from Department of Water Resources grant funds, \$12,500.00 of required matching local funds for environmental review and permitting efforts, and \$14,687.00 of local funds for the remaining estimated construction costs. The local funding comes from the General Fund. Sufficient grant and local funds are included within Capital Improvement Project (CIP) #152002, "Flood Alert System Replacement Project", approved by Council with the FY2017 Budget in June of 2016 to cover all project costs.

CC #: 9361

File #: 0309-01

Resolutions

6.11. Fire Systems Maintenance and Repair - Service Agreement

Memo from Facility Manager Dan Allen and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-283 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND HCI SYSTEMS, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904001). The service agreement with HCI Systems Inc. is for fire systems maintenance and repair services. Total value of agreement with HCI is \$80,000.00. Funding is included in the Building Maintenance, FY2018-19 budgets. The funds will be encumbered one year at a time pending Council approval of budgets for each year. The Request for Proposals includes four one year renewals and staff requests authorization to continue utilizing each contract without further Council approvals until the contract expires, or until City staff determines that continuing with the same vendor is not in the City's best interest, including authorization for the City Manager to sign optional renewal agreements pending Council approval of budgets for that year.

CC #: 9380

File #: 0203-04

CONTACT: Dan Allen 916 774-5741 dallen@roseville.ca.us

6.12. Heating, Ventilation and Air Conditioning Maintenance and Repair - Service Agreements

Memo from Facility Manager Dan Allen and Public Works Director recommending Council adopt RESOLUTION NO. 18-304 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MESA ENERGY SYSTEMS, INC. (EMCOR), INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908036), and adopt RESOLUTION NO. 18-305 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ACCO ENGINEERED SYSTEMS, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908043). Staff is requesting approval of service agreements with Mesa Energy Systems, Inc. (Emcor) to perform Heating, Ventilation and Air Conditioning (HVAC) maintenance, repair and replacement services and with ACCO Engineered Systems, Inc. (ACCO) to perform HVAC maintenance, repair, and replacement services. Total value of the agreement with Emcor is \$500,000.00 and total value of the agreement with ACCO is \$80,000.00. Funding is included in the Building Maintenance, Environmental Utilities, Electric, and Parks Maintenance FY2018-19 budgets. The funds will be encumbered one year at a time pending Council adoption of budgets for each year. The Request for Proposals includes four one year renewals and staff requests authorization to continue utilizing each contract without further Council approvals until the contract expires, or until City staff determines that continuing with the same vendor is not in the City's best interest,

including authorization for the City Manager to sign optional renewal agreements pending Council approval of budgets for that year.

CC #: 9402

File #: 0203-04

CONTACT: Dan Allen 916-774-5741 dallen@roseville.ca.us

6.13.American River Water Supplies - Joint Defense and Cost Sharing Agreement Addendum No. 3

Memo from Acting Water Utility Manager Sean Bigley and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-271 APPROVING ADDENDUM NO. 3 TO AGREEMENT AMONG THE CITIES OF FOLSOM, ROSEVILLE, AND SACRAMENTO, THE PLACER COUNTY WATER AGENCY, SACRAMENTO COUNTY WATER AGENCY, SACRAMENTO SUBURBAN WATER DISTRICT AND SAN JUAN WATER DISTRICT AND AUTHORIZING THE ENVIRONMENTAL UTILITIES DIRECTOR TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Addendum No. 3 will modify Paragraph 1 of the Joint Defense and Cost-Sharing Agreement (JDA) to increase the \$150,000.00 cost cap to \$250,000.00 per party for the development of strategies to preserve and protect American River Water supplies. The \$100,000.00 in additional effort is in the proposed FY2019 Water Administration budget tied to the Water Operations Fund, which is funded by water utility rate revenue.

CC #: 9358

File #: 0800-02

CONTACT: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

6.14.Groundwater Planning and Operational Support - Professional Services Agreement Amendment

Memo from Acting Water Utility Manager Sean Bigley and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-309 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND GEI CONSULTANTS, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The first amendment to professional services agreement with GEI Consultants, Inc. is for continued on-call hydrological services under the existing scope of work with an increase to the not-to-exceed amount of \$550,189.00, bringing the new total not-to-exceed amount to \$850,189.00. The additional amount requested is funded in the FY2018-19 Water Administration budget, via the Water Operations Fund, and will be requested in subsequent fiscal years in the same manner. The Water Operations Fund is funded through water utility rate revenue.

CC #: 9405

File #: 0800-02

CONTACT: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

6.15.State and Regional Water Supply Support - Professional Services Agreement

Memo from Acting Water Utility Manager Sean Bigley and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-280 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND PAYNE ENVIRONMENTAL CONSULTING AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Payne Environmental Consulting will provide strategic, policy and technical support services for federal water issues. The cost of services is \$80,000.00 and will be funded through the FY2018-19 Water Administration budget - Water Operations Fund.

CC #: 9375

File #: 0800-02

CONTACT: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

6.16. Water Forum Successor Effort FY2018/19 - Cost Share Agreement

Memo from Acting Water Utility Manager Sean Bigley and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-274 APPROVING AN INTERAGENCY AGREEMENT AMONG SACRAMENTO COUNTY, SACRAMENTO COUNTY WATER AGENCY, CITY OF ROSEVILLE, CITY OF FOLSOM, PLACER COUNTY WATER AGENCY, SAN JUAN WATER DISTRICT AND THE CITY OF SACRAMENTO (ON BEHALF OF THE SACRAMENTO CITY-COUNTY OFFICE OF METROPOLITAN WATER PLANNING AND THE WATER FORUM SUCCESSOR EFFORT), AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests approval of the FY2018-19 interagency cost-sharing agreement for City of Roseville's continued support of the Water Forum Successor Effort. The \$88,213.00 cost share for the City of Roseville is in the proposed FY2019 Water Administration budget tied to the Water Operations Fund, which is funded by water utility rate revenue.

CC #: 9366

File #: 0800-02

CONTACT: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

6.17. Amendment to Master Schedule of User and Regulatory Fees

Memo from Administrative Analyst Brandy LeBeau and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-270 AMENDING THE SCHEDULE OF USER AND REGULATORY FEES. This item involves a proposed amendment to the master Schedule of User and Regulatory Fees effective July 1, 2018 through June 30, 2019 to include additional information pertaining to the applicability of the Environmental Utilities plan review fee for tenant improvements, and to correct a mathematical error on Table B of the building permit fee schedule.

CC #: 9357

File #: 0215

CONTACT: Brandy LeBeau 916-774-5278 blebeau@roseville.ca.us

6.18. Campus Oaks Master Plan - Reimbursement Agreement

Memo from Senior Engineer Guy Howes and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-272 APPROVING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND BBC ROSEVILLE OAKS, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The agreement with BBC Roseville Oaks, LLC is for the construction of required public improvements identified in the City's Capital Improvement Program. The reimbursement of \$1,647,154.21 will be funded through Traffic Mitigation Fees, which are used to fund the Developer Reimbursement Account. The actions requested as part of this item will have no impact to the City's General Fund.

CC #: 9359

File #: 1008 & 0800-06 & 0400-04-18-1

CONTACT: Guy Howes 916-774-5430 ghowes@roseville.ca.us

6.19. North Central Roseville Specific Plan Parcel 49 Signal Loop - Reimbursement Agreement

Memo from Assistant Engineer Jeffrey Hendrix and Acting Director of Development Services Mike Isom recommending Council adopt RESOLUTION NO. 18-301 APPROVING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND BSO, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The reimbursement agreement with Bayside Covenant Church (BSO, LLC) is for the construction of required public improvements identified in the City's Capital Improvement Program. This item will have no impact to the City's General Fund. The reimbursement of \$10,312.50 is funded through the City's Traffic Mitigation Fund and specifically from the Developer Reimbursement account.

CC #: 9399

File #: 0316 & 1008 & 0400-04-04

CONTACT: Jeffrey Hendrix 916-774-5463 jhendrix@roseville.ca.us

6.20. North Central Roseville Specific Plan Parcels 29A and 31A - Memorandum of Understanding Regarding Proposed Dedication of Property and Grant Deed

Memo from Senior Planner Derek Ogden and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-307 APPROVING A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE OPEN SPACE, LLC REGARDING PROPOSED DEDICATION OF PROPERTY, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-308 AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE AN ACCEPTANCE OF CONVEYANCE FOR THE GRANT DEED TRANSFERRING PARCELS 29A AND 31A OF NORTH CENTRAL ROSEVILLE SPECIFIC PLAN. The Memorandum of Understanding with Roseville Open Space, LLC is related to the City's acquisition of North Central

Roseville Specific Plan Parcels 29A and 31A and contains provisions which will establish a \$100,000.00 maintenance endowment for the two parcels. The interest generated by this endowment is estimated to cover 50% of the annual maintenance costs. The remaining cost will be absorbed within the Parks maintenance fund.

CC #: 9404

File #: 0400-04-04 & 0800-06

CONTACT: Derek Ogden 916-746-1348 dogden@roseville.ca.us

6.21. Sierra Vista Specific Plan Mitigation Fee Administrative Duties - Professional Services Agreement

Memo from Engineering Manager Christ Kraft and Development Services Manager Mike Isom recommending Council adopt RESOLUTION NO. 18-294 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ECONOMIC AND PLANNING SYSTEMS, INC. AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Economic and Planning Systems, Inc. will act as the City's Program Administrator in the implementation of the Sierra Vista Specific Plan Mitigation Fee Program. There will be no fiscal impact to the City's general Fund. Funds collected with the Fee Program will be used to pay for all administrative costs.

CC #: 9391

File #: 0400-04-12 & 0800-06

CONTACT: Chris Kraft 916-774-5373 ckraft@roseville.ca.us

6.22. Westbrook - Phase 2 Village 4 Final Map and Subdivision Agreement

Memo from Assistant Engineer Jeff Hendrix and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-276 APPROVING A SUBDIVISION AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND WOODSIDE 05N, LP, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and approve the Westbrook - Phase 2 Village 4 final map. Engineering has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will be creating 100 residential lots and 7 miscellaneous lots. The actions requested have no fiscal impact to the City's General Fund.

CC #: 9368

File #: 0400-04-12-1 & 0400-07

CONTACT: Jeff Hendrix 916-774-5463 jhendrix@roseville.ca.us

6.23. 2018 Economic Development Agreement and Expenditure of Membership Funds

Memo from Acting Economic Development Director Laura Matteoli recommending Council adopt RESOLUTION NO. 18-277 APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE GREATER SACRAMENTO ECONOMIC COUNCIL AND THE CITY OF ROSEVILLE,

AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a request of Council to authorize the expenditure of membership funds for Greater Sacramento Economic Council in the amount of \$50,782.00; for the Roseville Chamber of Commerce in the amount of \$40,000.00, and for Advantage Roseville in the amount of \$50,000.00. The purpose of the memberships with each organization is to attract, grow, support and expand business and job creation, assist small businesses and entrepreneurs and promote the City as a place to do business. Funding for these memberships was included in the Economic Development Department's FY2018-19 membership budget.

CC #: 9369

File #: 0110 & 0106-01

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

6.24. Fire Protection System Maintenance, Inspection and Testing - Service Agreement

Memo from Power Generation Superintendent Matthew Garner and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-299 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND COSCO FIRE PROTECTION, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1804023). COSCO Fire Protection Inc. will provide fire protection system maintenance, inspection and testing services for Roseville Electric Utility. The cost of the services will not exceed \$250,000.00 over a five-year period. Funding for the first year of the agreement in the amount of \$50,000.00 is included in the Electric FY2018-19 budget. Future year spending of approximately \$50,000.00 per year is subject to approval of future year budgets.

CC #: 9396

File #: 0800-03

CONTACT: Matthew Garner 916-746-1691 mgarner@roseville.ca.us

6.25. Enterprise Resource Planning Project - Increase in Change Order Spending Authority

Memo from Enterprise Resource Planning Project Manager Nafees Coleman and Chief Financial Officer Jay Panzica recommending Council adopt RESOLUTION NO. 18-285 APPROVING CHANGE ORDER AUTHORITY FOR THE ENTERPRISE RESOURCE PLANNING PROJECT. Staff recommends that Council adopt a resolution to increase the Chief Financial Officer's change order authority for the Enterprise Resource Planning project from the current level of \$882,143.00 to \$1,420,304.00, the currently approved project amount. Funding for the increased change order spending authority is currently budgeted and assigned to other portions of the project. Since this is a reallocation of funds currently approved within the project, no incremental funds are being requested.

CC #: 9408

File #: 0800-05

CONTACT: Nafees Coleman 916-774-5163 ncoleman@roseville.ca.us

6.26. Competency Development and Training - Professional Services Agreement Amendment

Memo from Assistant Human Resources Director Hedy Dehghan and Human Resources Director Gayle Satchwell recommending Council adopt RESOLUTION NO. 18-279 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND KORN FERRY HAY GROUP, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends Council adopt a first amendment to a Professional Services Agreement with Korn Ferry to continue the City's diversity initiative goal with the creation of City-specific, behaviorally-based interview questions, structured interpretive probes and interview guides for competency development and training. The total cost of the first amendment is \$19,250.00. The Environmental Utilities and Electric Departments will split the cost of the services at \$9,625.00 per department from existing and available funds in the current FY2017-18 budget.

CC #: 9371

File #: 0600

CONTACT: Hedy Dehghan 916-774-5205 hdehghan@roseville.ca.us

6.27. Child Development Services Agreement

Memo from Recreation Superintendent Rob Nakamura and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-297 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND THE CALIFORNIA DEPARTMENT OF EDUCATION, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The Child Development Services Agreement provides subsidized child care for qualifying families through the California Department of Education grant. This grant currently provides child care services for over 80 children enrolled at Cirby, Kaseberg, Sargeant and Woodbridge Adventure Clubs. Under this agreement, the City or Roseville can receive a maximum reimbursable amount of \$401,553.00 in FY2018-19 to offset direct program expense.

CC #: 9394

File #: 0704

CONTACT: Rob Nakamura 916-774-5135 makamura@roseville.ca.us

6.28. Cirby-Linda-Dry Creek Flood Control Project - Agreements for Sale of Real Property

Memo from Senior Engineer Raul Cervantes and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-282 APPROVING AGREEMENTS FOR SALE OF REAL PROPERTY AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE. Purchase of the properties from Kathryn Elaine Gibb, Trustee, and Marcia E. Olson, Trustee, will complete the mitigation obligations for the City's Cirby-Linda-Dry Creek Flood Control

Project. The combined purchase price of the property is \$18,500.00 and is funded through the existing project account for the Cirby-Linda-Dry Creek Flood Control Project.

CC #: 9377

File #: 0309-01 & 1003

CONTACT: Raul R. Cervantes 916-746-1300 rcervantes@roseville.ca.us

6.29. Downtown Bridges and Trail Project - Professional Services Agreement Amendment

Memo from Alternative Transportation Manager Mike Dour and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-298 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND THE HANNA GROUP, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The Hanna Group will provide additional construction management services in connection with the inclusion of the new Downtown Pedestrian Bridge in the Downtown Bridges and Trail Project. The Hanna Group was awarded a contract in the amount of \$456,093.24 to provide Construction Management Services for the Ice House Bridge and the Library Bridge before the inclusion of the Downtown Pedestrian Bridge into the project plans. On May 2, 2018, the City Council approved a budget adjustment for the project that included sufficient funds for the proposed additional construction management support services. This project is funded with various grants and local transportation funds, and sufficient funds already exist in the project's budget to cover the additional cost of this amendment. No general funds are being spent on this project.

CC #: 9395

File #: 0721-05

CONTACT: Mike Dour 916-746-5293 mdour@roseville.ca.us

6.30. Grant Authorization for Commuter Bus Electrification Infrastructure

Memo from Financial Analyst Elizabeth Haydu and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-288 AUTHORIZING THE ACTING CITY MANAGER OR HIS DESIGNEE TO SUBMIT LOW CARBON TRANSIT OPERATIONS PROGRAM GRANT APPLICATIONS AND TO EXECUTE THE RELATED GRANT APPLICATIONS, FORMS AND AGREEMENTS. This action will authorize the Acting City Manager or his designee to apply for FY2017-18 Low Carbon Transit Operations Program grant funds for the purchase and installation of up to five zero-emission transit bus electric charging stations and infrastructure, and to execute the related forms and agreements. Matching necessary funds will be provided through the Local Transit Fund. General Fund monies will not be used for this project.

CC #: 9386

File #: 0214 & 0721

CONTACT: Elizabeth Haydu 916-746-1302 ehaydu@roseville.ca.us

6.31. Land Surveying Services - On-Call Professional Services Agreement

Memo from Assistant Engineer Noah Siviglia and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-306 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND UNICO ENGINEERING, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Unico Engineering, Inc. will provide on-call land surveying services that will assist staff with topographic surveys, monument surveys and various other surveying services required for City projects. The not to exceed agreement of \$150,000.00 per year will be funded through various Capital Improvement Projects project budgets and does not include any General Funds. The agreement is for a term of three years with the option of two additional one year extensions.

CC #: 9403

File #: 0800-04

CONTACT: Noah Siviglia 916-746-1379 nsiviglia@roseville.ca.us

6.32. On-Call Professional Design Services Agreement

Memo from Senior Engineer Raul Cervantes and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-289 APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BKF ENGINEERS, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. In order for City capital improvement projects to be designed in a timely and cost-efficient manner and comply with various state and federal codes and regulations, engineering staff uses the assistance of professional engineering consultants. The most efficient method for staff to obtain these services is via multiple multi-year on-call design services agreements. The not-to-exceed fee of this agreement is \$1,000,000.00 per year. The fee will be funded through various capital improvement projects and does not include any General Funds.

CC #: 9388

File #: 0800-04

CONTACT: Raul R. Cervantes 916-746-1300 rcervantes@roseville.ca.us

6.33. Sierra Gardens Transfer Point Project - Agreements for Sale of Real Property and Agreement for Acquisition of Easement Interest

Memo from Assistant Engineer Cathy Gosalvez and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-290 APPROVING AN AGREEMENT FOR SALE OF REAL PROPERTY, BY AND BETWEEN THE CITY OF ROSEVILLE AND RM/RNA PROPERTIES, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-291 APPROVING AN AGREEMENT FOR SALE OF REAL PROPERTY, BY AND BETWEEN THE CITY OF ROSEVILLE AND SANTOKH S. TOOR AND ARPINDER K. TOOR AND AST FARMS,

LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-292 APPROVING AN AGREEMENT FOR SALE OF REAL PROPERTY, BY AND BETWEEN THE CITY OF ROSEVILLE AND OVADIA MIZRAHI, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve three Agreements for Sale of Real Property for the purchase of property for the Sierra Gardens Transfer Point Project with: RM/RNA Properties LLC in the amount of \$2,500.00; Santokh and Arpinder Toor in the amount of \$3,300.00; and Ovadia Mizrahi in the amount of \$10,000.00. A new bus shelter and bicycle racks are proposed to be installed at the back of walk at the northern bus turnout and the sidewalk between the north and south bus turnouts will be widened to eight feet. These improvements currently lie within existing public utility easements but outside of the existing right-of-way. As a result, additional easements are needed in order to install the new bus shelter, bike racks, and wider sidewalk. Funding for these acquisitions is from Local Transportation Funds. No General Funds are being used. There is sufficient funding in the approved project budget for the property acquisitions.

CC #: 9389

File #: 1002-06 & 0721

CONTACT: Cathy Gosalvez 916-746-1300 cgosalvez@roseville.ca.us

6.34. Washington Boulevard/Andora Bridge Widening Project - Authorization to Apply for Grant Funds

Memo from Associate Engineer Stefanie Kemen and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-295 AUTHORIZING THE ACTING CITY MANAGER OR HIS DESIGNEE TO SUBMIT GRANT APPLICATIONS TO THE U.S. DEPARTMENT OF TRANSPORTATION AS WELL AS CALIFORNIA DEPARTMENT OF TRANSPORTATION, AND TO EXECUTE ALL RELATED FORMS AND AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE. This request is for approximately \$8,200,000.00 in Better Utilizing Investment Leveraging Development, and approximately \$4,625,800.00 in Highway Safety Improvement Program grant funds for the Washington/Andora Widening Project. The proposed project will widen this segment of Washington to a four lane road and will include a complete reconstruction of the Andora Undercrossing to accommodate the four-lane widening. The project will be funded with various grant funds including previously awarded Active Transportation Program and Congestion Mitigation and Air Quality Improvement grants, previously budgeted Traffic Mitigation Fees, and other non-General Fund sources. No General Funds will be used for this project.

CC #: 9392

File #: 0900-04-02 & 0214

CONTACT: Stefanie A. Kemen 916-746-1300 skemen@roseville.ca.us

Ordinances (for introduction and first reading)

6.35. Sierra Vista Specific Plan Mitigation Fee Program Update - Municipal Code

Amendment

Memo from Engineering Manager Chris Kraft and Acting Development Services Director Mike Isom recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.47.040, 4.47.070, 4.47.080, 4.47.090, 4.47.100, 4.47.110, 4.47.120, 4.47.130, 4.47.140 AND 4.47.150 OF CHAPTER 4.47 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SIERRA VISTA SPECIFIC PLAN MITIGATION FEE; and adopt RESOLUTION NO. 18-273 APPROVING A FORM OF INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT AGREEMENT, AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE AND AUTHORIZING THE CITY ATTORNEY TO MODIFY THE FORM AS NECESSARY. This item updates the original nexus study that developed the initial fee schedule, adjusts the fee, and amends the municipal code to set forth the fee program. The updated Sierra Vista Specific Plan Mitigation Fees will become effective on September 1, 2018. This is a private developer fee program, all associated costs for the administration of this program are fully paid for by the fee program, and there will be no fiscal impact to the City's general fund by the proposed action.

CC #: 9365

File #: 0400-04-12 & 0800-06

CONTACT: Chris Kraft 916-774-5373 ckraft@rosville.ca.us

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

6.36. Electric Vehicle Charging Station Installation - Budget Adjustment

Memo from Acting Business Services Administrator Janet Vargas and Environmental Utilities Director Richard Plecker recommending Council adopt ORDINANCE NO. 5990 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff is requesting approval of a budget adjustment for the amount of \$10,000.00 from available funds in the Air Quality Mitigation Fund for payment of electrical work related to the installation of two electric vehicle chargers in the Martha Riley Library/Utility Exploration Center parking lot.

CC #: 9379

File #: 0201-01 & 0800-02

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

6.37. FY2018-19 Staffing and Salary Schedule Changes

Memo from Human Resources Director Gayle Satchwell recommending Council adopt ORDINANCE NO. 5993 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5941, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED BY THE INTERNATIONAL UNION OF OPERATING ENGINEERS, STATIONARY

ENGINEERS, LOCAL 39, AS AMENDED BY APPENDIX "M" TO BE EFFECTIVE JULY 21, 2018, AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 5994 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5986, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "U" TO BE EFFECTIVE JULY 21, 2018, AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 5995 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5907, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED BY ROSEVILLE AREA FIREFIGHTERS, AS AMENDED BY APPENDIX "C" TO BE EFFECTIVE JULY 21, 2018 AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 5996 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5908, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED BY ROSEVILLE AREA FIREFIGHTERS, AS AMENDED BY APPENDIX "C" TO BE EFFECTIVE JULY 21, 2018 AS AN URGENCY MEASURE. As part of the FY2018-19 budget process, departments requested staffing changes to meet their business needs. Staff recommends City Council approve Management A & B and Local 39 A & B salary schedules and approve the addition of 13 allocations and the deletion of 10 allocations on the citywide allocation schedule. Staff has also completed job analysis work and is recommending City Council approve the addition of AMI Project Manager and Permit Supervisor on the Management A & B salary schedule, the deletion of the Hazardous Materials Inspector on the Roseville Firefighters A & B salary schedules and approve the addition of the Senior Permit Technician and Tree Trimmer I/II on the Local 39 A & B salary schedules. The total fiscal impact to the City for these changes is a \$162,481.00 increase to the Enterprise fund and a \$23,061.00 cost savings to the General fund. The fiscal impact has already been included in the FY2018-19 budget.

CC #: 9409

File #: 0600-01

CONTACT: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

6.38. Sierra Gardens Transfer Point Project - Contract Award and Budget Adjustment

Memo from Assistant Engineer Cathy Gosalvez and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-293 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND A. TEICHERT & SON, INC. DBA TEICHERT CONSTRUCTION, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5991 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The agreement with the lowest responsive bidder, A. Teichert & Son, Inc. dba Teichert Construction is in the amount of \$1,539,426.00. The Public Works Director will be authorized with a 15% change order authority. The attached ordinance is to approve a \$2,000,000.00 budget adjustment from the Transit Fund to the project account. The project will reconstruct a portion of Sierra Gardens Drive

and install improvements to the bus transfer station. The cost of the project is \$1,539,426.00 and will be paid for with local transportation funds. No General Funds will be used.
CC #: 9390

File #: 0721 & 0201-01

CONTACT: Cathy Gosalvez 916-746-1300 cgosalvez@roseville.ca.us

Ordinances (for second reading and adoption)

6.39. Second Reading - Wireless Telecommunications Facilities on City-Owned Property Ordinance

ORDINANCE NO. 5992 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 4.58 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING WIRELESS TELECOMMUNICATIONS FACILITIES LOCATED ON CITY-OWNED PROPERTY, for second reading and adoption.

CC #: 9356

File #: 0800-05

CONTACT: Tom Pelster 916-774-5166 tpelster@roseville.ca.us

Reports / Requests

6.40. Out of State Travel Request - Fire Department

Memo from Assistant Fire Chief Brian Diemer and Fire Chief Rick Bartee recommending Council approve out-of-state travel for Battalion Chief Chris Baker to attend the National Fire Academy (NFA) Fire Investigations Essentials Course at the National Emergency Training Center in Emmitsburg, Maryland. The training will occur August 19 - 31, 2018. The NFA works to enhance the ability of the fire emergency services and allied professionals to deal more effectively with fire and related emergencies. Training courses and programs that are delivered at its campus in Emmitsburg, Maryland, provide training on current public safety operational topics, including the highest quality fire investigation courses provided in the nation. All costs related to air fare, lodging, training and materials are paid for by the NFA. The program funding requires non-federal agencies to fund student salary, campus meal ticket, and ground transportation costs to and from the student's home airport. The required funding not to exceed \$600.00 is included in the Fire Department's FY2018-19 budget.

CC #: 9362

File #: 0600-02

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

6.41. Out of State Travel Request - Fire Department

Memo from Fire Division Chief Jason Rizzi and Fire Chief Rick Bartee requesting Council approval of out-of-state travel for Fire Division Chief Jason Rizzi to attend the International Code Council (ICC) Certified Fire Services Exam Development Committee meeting, July 23-26, 2018. The meeting will be held at the International Code Council's offices in Birmingham, AL. Travel costs

including air fare and hotel accommodations are covered by the ICC. The only cost to the Department will be the travel per diem for Fire Division Chief Jason Rizzi, which will not exceed \$300.00. Funding is included in the Department's FY2018-19 budget.

CC #: 9363

File #: 0600-02

CONTACT: Jason Rizzi 916-774-5802 jrizzi@roseville.ca.us

6.42. Pistachio Regional Park (F-56) Master Plan Approval

Memo from Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council approve the F-56 Pistachio Regional Park Master Plan. The Department plans on beginning a first phase of construction in spring 2019 with completion in early 2020. Funding for the F-56 park project is provided through the West Roseville City-wide Park Development Fund. Maintenance for all city-wide parks is typically funded through the General Fund. Prior to bidding the first phase of the project for construction, funding for maintenance will need to be determined.

CC #: 9383

File #: 0704-01

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

Ceremonial Documents

6.43. Resolution of Commendation and Appreciation to Hugh Hageman

Hugh Hageman be commended for his 27 years of outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 9397

File #: 0102-10

CONTACT: Shelly Tilley 916-774-5785 stilley@roseville.ca.us

END OF CONSENT CALENDAR

7. RESOLUTIONS

7.1. Appeal of Massage Business Permit Denial

Memo from Acting Public Information Officer Rob Baquera and Police Chief James Maccoun recommending Council adopt RESOLUTION NO. 18-296 DENYING THE APPEAL FROM OLEG KANAKHOVSKYY. The Police Chief denied the massage business permit based on a prior history of suspension, criminal complaints, failure to disclose said prior suspension and criminal complaints, and a general non-conformity with the standards in the Massage Business Permit Ordinance. There is no fiscal impact related to this action.

CC #: 9393

File #: 0300

CONTACT: Marc Glynn 916-774-5095 MGlynn@roseville.ca.us

7.2. 320 Vernon Street - Excess Real Property and Request for Proposals

Memo from Development Analyst Wayne Wiley and Acting Economic Development Director Laura Matteoli recommending Council adopt RESOLUTION NO. 18-281 DECLARING 320 VERNON STREET AS EXCESS PROPERTY. 320 Vernon Street is currently the location of the downtown post office. This action is pursuant to finding that the disposition of the property for a private mixed use or Downtown Roseville Specific Plan compliant development project is in the City's best interest and authorizing the issuance of a Request for Proposals to solicit proposals from interested developers for the purchase and development of the property.

CC #: 9376

File #: 1003

CONTACT: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

7.3. City of Roseville Financial Policies for Fiscal Year 2018-19

Memo from Finance Director Dennis Kauffman and Chief Financial Officer Jay Panzica recommending Council adopt RESOLUTION NO. 18-303 ADOPTING THE CITY OF ROSEVILLE FINANCIAL POLICIES, EFFECTIVE JULY 12, 2018. The financial policies recommended for adoption include the Investment Policy, the Debt Management Policy, the General Fund Emergency Reserve Policy, the Capital Improvement Program Rehabilitation Funding Policy, the Other Post-Employment Benefits Funding Policy, the Workers' Compensation and General Liability Funding Policy, and the Requests for Proposals Policy. Approval of the policies has no fiscal impact.

CC #: 9401

File #: 0200

CONTACT: Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us
Jay Panzica 916-774-5320 jpanzica@roseville.ca.us

8. SPECIAL REQUESTS/REPORTS/PRESENTATION

8.1. Request for Council Discretionary Funds

Memo from Management Assistant Amy Ruiz and City Clerk Sonia Orozco with a request for Council Discretionary Funds from Family Green Survival, Inc., a non-profit organization. Family Green Survival, Inc. is requesting sponsorship for an upcoming Imaginary Dinner Gala. There is no fiscal impact to the City's general fund. Annually the City Treasurer allocates \$15,000.00 of annual earnings to the Citizens' Benefit Fund per section 4.06.04 in the Municipal Code and is included in the annual budget along with the Citizens' Benefit Funds available for appropriation each year.

CC #: 9364

File #: 0102

CONTACT: Amy Ruiz 916-746-1362 aruiz@roseville.ca.us
Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

8.2. Downtown Property and Business Improvement District Annual Report

Memo from Development Analyst Wayne Wiley and Acting Economic Development Director Laura Matteoli with an update regarding the Downtown Property and Business Improvement District Annual Report for 2017 including current activities and future operations. This annual report is provided for informational purposes and no Council action is required. There is no fiscal impact.

CC #: 9406

File #: 0206-10-01

CONTACT: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

9. **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.

9.1. Community Solar - Roseville Municipal Code Amendment

Memo from Senior Electric Business Analyst Joanna Cucchi recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING SECTION 14.24.073 TO CHAPTER 14.24 OF TITLE 14 OF THE ROSEVILLE MUNICIPAL CODE REGARDING COMMUNITY SOLAR. This item requests approval of electricity rates for Roseville Electric Utility's community solar project. There is no fiscal impact to the General Fund. Program revenues will cover expenses.

CC #: 9378

File #: 0800-03

CONTACT: Joanna Cucchi 916-746-1609 jcucchi@roseville.ca.us

9.2. Electricity Rates for Unmetered Pole Attachments - Municipal Code

Amendment

Memo from Senior Electric Business Analyst Joanna Cucchi and Electric Utility Director Michelle Bertolino recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 14.24.055 OF CHAPTER 14.24 OF TITLE 14 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ELECTRICAL ENERGY. This item requests approval of electricity rates for unmetered pole attachments. Adoption of pole attachment rates will result in a small increase in electric sales revenue. The increase will depend on the size and number of devices installed. The rates will be reviewed and updated as necessary as part of future rate studies. This will allow for recovery of the cost to supply electricity to small cell devices on City infrastructure.

CC #: 9360

File #: 0800-03

CONTACT: Joanna Cucchi 916-746-1609 jucchi@roseville.ca.us

10. COUNCIL / STAFF / REPORTS/ COMMENTS

11. ADJOURNMENT



COUNCIL COMMUNICATION

CC #: 9387
File #: 0102-03

Title: Minutes of Prior Meetings
Contact: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.1.

RECOMMENDATION TO COUNCIL

Approve the minutes of the following meetings:

- June 4, 2018 City Council Budget Workshop
- June 5, 2018 Cancellation of the City Council Budget Workshop
- June 6, 2018 City Council Closed Session/City Council Meeting
- June 12, 2018 City Council Closed Session
- June 20, 2018 City Council Closed Session
- June 20, 2018 City Council/Housing Authority/Housing Successor Agency Meeting

BACKGROUND

There is no background associated with this item. The request is to approve the minutes of previous meetings.

FISCAL IMPACT

Not-applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not-applicable.

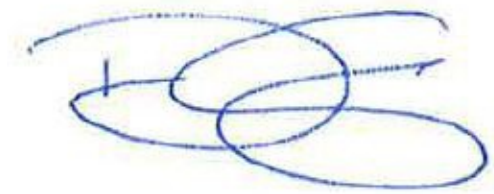
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonable foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The approval of minutes does not include the potential for a significant

environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sonia Orozco, City Clerk

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

June 4, 2018 City Council Budget Workshop

June 5, 2018 Cancellation of Budget Workshop

June 6, 2018 City Council Closed Session/City Council Meeting

June 12, 2018 City Council Closed Session

June 20, 2018 City Council Closed Session

June 20, 2018 City Council/Housing Authority/Housing Successor Agency



MINUTES

June 4, 2018

CITY COUNCIL BUDGET WORKSHOP

4:00 p.m.
Council Chambers
311 Vernon Street
Roseville, California

1. CALL TO ORDER

Mayor Susan Rohan called the June 4, 2018 City Council Budget Workshop to order at 4:00 p.m.

2. ROLL CALL

Vice Mayor: Bonnie Gore
Councilmember: Scott Alvord
Councilmember: Tim Herman
Councilmember: John Allard
Mayor: Susan Rohan

Present: Rohan, Gore, Allard, Alvord
Absent: Herman

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Acting City Manager Dominick Casey.

4. MEETING PROCEDURES

Mayor Susan Rohan announced the procedures for addressing Council.

5. PUBLIC COMMENTS

No public comment received.

6. SPECIAL REQUESTS/REPORTS/PRESENTATION

6.1. BUDGET WORKSHOP

- A. Introduction - Dominick Casey, Acting City Manager
- B. Fiscal Overview - Jay Panzica, Chief Financial Officer
Dennis Kaufman, Finance Director
- C. Department Overviews
 - 1. Development Services
 - 2. Public Works
 - 3. Parks and Recreation
 - 4. Police
 - 5. Fire
 - 6. Electric
 - 7. Environmental Utilities

CONTACT: Jay Panzica 916-774-5362 jpanzica@roseville.ca.us

Acting City Manager Dominick Casey made introduction presentation to Council. Topics of introduction included:

Budget Schedule:

- October 5, 2017 - Council Goals Workshop
 - Maintain core services
 - Maintain fiscal responsibility
 - Identified additional goals
 - Regional Engagement
 - Culturally Rich Community
- March 21, 2018 - Fiscal Update
 - General Fund revenue and expenditure trends
 - Golf Funds update
 - Changes in the FY2018-2019 proposed budget
 - Updates on reserves and other funds
- April 10, 2018 - Service Level Reduction Workshop
 - Reviewed budget process
 - Identified \$1.7 M General Fund Shortfall
 - Discussed proposed service level reductions
 - Received Council direction to balance budget
- June 4-5 - Budget Hearings
 - Citywide budget presentation
 - Current fiscal position and trends
 - Department operating budgets
- June 20, 2018 - Budget Adoption

Purpose for Budget Hearings:

- Define the City's overall fiscal position

- General Fund
- Enterprise Funds
- Define the City's General Fund fiscal position
 - Revenues
 - Expenses
 - Challenges
 - Trends
- Receive Council confirmation/direction on recommended:
 - Allocation of discretionary General Fund revenues
 - Appropriate service levels
 - Enterprise Operations

Council Priorities:

- Public Safety
- Fiscal Responsibility
- Economic Development
- Sound and Stable Utilities
- A Great Downtown
- Infrastructure
- Legislative Advocacy
- Civic Engagement
- Core Neighborhoods
- Regional Engagement
- Culturally Rich Community

Fiscal Responsibility:

- Balanced budget:
 - Match expenses with revenues
 - No use of reserve funds
 - Establish appropriate emergency reserve funds
- Council Adopted Funding Policies:
 - General Liability
 - Workers' Compensation
 - Automotive Replacement
 - Other Post-Employment Benefits (OPEB)
 - CIP Rehabilitation

Cost Increases to Budget:

\$100,000	Fire Staffing Audit Recommended by CPAC
\$125,000	Labor Negotiations Consultant/Compensation Study
\$100,000	Executive Recruitments
\$171,000	New Parking Garage Operating Costs
\$ 22,000	Increased Utility and Facility Costs at Leased Properties
\$ 50,000	Additional Police Dispatcher (partial funding from re-class)
\$326,000	Fire Turnouts
\$947,000	Elimination of Fire Operations Vacancy Factor
\$500,000	Increase Fire Operations Overtime
<u>\$2,200,000</u>	Subsidize Golf Operations Funds \$1.5M Estimated - 6/18 and \$700,000 for FY2018-19 (\$2M from developer funds)
\$4,541,000	Total Increases to budget

Service Level Reductions:

\$700,000	Fire Operational Changes
\$200,000	Eliminate Central Services Department Director
\$110,000	Eliminate Vacant Position in City Manager's Office
\$130,000	Maidu Museum Reductions
<u>\$450,000</u>	Parks, Recreation & Libraries Restructure/Defunding
\$1,660,000	Total Service Level Reductions

Actions Taken to Address Budget Issues:

1. Live within our means. Match expenses to revenues
2. Establish policies to fund obligations first
3. Partnered with labor groups to reduce long-term pension costs and other post retirement benefits
4. Reduced full-time General Fund staffing
5. Moved labor costs to median in market
6. Performed performance audits of all departments to maximize efficiencies
7. Contracted out for services where cost savings would be realized
8. Engaged in State and Federal legislation to protect our interests

General Fund Budget Findings:

1. Balanced Budget for FY2018-19 (required \$1.7M in service level reductions)
2. Public Safety is Council Goal No. 1 (Police and Fire expenditures are 72.2% of General Fund revenues from sales and property taxes)
3. Expenses growing faster than revenues
4. Significantly underfunding rehabilitation funds and long term obligations
5. Shifting legislative and regulatory environmental adds unfunded mandates, cost to City
6. Fiscally unsustainable with current service levels (if we were fully funding our obligations, and funding the operational shortfall, it would create a \$14M dollar deficit)

EngageRoseville Feedback:

- Themes considered in building budget:
 - Seek to reduce rather than eliminate services
 - Prioritize efficient public safety as the cornerstone of City services
 - Maximize flexibility in staffing levels
 - Generally, avoid subsidizing services the private sector can provide
 - Maintain Roseville's competitive edge in the region with desirable neighborhoods and a business friendly environment
 - Seek opportunities for increased cost recovery for all City services, where applicable and appropriate
 - Utilize technology and automation where possible to increase efficiencies and reduce costs
 - Pursue fund stabilization/revenue enhancement strategies to preserve Roseville's quality of life
 - Recruit, train and deploy volunteers where appropriate

Chief Financial Officer Jay Panzica made the Financial Summary to the City Council. Topics included:

- Citywide Budget

- Staffing Levels
- General Fund Budget

Citywide Fund Revenue:

Budget FY2015-16 \$478.6M
 Budget FY2016-17 \$495.4M
 Budget FY2017-18 \$507.5M
 Proposed FY2018-19 \$526.3M

Operating and Capital Revenues by Fund Type/Citywide:

General Funds \$136.1M
 Special District Funds \$ 27.6M
 Capital Project Funds \$ 17.1M
 Trust Funds \$ 15.7M
 Other Funds \$ 7.0M
 Permanent Funds \$ 0.4M
 Special Revenue Funds \$ 26.9M
 Enterprise Funds \$295.5M

Citywide Fund Expenditures:

Budget FY2015-16 \$461.7M
 Budget FY2016-17 \$493.8M
 Budget FY2017-18 \$507.1M
 Proposed FY2018-19 \$514.1M

Citywide Expenditures by Resource Category:

Purchased Power and Water \$ 74.9M
 Annual & Capital Improvements \$ 86.0M
 Special Districts \$ 34.2M
 Debt Service Requirements \$ 23.5M
 Annexation Payments \$ 5.9M
 Capital Outlay \$ 1.5M
 Other \$ 1.4M
 Salaries, Wages & Benefits \$176.8M
 Materials, Supplies & Services \$109.9M

FY2018-19 Citywide Staffing

Regular Staffing Levels	Year End FY2015-16	Year End FY2016-17	Year End FY2017-18*	Proposed FY2018-19**
General Fund	694.0	699.9	609.6	612.2
Other (Non-General Fund)	442.4	448.8	541.1	536.5
Total	1,136.4	1,148.7	1,150.7	1,148.7

*Reflects transfer of utility billing to utility funds and IT and Facilities to new internal service funds

**Takes into consideration all new positions reclassification and transfers

- Net decrease of 2.0 positions citywide for FY201819
- Input from EngageRoseville was to consolidate functions to maximize

efficiencies

General Fund Staffing:

- Net Decrease of 1.5 positions to General Fund
 - 1.5 new positions
 - +1.0 Parks Maintenance Worker (CD funding offset)
 - +0.5 Police Dispatcher
 - 3.0 positions eliminated
 - -1.0 Central Services Department Director
 - -1.0 City Manager's Office Executive Assistant
 - -1.0 Maidu Museum Supervisor

Non-General Fund Staffing:

- Net decrease of 0.5 positions to other funds (Non-General Fund):
 - 4.0 new positions
 - +1.0 Electrical Engineering Technician (Electric)
 - +1.0 Government Relations Administrator (Electric)
 - +1.0 Business Systems Analyst (Electric/EU Split)
 - +1.0 Building Maintenance Supervisor (Facilities ISF)
 - 4.5 positions eliminated
 - -1.0 Senior Custodian (Facilities ISF)
 - -1.0 Building Maintenance Aide (Facilities ISF)
 - -1.5 Meter Readers (Electric/EU split)
 - -1.0 Meter Service Worker (Electric/EU split)

Staff reductions from 2008 to 2018 were illustrated and discussed and noted a 41% reduction in General Fund staffing in the ten year period.

A change to the General Fund accounting was addressed as follows:

- Indirect cost reimbursement change resulting in:
 - Operating revenue/transfers in are down \$7.9 million (5.7%)
 - Operating expenses are down \$7.9 million (5.7%)
 - No citywide impact, simply an accounting change

General Fund Revenue Highlights:

- Two largest sources of revenue as compared to FY2017-18 amended budgets:
 - Property tax: increase of \$1.66 million (3.86%)
 - Sales tax: increase of \$2.28 million (4.16%)

FY2018-19 General Fund Revenue:

General Fund Revenue Source % of Total

Sales Tax	41
Property Tax	32.2
Charges for current services	8.0
Franchise Fees	6.4
Other revenue	4.6
Other taxes	4.0
Transfers in	3.8

Total 100.0

FY2018-19 General Fund Revenue:

Franchise Fees	\$ 8.9M
Charges for current services	\$11.2M
Transfers in	\$ 5.3M
Other taxes	\$ 5.6M
Other	\$ 6.4M
Sales tax	\$56.9M
Property tax	\$44.7M

Trends in Sales tax and Property tax were explained.

Roseville Receives Small Portion of Sales tax:

- 7.25% sales tax rate in Roseville
 - The state minimum
- Roseville receives 1¢ of the 7.25¢ paid per dollar spent
 - Majority goes to State and County
- Approximate annual taxable sales in Roseville: \$5.4 billion
- Sales tax generated: \$392 million
- Roseville receives: \$54 million

\$135 - Typical Household Sales Tax to Roseville

- About \$78,446 annual household income
- About 23% of income, or \$18,043 spent on taxable items
- About 75% of the taxable spending, or \$13,532 is spent in the City
- Roseville receives \$135

Roseville Receives Small Portion of Property Tax:

- California approximate property tax rates: 1%
- Roseville receives 15% of the 1% paid
- Approximate value of all property in Roseville: \$27.7 billion
- Roseville receives: \$42 million

\$750 - Typical Household Tax to Roseville:

- The combined tax receipts received by the City of Roseville by a typical residence:

Sales Tax	\$135
Property Tax	\$615
Total Tax	\$750

\$1,117 - Shortage of Household Taxes to Cover Cost of Service

Assumptions:

- \$100 million sales tax and property tax received by Roseville
- 136,000 residents
- 2.54 residents per household
- Cost of city services funded by taxes: \$1,867
- Tax income received: \$750 or 40% of costs
- Shortage in funding costs of service: \$1,117

Roseville is a net importer of sales tax. This results in significant sales tax is generated from non-Roseville residents.

General Fund Expense Highlights:

- General Fund contingency continued: \$1.88 million set aside as funding resource for unforeseen needs
- Some vacant positions de-funded
- Salary vacancy factor continued: 4% of salary and benefits removed from budgets
- Budget balanced with service level impacts

FY2018-19 General Fund Expenditures:

General Fund Expenditures by Service Area % of Total

Police	29.5
Fire	23.2
Parks, Recreation, Libraries	16.6
Other	11.4
Development Services	6.9
General Government	6.1
Public Works	5.7
Economic Development and Housing	0.6
Total	100.0%

Identification of "Actual" City Council General Fund Discretionary Spending:

- Some revenue received by the General Fund is reimbursement for services provided and is not discretionary.
- Examples:
 - User Fees (\$13.6M)
 - Electric Franchise Fees fund Police Department, Fire, Parks, Recreation and Libraries (\$6.5M)
 - Licenses and Permits (\$2.8M)
 - Grants (\$0.39)
 - Total of \$32.0 not available for discretion
- Some expenses paid by the General Fund are prior or contractual agreements that are not discretionary.
- Examples:
 - Annexation payments (\$5.95M)
 - OPEB (\$5.7M)
 - Stormwater (\$0.67M)
 - Total of \$13.6M not available for discretion

Council Discretionary Spending (\$ millions)

Major Service Area Proposed FY2018-19

Total	City Wide Budget	\$514.1M
Less	Enterprise Funds	(305.1M)
Less	Special Revenue Funds	(16.2M)

Less	Capital Project Funds	(9.2M)
Less	Special District Agency Funds	(27.4M)
Less	Trust Funds	(9.6M)
Less	Other	(8.2M)
Equals	General Fund Operating Budget	\$138.4M

Council Discretionary Spending (\$ millions)

Resource Category	Proposed FY2018-19
Total	General Fund Operating Expense \$138.4M
Less	Revenue Offsets (33.0M)
Less	Non-discretionary expenses with off-sets (12.9M)
Equals	General Fund Discretionary Spending \$ 92.5M
Police and Fire	
Net Expenditures	\$ 59.8M
All other Discretionary	
Net Expenditures	\$ 32.7M

Finance Director Dennis Kaufman made 5-Year Forecast presentation to Council.
Topics included:

Impact on the Five Year Forecast:

- Shifts in consumer habits (-)
- Healthy Property tax (+)
- MOU Agreements (+/-)
- Unfunded Liabilities
 - PERS & OPEB contributions (-)
 - CIP Rehabilitation (-)
- State/Federal mandates (-)
- Increasing public expectations

Other Impacts Not Included in Forecast:

- Potential Repeal of Senate Bill 1 funding (-)
- Sales tax on services (+/-)
- Redevelopment replacement (+/-)
- New Federal and State regulations (-)
- New Revenue Sources requiring voter approval (+/-)

General Fund Operating Revenue and Expenditure Forecast was presented denoting base, less favorable and more favorable outcomes from FY2019 to FY2024. Structural deficits were defined as \$13M from FY2019 to FY2024 without a new revenue source. Examples were also provided denoting a recession forecast anywhere between FY2019 to FY2024 in the amount of a \$25M structural deficit.

General Fund support departments and their budget numbers were outlined.

Elaine Applebaum - Volunteer Docent at Maidu Museum - Spoke to concerns

regarding Maidu Museum funding and staffing and requested percentage of cut to museum relative to Parks, Recreation and Libraries budget.

Gary Adams - Spoke to sales tax increase revenue options.

Bruce Houdesheldt - Spoke to staffing levels and inquired on staffing levels over five year forecasting.

City Manager Dominick Casey responded to questions regarding Maidu Museum and possible increase to sales tax and staffing levels in upcoming years.

Emma Snuggs - Spoke to concerns regarding public notification of meeting and details regarding presentation.

Acting Development Services Director Mike Isom made Development Services Department Budget presentation to Council. Topics included:

- Six budgeted divisions (77 employees)
 - Administration
 - Building and Permit Center
 - Business Services
 - Code Enforcement
 - Engineering/Land Development
 - Planning

Development Services Budget:

- General Fund Discretionary = \$4.0M or 41.7% of department budget
- General Fund Non-Discretionary = \$5.6M or 58.3 % of department budget

Total Development Services Operating Expenditures:

Administration	5%
Building Inspection	35%
Business Services	15%
Code Enforcement	7%
Engineering and Land Development	23%
Planning	14%

Service Level Impacts to Development Services:

- Operating with reduced full-time staff
- Increased reliance on contract services (plan review)
- Reactive vs. proactive
- Delays in updating and maintaining reports and databases

Future Trends in Development Services:

- Projecting 900 single family permits
- Strong commercial development - projection greater than 1M square feet for FY19
- Increased demand for nuisance abatement
- Succession planning
- Fill vacant positions

- Process improvements and efficiencies
- New revenue
- Increase regional engagement

Gary Adams - Inquired on average building permit fees. Acting Development Services Director Mike Isom responded.

Public Works Director Rhon Herndon made Public Works Department Budget presentation to Council. Topics included:

- Services:
 - Public Works Administration
 - Capital Improvement Projects
 - Roadways
 - Bike trails
 - Transit
 - Bike and pedestrian bridges
 - City building
 - Traffic Operations
 - Floodplain Management
 - Roadway Maintenance
 - Drainage Systems Maintenance
 - Traffic Signs & Pavement Markings
 - Traffic Signal Maintenance
 - Street Sweeping
 - Fall Leaf Pickup
 - Roseville Transit
 - Transportation System Management Program
 - Safe Routes to School
 - Fleet and Building Maintenance
 - Regional Project Coordination

Public Works Operating Budget:

Facilities Maintenance	\$ 4.5M
Internal Service Funds	
GF-Discretionary	\$ 5.15M
Traffic, Floodplain, CIP Management	
Transportation Development	\$ 8.6M
Alternative Transportation	
EU-Street Sweeping	\$ 1.34M
Electric - Traffic Signals	\$ 2.2M
Gas Tax - Street Maintenance	\$ 1.2M
Franchise Fees - Street Maintenance	\$ 1.5M
Fleet Internal Service Funds	\$ 7.4M

Public Works Budget Reductions:

- Elimination of:
 - One department director position due to department consolidation
 - One Senior Custodian position

- One Building Maintenance Aide
- No other reductions due to Senate Bill 1 "Maintenance of Effort" requirement

Public Works Future Needs/Trends:

- Roadway maintenance will be challenging despite approval of Senate Bill 1
- Traffic congestion on highways (SR 65 and I-80) will continue to worsen without additional funding for capacity improvements

No public comment received.

Parks, Recreation & Libraries Director Dion Louthan made Parks, Recreation and Libraries Department Budget presentation to Council. Topics included the following:

Parks, Recreation and Libraries:

- Divisions
 - Parks
 - Recreation
 - Libraries
- Overview
 - 75 developed parks and facilities
 - 4,400 acres of open space
 - 2 championship golf courses
 - 18 Adventure Club programs
 - 3 Libraries
 - Maidu Museum & Historic Site

Parks, Recreation and Libraries Operating Budget:

Non-General Fund	\$8.9M	27.9%
General Fund Non - Discretionary	\$8.1M	25.5%
General Fund - Discretionary	\$14.6M	46.6%
Total	\$31.8M	

Parks, Recreation and Libraries Expenditures Budget:

Recreation	18%
Golf Courses	7%
Libraries & Museum	16%
Youth Development	21%
Administration	11%
Parks	27%

Parks, Recreation and Libraries Reductions & Service Level Impacts:

- Reduced playground maintenance
- Reduced park pruning schedule
- Reduced turf and bed maintenance
- Reduced library databases
- Removed portable restrooms
- Reduced Vernon Street Town Square lighting and décor

- Increased user fees
- Going forward:
 - Reduce Maidu Museum hours
 - Reduce staff and service levels

Parks, Recreation and Libraries Future Trends/Needs:

- Reactive vs. Proactive
- Defer maintenance and Capital Improvement Program and rehabilitation
- Minimum wage increases
- Management strategies for escalating contract costs
- Unfunded State and Federal mandates
- Growing Department Demands

Terra Casteneda - CSUS Assistant Professor and Department of Anthropology Museum Director - spoke to concerns regarding budget impacts to Maidu Museum.

Mona Zents Maggio - spoke to concerns regarding budget impacts to Maidu Museum requesting Council re-evaluate funding in order to provide low cost education and activities for residents, visitors and children.

Vanessa Esquivido Meza - UC Davis graduate student in Cultural Studies - spoke in support of Maidu Museum partnership and in support of funding for continued education in cultural studies, showcasing artwork and for the city to recognize the value of indigenous community and the programs and community gatherings currently offered.

Emma Snuggs - Departmental Scholar of American Indian Studies at UCLA - spoke to transparency and urged Council to not forget the importance of the value of the programs offered and understanding the importance of impacting the Museum and at looking at solutions for increased funding.

Elaine Applebaum - Volunteer Docent at the Maidu Museum - spoke to concerns regarding budget funding for Maidu Museum and inquired on the amount of fiscal impact in other parts of the Parks, Recreation and Libraries budget and spoke to programs offered.

Pauline Roccucci - spoke to Excel Roseville and use of the Maidu Museum.

Ricky Prows - spoke to opportunities to support Maidu Museum.

The workshop recessed at 7:00 p.m.

The workshop reconvened at 7:05 p.m.

Police Chief James Maccoun made Police Department Budget presentation to Council. Topics included the following:

Police Department Services/Divisions:

- Law Enforcement
- Public Safety Dispatch

- Police Administration
- Records/Property/Evidence
- Communications
- Community Services
- Social Services
- Patrol
- Investigations
- Animal Control
- Traffic
- Vehicles

Police Department Operating Budget:

Non - General Fund	\$ 0.1M	0.2%
General Fund - Non Discretionary	\$ 7.5M	18.3%
General Fund - Discretionary	\$33.4M	81.5%
Total	\$41.0M	

Police Department Expenditures Budget:

Patrol	43%
Investigations	8%
Animal Control	3%
Traffic	4%
Vehicles	5%
Administration	15%
Records - Property	5%
Communications	8%
Community Services	5%
Social Services Unit	4%

Police Department Materials, Supplies and Services Expenditures:

Fleet and Fuel	\$2,136,384	28%
General Liability/Workers Compensation	\$1,679,445	22%
SPCA Contract (Budgeted)	\$ 830,975	11%
Facility Services ISF	\$ 508,914	7%
Equipment Replacement	\$ 56,997	1%
Information Technology ISF	\$2,396,892	31%

- No budget reductions to meet target for FY19 due to projected revenue increases
- .5 increase in personnel to create one FTE dispatcher position
- Tentative cost sharing agreement has been reached with the Roseville Joint Union High School District
- 2016 Matrix Consulting Group Staffing Audit
 - Analyzed short / long term staffing needs
 - Identified immediate need for personnel
 - 10 year projected need for a staff increase of 20%, or 38 FTE's
- Reductions/Impacts

- Insufficient revenues prevent staffing increases/staff have absorbed increasing service demands
- Without increase resources, the result will be future service level reductions

Future trends for Police Department:

- Increasing costs due to the increasing reliance on technology and services for law enforcement purposes
- Calls for service and the needs of both the homeless and mentally ill will continue to require more staff time and resources
- Approximately 27% of Roseville residents are under the age of 18. Services to prevent youth offenses victimization, and the assistance to those with emotional disorders will likely increase
- Convicted offenders will continue to be sentenced to community placement with minimal supervision, instead of incarcerations or parole. This will make monitoring offenders and additional police priority.

No public comment received.

Fire Chief Rick Bartee made Fire Department Budget presentation to Council. Topics included:

Services and Divisions:

- Administration
- Operations
 - Fire and EMS
 - Hazmat and Technical Rescue
- Training
- Support Services
 - Logistics
- Fire and Life Safety
 - Fire Inspections and Plan Review
 - Public Education and Community Engagement
- Citywide Emergency Preparedness

Fire Department Operating Budget:

General Fund - Discretionary	\$26.4M	82.3%
Non-Discretionary	\$ 5.7M	17.7%
Total Operation Budget	\$32.1M	100%

Fire Department Expenditure Budget:

Fire Operations	78%
Fire and Life Safety	6%
Fire Support Services	11%
Fire Training & Emergency Preparedness	3%
Fire Administration	2%

Budget Reductions to Meet Target:

- Met adjusted target for Materials, Services and Supplies at \$2,223,247

- Remained flat
- Targeted Operational and Training needs
- Shifted funds from Support Services, Fire and Life Safety
- Renegotiated and Eliminated some vendor contracts
- Reduced travel
- Reduced funding of programs such as Public Education Outreach
- Increased fees in Fire and Life Safety Code Enforcement

Service Level Impacts:

- Proposal to pilot and emergency response operational change in daily staffing of the two Ladder Trucks from 4 personnel to 3
- Continue to be challenged to meet required proficiency training on-duty and maintain response reliability
- Reduction in Emergency Management Team training opportunities to one exercise a year rather than two per year
- Reduction in part-time temporary employee hours in Public Education

Future Trends and Needs for the Fire Department:

- Calls for service are increasing at a rate of about 5% a year. Fire stations need to be built in the west and northwest areas of the City. Response time to those areas of service tend higher than the rest of the City
- Exploring advantage of regionalization of Fire/Emergency Medical services or appropriate mutual Aid responses and consolidation of Fire Dispatch Centers in the South Placer region
- Enhance capabilities of the Regional Fire Training Center to generate additional revenue through use agreements, cost recovery, hosted training and tuition fees

Bruce Houdesheldt - spoke on clarification of pilot program and inquired on CPAC recommendation for fire study. Acting City Manager Dominick responded.

Dena Webster - spoke to Maidu Museum and was referred to Parks, Recreation and Libraries Director Dion Louthan as the Fire Department was the topic being discussed.

Electric Utilities Director Michelle Bertolino made Electric Department Budget presentation to Council. Topics included the following:

Electric Department Overview:

- Revenues are up \$1M
- Expenses are down \$1M
- Large capital improvements planned
- \$5M transfer to Rate Stabilization Fund
- No planned Rate Increase through 2019

Electric Department Revenues:

	Actual FY2017	Estimated FY2018	Proposed FY2019
Energy Sales	\$161M	\$162M	\$163M
Other	\$9M	\$7M	\$7M
Total	\$170M	169M	\$170M

Excludes greenhouse gas related revenues and hydroelectric surcharge

Electric Department Expenditures:

	Actual FY2017	Estimated FY2018	Proposed FY2019
Operating	\$124M	\$134M	\$129M
Capital/Debt	\$31M	\$35M	\$39M
Total	\$155M	\$169M	\$168M

Excludes greenhouse gas related expenditures

Key Trends for the Electric Department:

- Legislative and regulatory uncertainty
- Utility business model is changing, very quickly
 - Renewable energy
 - Batteries
 - Electric Vehicle
- New and evolving energy markets
- Aging infrastructure
- Recruitment and retention
- Next rate case

No public comment received.

Environmental Utilities Director Rich Plecker made Environmental Utilities Department Budget presentation to Council. Topics included the following:

Environmental Utilities:

- Water Utility
- Wastewater Utility
- Solid Waste Utility
- Associated Support Services
 - Recycled Water
 - Stormwater

Environmental Utilities Highlights:

- Budgets consistent with rate model assumptions
- Scheduled Water, Wastewater and Solid Waste rate increases in FY2019
- Reorganizing select areas:
 - Retirement/succession planning
 - Efficiency
 - Better alignment citywide

Environment Utilities Operating Revenue:

Utility	Approved Budget FY2017	Approved Budget FY2018	Proposed Budget FY2019
Water	\$27.7M	\$34.3M	\$30.9M
Wastewater	\$35.8M	\$36.1M	\$38.4M
Solid Waste	\$21.9M	\$22.4M	\$23.3M

Reflects a change in how transfers are now accounted for/reimbursed costs

Environmental Utilities Operating Expenditures:

Utility	Approved Budget FY2017	Approved Budget FY2018	Proposed Budget FY2019
Water	\$27.2M	\$26.6M	\$28.3M
Wastewater	\$36.4M	\$38.9M	\$39.6M
Solid Waste	\$23.7M	\$24.2M	\$25.9M

Utility Reserve Funds:

Utility	FY2019 Budget	Fiscal Policy Reserve Goals
Water	66%	75%
Wastewater	46%	75%
Solid Waste	15%	25%

Environmental Utilities FY2019 Efforts:

- Integrated Resources Plan
- Groundwater Investigation(s)
- Forecasting tools
- Ongoing technology projects (ERP, AMI)

Bruce Houdesheldt - spoke regarding specific transfers in account and spoke on conservation of water.

Mayor Susan Rohan announced Council would consider budget adoption at the June 20 2018 City Council meeting.

7. COUNCIL / STAFF / REPORTS/ COMMENTS

Stormwater Informational Summary - Councilmember Scott Alvord requested overview. Environmental Utilities Director Rich Plecker responded and provided overview.

Clarification of Previous Comment - Councilmember Scott Alvord offered correction stating the City Council would not be approving new revenue; rather the City Council would consider requesting the voters approve new revenue.

Complements to Budget Staff - Mayor Susan Rohan spoke to budget package and thanked Finance staff.

8. ADJOURNMENT

Motion by Bonnie Gore, seconded by Scott Alvord, to adjourn the workshop to June 5, 2018 at 6:56 p.m. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

Susan Rohan

Sonia Orozco, City Clerk



MINUTES
June 5, 2018

CITY COUNCIL BUDGET WORKSHOP
4:00 p.m.
Council Chambers
311 Vernon Street
Roseville, California

**THE JUNE 5, 2018 CONTINUANCE OF THE BUDGET WORKSHOP WAS
CANCELLED AS THE JUNE 4, 2018 WORKSHOP CONCLUDED WITH ALL
TOPICS PRESENTED. PROPOSED ADOPTION OF BUDGET WILL
OCCUR ON JUNE 20, 2018.**

1. CALL TO ORDER

2. ROLL CALL

Vice Mayor: Bonnie Gore
Councilmember: Scott Alvord
Councilmember: Tim Herman
Councilmember: John Allard
Mayor: Susan Rohan

3. PLEDGE OF ALLEGIANCE

4. MEETING PROCEDURES

5. PUBLIC COMMENTS

6. SPECIAL REQUESTS/REPORTS/PRESENTATION

6.1. BUDGET WORKSHOP

- A. Introduction - Dominick Casey, Acting City Manager**
- B. Fiscal Overview - Jay Panzica, Chief Financial Officer
Dennis Kaufman, Finance Director**

- C. Department Overviews
 - 1. Development Services
 - 2. Public Works
 - 3. Parks and Recreation
 - 4. Police
 - 5. Fire
 - 6. Electric
 - 7. Environmental Utilities

CONTACT: Jay Panzica 916-774-5362 jpanzica@roseville.ca.us

7. COUNCIL / STAFF / REPORTS/ COMMENTS

8. ADJOURNMENT



MINUTES

June 6, 2018

CITY COUNCIL CLOSED SESSION 6:00 p.m. **CITY COUNCIL MEETING** 7:00 p.m. City Council Chambers 311 Vernon Street Roseville, California

CLOSED SESSION

6:00 p.m.

Conference with Labor Negotiator

Pursuant to California Government Code Section 54957.6

Employee Organization: Roseville Firefighters, Local 1592

Agency designated representative: Tim Davis

Contact: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

Conference with Legal Counsel – Anticipated Litigation

Pursuant to Government Code Section 54956.9(d)(2):

Significant exposure to litigation – one case

Contact: Robert Schmitt 916-774-5325 rschmitt@roseville.ca.us

Closed Session Disclosure: City Attorney Robert Schmitt stated no reportable action was taken during Closed Session.

1. CALL TO ORDER

Mayor Susan Rohan called the June 6, 2018 City Council meeting to order at 7:00 p.m.

2. ROLL CALL

Vice Mayor: Bonnie Gore

Councilmember: Scott Alvord

Councilmember: Tim Herman
Councilmember: John Allard
Mayor: Susan Rohan

Present: Gore, Alvord, Herman, Allard and Rohan

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Tim Herman.

4. MEETING PROCEDURES

City Clerk Sonia Orozco announced the procedures for addressing Council.

5. PRESENTATIONS

5.1. Kathryn McClary Award

Presentation of the Kathryn McClary Operator of the Year Award to Francis Hernandez, MV Transportation bus operator.

CONTACT: Eileen Bruggeman 916-774-5449 ebruggeman@roseville.ca.us

Mayor Susan Rohan introduced item and MV Transit Area Vice President Laura Hanson and General Manager Rich Frost made the presentation to Francis Hernandez.

6. PUBLIC COMMENTS

Richard Ryan - Spoke to concerns regarding access to campaign finance filings, and historic Roseville parking lot.

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Motion by Tim Herman, seconded by Susan Rohan, to remove item 7.34 from the Consent Calendar to be discussed separately and that the remaining items be approved as recommended. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

Minutes

7.1. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco recommending City Council approve the minutes of the April 10, 2018 City Council Budget Workshop, the April 11, 2018 City Council/Housing Successor meeting, and the May 2, 2018 City Council

Closed Session/City Council/Housing Authority meeting.

CC #: 9264

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

Bids / Purchases / Services

7.2. Copy and Printing Services - Service Agreement Amendment

Memo from Assistant Information Technology Director Michael Sinor and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 18-221 APPROVING AMENDMENT NO. 2 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND RAY MORGAN COMPANY, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1003168). The contract amendment will extend the current agreement on a month to month basis with an expiration date not to exceed December 31, 2018. The total amount of the amended contract over 31 months is \$675,000.00. Funding is provided by the operating budgets for all City departments.

CC #: 9291

File #: 0203-04

CONTACT: Michael Sinor 916-774-5183 msinor@roseville.ca.us

7.3. Utility Billing Integrated Voice Response System - Service Agreement Renewal

Memo from Information Technology Program Manager Duke Arakaki and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 18-195 APPROVING A SOLE SOURCE SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND SELECTRON TECHNOLOGIES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1804024). The sole source agreement with Selectron Technologies is for continued support of Utility Billing's integrated voice response system in the amount of \$26,725.00 for FY2017-18. Sufficient funds are included in the Information Technology department's FY2017-18 Internal Service Fund budget.

CC #: 9310

File #: 0203-06

CONTACT: Duke Arakaki 916-774-5212 darakaki@roseville.ca.us

7.4. Citywide Special Events Services - Service Agreement

Memo from Recreation Supervisor Kristi LaRoche and Park, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-198 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND EXTREME PRODUCTIONS PRO DJ ENTERTAINMENT, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1809066). The service agreement is for city-wide special event services in the amount of \$30,000.00,

which is included in the Parks, Recreation & Libraries FY2018-19 proposed budget.

CC #: 9282

File #: 0203-04

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

7.5. Sports Officiating Services - Service Agreement Renewal

Memo from Recreation Coordinator Christopher Pelzman and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-200 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND SUNRISE OFFICIALS ASSOCIATION, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904079). Sunrise Officials Association will provide sports officiating services for the adult softball program for the Parks, Recreation & Libraries Department in the amount of \$55,000.00 for FY2018-19. The funds for this service agreement have been allocated through the Parks, Recreation & Libraries Operating Budget and are paid from fees collected from participating teams and players.

CC #: 9286

File #: 0704

CONTACT: Chris Pelzman 916-774-5977 cpelzman@roseville.ca.us

7.6. Sports Officiating Services - Service Agreement Renewal

Memo from Recreation Coordinator Christopher Pelzman and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-201 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND HAWKINS OFFICIATING SERVICE, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904084); and adopt RESOLUTION NO. 18-202 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND HAWKINS OFFICIATING SERVICE, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904085). Hawkins Officiating Service will continue to provide sports officiating services for the adult basketball, volleyball, and flag football programs for the Parks, Recreation & Libraries Department in the amount of \$40,000.00 (basketball) and \$45,000.00 (volleyball & flag football) for FY2018-19. Funds have been included in the proposed Parks, Recreation & Libraries FY2018-19 Operating Budget and are fully offset from fees collected from participating teams and players.

CC #: 9287

File #: 0704

CONTACT: Chris Pelzman 916-774-5977 cpelzman@roseville.ca.us

7.7. Ferretti Park Play Structure Replacement - Service Agreement

Memo from Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-191 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND LANDSCAPE STRUCTURES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1804328). Staff recommends approval of a service agreement with Landscape Structures, Inc. for \$77,379.55 to remove and replace the play structure at Ferretti Park. The project was approved in FY2017-18 using funds from the Parks, Recreation & Libraries Capital Fund. Ongoing maintenance costs are anticipated to stay the same and are included in the proposed FY2018-19 Parks, Recreation & Libraries budget.

CC #: 9270

File #: 0203-10 & 0704-01

CONTACT: Tara L. Gee 916-774-5253 tgee@roseville.ca.us

7.8. On-Call Inspection Services - Service Agreement Renewal

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-227 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND 4LEAF, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1909079). 4Leaf, Inc. provides on-call inspection services for the Parks, Recreation & Libraries Department. This is the first renewal of two optional one-year renewals. The cost of the one-year agreement will not exceed \$100,000.00. The on-call services does not guarantee an annual amount of work and is in place on an "as needed" basis. Work performed under this service agreement will utilize developer fees and/or capital improvement project accounts. There will be no impact to the General Fund.

CC #: 9299

File #: 0704

CONTACT: Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

7.9. Sierra Crossing (W-50A) Park Project - Contract Award and Budget Adjustment

Memo from Park Development Analyst Joel De Jong and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-223 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SIERRA VALLEY CONSTRUCTION, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5981 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The scope of work for Sierra Crossing (W-50A) Park project includes installation of multi-use turf, children's play area and swings, extension of the adjacent school parking lot, a picnic area, landscaping and irrigation. Additive alternatives included as part of the award are the installation of a shade structure, adult fitness equipment, and a water misting play feature.

Construction cost for the project is \$1,309,868.00. Funding for the project was approved in the FY2017-18 budget allocated from the West Roseville Specific Plan Neighborhood Park Development Fund. There will be no impact to the General Fund for the construction of this park.

CC #: 9293

File #: 0704-01 & 0201-01

CONTACT: Joel De Jong 916-774-5924 jdejong@roseville.ca.us

7.10. Junction and Park Regency Traffic Signal Project - Approval of Plans and Specifications and Authorization to Call for Bids

Memo from Assistant Engineer Jerome Pastor and Public Works Director Rhon Herndon recommending Council approve the plans and specifications for the Junction Boulevard and Park Regency Drive Traffic Signal Project and authorize staff to call for bids. The project will provide right-of-way controls for the orderly movement of traffic and improve pedestrian and bicycle access. The engineer's estimate is \$499,100.00 and will be funded with Transportation Development Act Funds. No General Funds are allocated for this project.

CC #: 9285

File #: 0900-04-03

CONTACT: Jerome Pastor 916-746-1300 jpastor@roseville.ca.us

7.11. Vehicle Purchase

Memo from Fleet Manager Brian Craighead and Public Works Director Rhon Herndon recommending Council approve a purchase order to Dobbs Heavy Duty Holdings, LLC dba Western Truck Parts & Equipment for one compressed natural gas (CNG) roll-off refuse truck utilizing RFQ 01-3173. The total cost of one CNG roll-off refuse truck is \$251,522.70. Funding for this vehicle is included in the FY2017-18 Auto Replacement Budget.

CC #: 9294

File #: 0203-01

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

7.12. Access / Security Controls - Service Agreement Renewal

Memo from Facility Manager Dan Allen and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-219 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND JOHNSON CONTROLS, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904004). Johnson Controls will provide maintenance, repair, installation of hardware, and software programming of Access and Security Control Systems on an as needed basis throughout the City. The total value of the one year renewal is \$350,000.00, not to exceed annual budgeted amounts. Staff requests authorization to utilize the optional one-year renewal year. Funding for this agreement is included in the Facility Services Division, and Facility Rehabilitation FY2017-18 and proposed FY2018-19 budgets.

CC #: 9289

File #: 0203-04

CONTACT: Dan Allen 916-774-5741 dallen@roseville.ca.us

7.13. Building Controls - Service Agreement Renewal

Memo from Facility Manager Dan Allen and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-220 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND L&H AIRCO, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908001). L&H Airco will provide maintenance, repair, installation of hardware, and for software programming of Alerton Building Control Systems on an as needed basis throughout the City. The total value of the one year renewal is \$350,000.00, not to exceed annual budgeted amounts. Staff requests authorization to utilize the optional one-year renewal of the bid contract without further Council approval. Funding for this agreement is included in the Facility Services Division, and Facility Rehabilitation FY2017-18 and proposed FY2018-19 budgets.

CC #: 9290

File #: 0203-04

CONTACT: Dan Allen 916-774-5741 dallen@roseville.ca.us

7.14. Citywide Painting Services (RFQ 01-3168) - Service Agreement

Memo from Buyer Tiffany Valdez and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-199 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND AFFORDABLE PAINTING SERVICES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1808259). The service agreement is for materials and labor to paint specific areas at the Roseville Police Department, Civic Center, Maidu Community Center, and the Placer Society for the Prevention of Cruelty to Animals. The total amount of the award is \$186,000.00. Funding is included in the Facility Rehabilitation Fund FY2017-18 budget.

CC #: 9284

File #: 0203-04

CONTACT: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

7.15. Citywide Roof Restoration (RFQ 01-3167) - Service Agreement

Memo from Buyer Tiffany Valdez and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-197 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MADSEN ROOFING & WATERPROOFING, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1808250). The service agreement is for the materials and labor to repair or replace the roofs at Roseville Police Department, Roseville Courthouse, and Johnson Pool. The total amount of the award is \$417,807.00.

Funding is included in the Facility Rehabilitation Fund FY2017-18 budget.

CC #: 9281

File #: 0203-04

CONTACT: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

7.16. Roof Recoating and Repairs - Service Agreement

Memo from Project Coordinator Charlie Fralick and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-186 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND WEATHERPROOFING TECHNOLOGIES, INC. DBA TREMCO ROOFING & BUILDING MAINTENANCE, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (\$1808240). The service agreement is for roof repair and re-coat for the Society for the Prevention of Cruelty to Animals and Carnegie Museum. The total cost of the contract is \$86,880.00. Funding for this agreement is included in the Facility Rehabilitation Fund FY2017-18 budget.

CC #: 9265

File #: 0900-01

CONTACT: Charlie Fralick 916-774-5706 cfralick@roseville.ca.us

Resolutions

7.17. Legal Services Agreement

Memo from Paralegal Gretchen Hakala and City Attorney Robert Schmitt recommending Council adopt RESOLUTION NO. 18-231 APPROVING AN AGREEMENT FOR LEGAL SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND SPINELLI, DONALD & NOTT AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The City of Roseville requires outside legal services from time to time to advise, assist, and represent the City as co-counsel with the City Attorney with respect to litigation, and to assist the City with respect to transaction matters. Spinelli, Donald & Nott will assist the Human Resources Department with impartial workplace investigations on an as-needed basis. Legal services provided by this contract will be dependent upon needs as they occur during the year and thus cannot be forecast. All expenses will be paid from the Human Resources Department operations budget as needed.

CC #: 9263

File #: 0500-01

CONTACT: Gretchen Hakala 916-774-5325 ghakala@roseville.ca.us

7.18. Westbrook Phase 1, Village 7A - Certificate of Completion

Memo from Construction Inspector Keith Litts and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-189 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK - PHASE 1, VILLAGE 7A PROJECT,

APPROVING THE "CERTIFICATE 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 roadway infrastructure 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 #: 9268

File #: 0400-04-12-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

7.19. Westbrook Phase 1, Village 7B - Certificate of Completion

Memo from Construction Inspector Keith Litts and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-190 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK - PHASE 1, VILLAGE 7B PROJECT, APPROVING THE "CERTIFICATE 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 roadway infrastructure 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 #: 9269

File #: 0400-04-12-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

7.20. Westbrook Phase 2, Village 1A - Certificate of Completion

Memo from Construction Inspector Keith Litts and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-187 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK - PHASE 2, VILLAGE 1A PROJECT, APPROVING THE "CERTIFICATE 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 roadway infrastructure 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 #: 9266

File #: 0400-04-12-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

7.21. Westbrook Phase 2, Village 1B - Certificate of Completion

Memo from Construction Inspector Keith Litts and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 18-188 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK - PHASE 2, VILLAGE 1B PROJECT, APPROVING THE "CERTIFICATE 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 roadway infrastructure 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 #: 9267

File #: 0400-04-12-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

7.22. Westpark Phase 4, Village 18A - Certificate of Completion

Memo from Constructor Inspector Keith Litts and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-237 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTPARK - PHASE 4 - VILLAGE 18A PROJECT, APPROVING THE "CERTIFICATE 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 roadway infrastructure 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 #: 9308

File #: 0400-04-09-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

7.23. West Side Tank and Pump Station Phase 1 Project - Notice of Completion

Memo from Assistant Engineer Jonathan Cummings and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-225 ACCEPTING THE PUBLIC WORK KNOWN AS THE WEST SIDE TANK AND PUMP STATION PHASE 1 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE ENVIRONMENTAL UTILITIES DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. The total cost for the construction contract was \$207,308.11. It was funded under the Water Construction Fund.

CC #: 9296

File #: 0900-02

CONTACT: Jonathan Cummings 916-774-5566 jcummings@roseville.ca.us

7.24. Street Closure Request - Rods-n-Ribs - August 4, 2018

Memo from Recreation Superintendent Jeff Nereson and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-196 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND WATER FOR A WARRIOR AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests approval for the closure of Vernon Street from East Washington Street to Taylor Street and South Grant Street between Oak Street and Atlantic Street on Saturday, August 4, 2018 for the Water for a Warrior Rods-N-Ribs Cook-Off event. The closure times are scheduled from 5 a.m. – 5 p.m. All costs for City services associated with this event will be reimbursed by the Water for a Warrior non-profit group.

CC #: 9279

File #: 0109-02

CONTACT: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

7.25. On-Call Landscape Architectural Services - Professional Design Services Agreements Amendments

Memo from Park Planning & Development Superintendent Tara L. Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-228 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND QUADRIGA LANDSCAPE ARCHITECTURE & PLANNING, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-229 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND VERDE DESIGN, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-230 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SCHMIDT DESIGN GROUP, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The agreements include a one year base term with the option of two additional one year extensions for each firm. Funding for professional services is provided through Capital Improvement Projects as approved during the fiscal year budgets, an approved professional services budget, or developer reimbursements. Project specific quotes are obtained prior to the start of any work. There will be no net impact to the General Fund. The original three year contract total was a not-to-exceed amount of \$150,000.00 per firm. During the first base year of work, all three firms were assigned several projects totaling close to the original contract amount.

CC #: 9300

File #: 0704

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

7.26.Downtown Bridges and Trail Project - Second Amendment of Professional Design Services Agreement

Memo from Alternative Transportation Manager Michael Dour and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-234 APPROVING A SECOND AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MARK THOMAS & COMPANY, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The professional design services agreement with Mark Thomas and Company (MTCO) is for construction support and lighting assessment for the Downtown Bridges and Trail Project. As a result of scope changes to the project, staff expects there will be additional costs associated with construction engineering support services. MTCO has prepared a scope of work for the anticipated additional construction support services with a not to exceed amount of \$118,255.00. Funding is provided through various grants, Public Facilities Fund, and Local Transportation Fund. There is no impact to the General Fund.

CC #: 9306

File #: 0721-05

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

7.27.Environmental Compliance Support Services - On-Call Professional Services Agreements

Memo from Associate Engineer Hossein Naghibzadeh and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-232 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ECORP CONSULTING, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-233 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ICF JONES & STOKES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. These professional service agreements are for on-call environmental design and construction support services. For City owned projects to be successful, cost efficient, and to comply with State and Federal environmental regulations, City staff requires the assistance of professionals in the environmental field. The not to exceed cost for the requested services provided by the combination of the two agreements over the next three years is \$900,000.00. There is no guaranteed minimum amount of work provided in the contracts, and payment will only be made for work completed. The agreements will be funded by various Council approved Capital Improvement Projects budgets at no cost to General Fund.

CC #: 9305

File #: 0800-04

CONTACT: Hossein N. 916-746-1300 hnaghibzadeh@roseville.ca.us

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

7.28.316 Vernon Retail Lease Broker Commission - Budget Adjustment

Memo from Acting Development Services Director Mike Isom recommending Council adopt ORDINANCE NO. 5979 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item concerns a budget adjustment from the strategic improvement fund in the amount of \$16,000.00 for payment to the commercial broker commission associated with the 316 Vernon retail lease agreement executed on May 23, 2018. There is no impact to the General Fund.

CC #: 9279

File #: 0201-01 & 1006-01

CONTACT: Mike Isom 916-774-5527 misom@roseville.ca.us

7.29. Environmental and Planning Services - On-Call Professional Services Agreement, Citywide Qualified Climate Action Plan General Plan Update and Associated Environmental Impact Report - Professional Services Agreement Amendment, and Budget Adjustments

Memo from Senior Planner Tricia Stewart and Acting Development Services Director Mike Isom recommending Council adopt ORDINANCE NO. 5982 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 5983 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt RESOLUTION NO. 18-235 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ANALYTICAL ENVIRONMENTAL SERVICES, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-236 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND AECOM TECHNICAL SERVICES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of budget adjustments totaling \$118,000.00, approval of an On-Call Professional Services Agreement with Analytical Environmental Services, and approval of a Professional Services Agreement Amendment with AECOM. These contracts will allow the long range planning projects to continue moving forward without delay. Funds utilized will be a combination of revenue from the General Plan Maintenance Fee, General Fund Contingency, and developer reimbursement.

CC #: 9307

File #: 0800-06 & 0201-01

CONTACT: Tricia Stewart 916-774-5258 tstewart@roseville.ca.us

7.30.Parks Maintenance - Budget Adjustment

Memo from Parks Superintendent Eric Dexter and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt ORDINANCE NO. 5978 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approval of a budget adjustment in the amount of \$14,700.00 for increased expenses in the Park Maintenance Budget within the Parks, Recreation & Libraries Department. This request is fully funded with offsetting revenue, so there is no impact to the General Fund FY2017-18 budget.

CC #: 9278

File #: 0201-01 & 0704

CONTACT: Eric Dexter 916-746-1769 edexter@roseville.ca.us

7.31.Fuel Costs - Budget Adjustment

Memo from Fleet Manager Brian Craighead and Public Works Director Rhon Herndon recommending Council adopt ORDINANCE NO. 5980 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests approval of a budget adjustment of \$142,894.00 to the FY2017-18 Fleet Services fuel budget to cover increased fuel costs for City vehicles and equipment. The action requested will have an approximate impact of \$38,581.00 to the General Fund. The remainder will come from various enterprise funds throughout the City.

CC #: 9283

File #: 0201-01 & 0203-02

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

Ordinances (for second reading and adoption)

7.32.Second Reading - Accessory Dwelling Units Ordinance Amendments and Accessory Dwelling Units Fee Policy

ORDINANCE NO. 5974 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 14.08.026 AND 14.08.105 OF CHAPTER 14.08, AMENDING SECTION 14.12.020 OF CHAPTER 14.12, AMENDING SECTION 14.16.010 OF CHAPTER 14.16 OF TITLE 14, AMENDING SECTIONS 19.08.030 AND 19.08.080 OF CHAPTER 19.08, AMENDING SECTIONS 19.10.020 AND 19.10.030 OF CHAPTER 19.10, AMENDING SECTION 19.12.020 OF CHAPTER 19.12, AMENDING SECTIONS 19.26.030 AND 19.26.040 OF CHAPTER 19.26, AMENDING SECTION 19.46.010 OF CHAPTER 19.46, REPEALING AND REPLACING CHAPTER 19.60, AMENDING SECTION 19.72.020 OF CHAPTER 19.72, AND AMENDING SECTION 19.95.030 OF CHAPTER 19.95 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS for second reading and adoption; and re-adopt RESOLUTION NO. 18-

185 APPROVING AN ACCESSORY DWELLING UNITS FEE POLICY due to noticing error.

CC #: 9260

File #: 0800-06

CONTACT: Tricia Stewart 916-774-5258 tstewart@roseville.ca.us

7.33. Second Reading - Downtown Code Amendment - Regulations Related to Allowed Uses in the Dry Creek Mixed Use (D-7) District

ORDINANCE NO. 5973 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 2.3.2 OF CHAPTER 2 OF THE ROSEVILLE DOWNTOWN CODE REGARDING ALLOWED LAND USES WITHIN THE DRY CREEK MIXED-USE (DT-7) DISTRICT for second reading adoption.

CC #: 9259

File #: 0800-06

CONTACT: Greg Bitter 916-774-5294 gbitter@roseville.ca.us

7.34. Second Reading - Wireless Telecommunications in the Public Right-Of-Way - Ordinance Amendment

ORDINANCE NO. 5975 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 13.30 TO TITLE 13 OF THE ROSEVILLE MUNICIPAL CODE REGARDING WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHT-OF-WAY AND AMENDING SECTION 19.34.010 OF CHAPTER 19.34 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ANTENNAS AND COMMUNICATIONS FACILITIES for second reading adoption.

CC #: 9261

File #: 0800-06

CONTACT: Derek Ogden 916-746-1348 dogden@roseville.ca.us

Item was pulled by AT&T representative Alice Perez, who spoke to the city's proposed ordinance, requesting a separate process for small cells, a separate process for eligible facility requests that must be approved within 60 days, noticing issues regarding item being on previous agenda and right-of-way issues.

Planning Manager Greg Bitter and Assistant City Attorney Michelle Sheidenberger made presentation to Council and responded to concerns raised by Perez.

Motion by Tim Herman, seconded by John Allard, to adopt ORDINANCE NO. 5975 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 13.30 TO TITLE 13 OF THE ROSEVILLE MUNICIPAL CODE REGARDING WIRELESS TELECOMMUNICATION FACILITIES IN THE PUBLIC RIGHT-OF-WAY AND AMENDING SECTION 19.34.010 OF CHAPTER 19.34 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ANTENNAS AND COMMUNICATION FACILITIES. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

Reports / Requests

7.35.Appointment of Councilmember to Local Agency Formation Commission

Memo from City Clerk Sonia Orozco recommending Council appoint Councilmember Scott Alvord to serve as an alternate member on the Placer County Local Agency Formation Commission, effective May 2018 through May 2020.

CC #: 9304

File #: 0102-12

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

7.36.North Central Roseville Specific Plan Parcel 44 (Broadstone) Parcel Map

Memo from Assistant Engineer Kerry Andrews and Development Services Director Kevin Payne recommending Council approve the North Central Roseville Specific Plan Parcel 44 (Broadstone) parcel map. Engineering staff has completed its review of the parcel map and found it to be in compliance with the approved tentative map. This map will be creating two parcels. The actions requested have no fiscal impact to the City's General Fund.

CC #: 9303

File #: 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

7.37.Out of State Travel Request - Police Department

Memo from Department Public Information Officer Rob Baquera and Police Chief James Maccoun requesting Council approval for two police sergeants to travel to Chicago, Illinois and Birmingham, Alabama for Procedural Justice and Implicit Bias training. The Chicago training is scheduled for June 2-6 and the Birmingham training is scheduled for June 18-21. Funding for the travel costs are being provided by a state grant designated for mental health, trust-building, and de-escalation training, and is included in the community services/social services unit budget. The cost of travel, lodging, and per diem for the two sergeants will amount to approximately \$5,444.00. Funding for these site visits is coming from the community services/social service unit FY2017-18 travel and training budget, and provided by a state grant.

CC #: 9309

File #: 0600-02

CONTACT: Marc Glynn 916-774-5095 mglynn@roseville.ca.us

Ceremonial Documents

7.38.Resolution of Commendation and Appreciation to Scott Byrnes

Scott Byrnes be commended for his 21 years of outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 9302

File #: 0102-10

CONTACT: Lupe Nelson 916-774-5281 LNelson@roseville.ca.us

7.39. Resolution of Commendation and Appreciation to Felix Sanchez

Felix Sanchez be commended for his 14 years of outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy and enjoyable retirement.

CC #: 9301

File #: 0102-10

CONTACT: Shelly Tilley 916-774-5785 stilley@roseville.ca.us

END OF CONSENT CALENDAR

8. ORDINANCES

8.1. General Municipal Election - November 6, 2018

Memo from City Clerk Sonia Orozco and City Attorney Robert Schmitt recommending Council adopt RESOLUTION NO. 18-192 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DECLARING A GENERAL MUNICIPAL ELECTION BE HELD ON TUESDAY, NOVEMBER 6, 2018 AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS CONSOLIDATE THE ELECTION WITH ANY OTHER ELECTION CONDUCTED ON SAID DATE, AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS DIRECT THE PLACER COUNTY CLERK TO PROVIDE ELECTION SERVICES TO FILL TWO CITY COUNCIL VACANCIES AND TO SUBMIT A TRANSACTIONS AND USE TAX MEASURE TO THE VOTERS; and adopt RESOLUTION NO. 18-193 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE SUBMITTING BALLOT TEXT FOR THE CITY OF ROSEVILLE 1/2 CENT TRANSACTIONS AND USE TAX MEASURE TO THE VOTERS AT THE NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION; and adopt RESOLUTION NO. 18-194 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS AND DIRECTING THE CITY CLERK TO ESTABLISH REQUIREMENTS FOR FILING PRIMARY ARGUMENTS AND REBUTTALS ARGUMENTS REGARDING THE CITY OF ROSEVILLE 1/2 CENT TRANSACTIONS AND USE TAX MEASURE; and adopt "PROTECTING ROSEVILLE'S PUBLIC SAFETY, ROADS, AND ESSENTIAL SERVICES MEASURE" ORDINANCE NO. 5977 AN ORDINANCE OF THE PEOPLE OF THE CITY OF ROSEVILLE IMPOSING A TRANSACTIONS AND USE TAX BY ADDING CHAPTER 4.22, "PROTECTING ROSEVILLE'S PUBLIC SAFETY, ROADS, AND ESSENTIAL SERVICES MEASURE" TO TITLE 4 OF THE ROSEVILLE

MUNICIPAL CODE TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION. At the November 6, 2018 General Municipal Election, voters will be voting on filling two City Council vacancies, and the approval or disapproval of a 1/2¢ Transactions and Use Tax. California Revenue & Taxation Code §7285.9 authorizes the City Council to levy a Transactions and Use Tax, if the ordinance proposing the tax is approved by a two-thirds vote of all members of the Roseville City Council, and the tax is approved by a simple majority (50%+1) vote of the qualified voters of the city voting in an election on the issue on November 6, 2018. Anticipated costs for the election are \$189,500.00 and funds are included in the 2018/2019 City Clerk Department Election budget.

CC #: 9271

File #: 0502-01

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us
Robert Schmitt 916-774-5325 rschmitt@roseville.ca.us

City Manager Rob Jensen made an introductory presentation to Council.

Chief Financial Officer Jay Panzica made the financial assessment presentation to Council

City Manger Rob Jensen further spoke to budget cuts over last ten year period.

Charles Hester, Godbe Research, continued presentation to Council and reported on scientific research and polling conducted for possible placement of a sales tax measure on the November 2018 ballot.

Gary Adams - spoke on collection of tax inquiring where and how the City would insure full allotment.

Matt Cologna - spoke in support of EngageRoseville process and in support of tax if park development and future maintenance can be attained.

Krista Bernasconi, CPAC Chair and Roseville Planning Commissioner - spoke on behalf of a majority of CPAC committee members recommending a new revenue source and in support of placement of the 1¢ cent transactions and use tax on the November 2018 ballot in order to avoid further service level reductions.

Bruce Houdesheldt, CPAC Alternate member and Roseville Planning Commissioner - spoke in support of the EngageRoseville effort and CPAC recommendations to seek future revenue source due to the significance of service level reductions that would occur if revenues continue to flatten.

Marcus LoDuca, CPAC Vice Chair - spoke in support of moving forward with measure allowing voters the opportunity to approve a sales tax override to protect Roseville's essential services.

Wendy Gerig, representing the Roseville Area Chamber of Commerce - spoke in support of ballot placement for essential services as the City has demonstrated the

extent of cuts already made. Gerig reported support of the Chamber Board was reached even though the Chambers goal is to provide a business climate free of undue taxation in the best interest of business while encouraging economic vitality and growth in the community.

Andy (last name not stated) - spoke in support of additional parking so citizens can spend money instead of raising taxes.

Motion by Tim Herman, seconded by John Allard, to adopt RESOLUTION NO. 18-192 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DECLARING A GENERAL MUNICIPAL ELECTION BE HELD ON TUESDAY, NOVEMBER 6, 2018 AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS CONSOLIDATE THE ELECTION WITH ANY OTHER ELECTION CONDUCTED ON SAID DATE, AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS DIRECT THE PLACER COUNTY CLERK TO PROVIDE ELECTION SERVICES TO FILL TWO CITY COUNCIL VACANCIES AND TO SUBMIT A TRANSACTIONS AND USE TAX MEASURE TO THE VOTERS; and adopt RESOLUTION NO. 18-193 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE SUBMITTING BALLOT TEXT FOR THE CITY OF ROSEVILLE 1/2 CENT TRANSACTIONS AND USE TAX MEASURE TO THE VOTERS AT THE NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION; and adopt RESOLUTION NO. 18-194 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS AND DIRECTING THE CITY CLERK TO ESTABLISH REQUIREMENTS FOR FILING PRIMARY ARGUMENTS AND REBUTTALS ARGUMENTS REGARDING THE CITY OF ROSEVILLE 1/2 CENT TRANSACTIONS AND USE TAX MEASURE; and adopt ORDINANCE NO. 5977 placing the question before the voters of Roseville at the November 6, 2018 election. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

8.2. Transportation Capital Improvement Program / Traffic Mitigation Fee Update

Memo from Engineering Manager Chris Kraft and Acting Development Services Director Mike Isom recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.44.020 AND 4.44.050 OF CHAPTER 4.44 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TRAFFIC MITIGATION FEES; and adopt RESOLUTION NO. 18-224 APPROVING THE TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PROGRAM AND TRAFFIC MITIGATION FEE UPDATE TO BE EFFECTIVE SEPTEMBER 1, 2018. The proposed update to the City's Transportation System Capital Improvement Program and associated Traffic Mitigation Fees includes updated development levels throughout the city, updated projects and project costs, and a consolidation of certain fee districts no longer subject to Development Agreements into the infill fee district. Overall, the average proposed City Traffic Mitigation Fee as compared to the existing average fee increases by 29%, which is 5% lower than the historic city average, with several fee districts experiencing fee decreases.

There will be no fiscal impact to the City's general fund by the proposed action. Adoption of this update will provide the City with the fiscal means to fund needed roadway improvements.

CC #: 9295

File #: 0800-06 & 0215-06

CONTACT: Chris Kraft 916-774-5373 ckraft@rosville.ca.us

Mark Johnson 916-774-5481 mjohnson@roseville.ca.us

Engineering Manager Chris Kraft made the presentation to Council.

Marcus LoDuca - spoke on working with property owners in West Roseville, Creekview, Sierra Vista and Amoruso Ranch, stating the CIP proposal fairly represents all users in the area and treats all similar properties alike.

Jeff Short, Legislative Advocate for the North State BIA - spoke in support and thanked staff.

Motion by Tim Herman, seconded by Susan Rohan, to introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.44.020 AND 4.44.050 OF CHAPTER 4.44 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TRAFFIC MITIGATION FEES; and adopt RESOLUTION NO. 18-224 APPROVING THE TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PROGRAM AND TRAFFIC MITIGATION FEE UPDATE TO BE EFFECTIVE SEPTEMBER 1, 2018 and going forward analyze the Andora Underpass viability. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

8.3. Sierra Vista Specific Plan Mitigation Fee Program Update

Memo from Engineering Manager Chris Kraft and Acting Development Services Director Mike Isom recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.47.040, 4.47.070, 4.47.080, 4.47.090, 4.47.100, 4.47.110, 4.47.120, 4.47.130, 4.47.140 AND 4.47.150 OF CHAPTER 4.47 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SIERRA VISTA SPECIFIC PLAN MITIGATION FEE; and adopt RESOLUTION NO. 18-222 APPROVING A FORM OF INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT AGREEMENT, AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE AND AUTHORIZING THE CITY ATTORNEY TO MODIFY THE FORM AS NECESSARY. This item updates the original nexus study that developed the initial fee schedule, adjusts the fee, and amends the municipal code to set forth the fee program. The updated Sierra Vista Specific Plan Mitigation Fees will become effective on September 1, 2018. This is a private developer fee program, all associated costs for the administration of this program are fully paid for by the fee program, and there will be no fiscal impact to the City's general fund by the

proposed action.

CC #: 9292

File #: 0400-04-12 & 0800-06

CONTACT: Chris Kraft 916-774-5373 ckraft@rosville.ca.us

Mayor Susan Rohan announced that the item was dropped from the agenda to be re-listed on the July 11, 2018 agenda.

9. PUBLIC HEARING

9.1. Roseville Junction Crossing Project - Appeal of Planning Commission Decision

Memo from Associate Planner Gina McColl and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-226 DENYING THE APPEAL FROM THE APRIL 26, 2018 APPROVAL BY THE PLANNING COMMISSION; ADOPTING THE TWO FINDINGS OF FACT FOR THE MINOR DESIGN REVIEW PERMIT; APPROVING THE MINOR DESIGN REVIEW PERMIT; ADOPTING THE THREE FINDINGS OF FACT FOR THE TENTATIVE SUBDIVISION MAP AND APPROVING THE TENTATIVE SUBDIVISION MAP. This will uphold the Planning Commission's approval of a Minor Design Review Permit to allow a four-story, approximately 80,460 square foot, 80-unit affordable multi-family residential building, with associated parking and a Tentative Subdivision Map to allow the merging and resubdivision of 11 parcels, totaling approximately 1.38 acres, into two parcels (Parcel 1 = 0.07 acres, Parcel 2 = 1.31 acres), with right-of-way abandonment's and dedications, consistent with Government Code Section 66499.20.2, for the Roseville Junction Crossing project. The project is required to pay all applicable impact fees, therefore there will be no significant fiscal impact to the City.

CC #: 9297

File #: 0400-08 & 401-02-02

CONTACT: Gina McColl 916-774-5452 gmccoll@roseville.ca.us

Mayor Susan Rohan opened the public hearing.

Planning Manager Greg Bitter made the presentation to Council.

Associate Planner Gina McColl continued the presentation to Council.

Applicant, Ardie Zahedani, Division President of St. Anton Partners - representing Junction Crossing - spoke in support of the project bringing affordability for working professionals to the core of the City, and addressed parking for the project, and requested the City Council deny the appeal.

Appellant, Mr. Richard Ryan, individually and on behalf of the Historic Roseville Preservation Association - made a presentation to Council speaking to reduction in off-street public parking, objecting the parking study completed by the City does not take into consideration the near term projects in Historic Roseville, and in

opposition to the Junction Crossing project citing potential closures of business enterprises if approved.

Mark Wiese, President of Pacific Housing Inc. - spoke in support of denial highlighting housing epidemic and use of alternative travel such as UBER and walkability of the project.

Veronica Blake, Chief Executive Officer of the Placer Community Foundation - spoke in support of workforce housing in support of Junction Crossing project.

Luke Guerrero, owner of Scissors and Blade Barber Shop - spoke on immense lack of parking and although he is not in opposition to affordable housing, parking needs to be addressed.

Richard Burton, property owner in Historic District - spoke in opposition to project due to parking issues.

Applicant, Ardie Zahedani, Division President of St. Anton Partners - offered rebuttal to parking figures and again urged the Council to deny the appeal.

Email submitted for the record by Scott Diffenbaugh - requested moving the project forward and requesting the city "go on record" to provide for additional parking if necessary.

Mayor Susan Rohan closed the public hearing.

Recess at 9:50 p.m.

Reconvene at 9:55 p.m.

Motion by Tim Herman, seconded by Scott Alvord, to adopt RESOLUTION NO. 18-226 DENYING THE APPEAL FROM THE APRIL 26, 2018 APPROVAL OF THE PLANNING COMMISSION OF THE ROSEVILLE JUNCTION CROSSING PROJECT, AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVE THE MINOR DESIGN REVIEW PERMIT(MDRP) SUBJECT TO ONE HUNDRED AND SIX (106) CONDITIONS OF APPROVAL AND ADOPT THE THREE (3) FINDINGS OF FACT AND APPROVE THE TENTATIVE SUBDIVISION MAP SUBJECT TO THIRTY FIVE (35) CONDITIONS OF APPROVAL. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

9.2. Fiscal Year 2018-19 Landscape and Lighting Districts Assessments

Memo from Administrative Analyst Jeannine Thrash and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-203 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-204 OF THE

CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-205 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-206 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-207 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-208 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-209 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-210 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-211 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-212 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-213 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-214 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-215 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-216 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERSIDE AVENUE LANDSCAPING AND

LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-217 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-218 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019. These districts were formed within the City to levy and collect assessments for maintenance of public improvements. All charges are needed to fully fund landscape services in each LLD. There is no negative impact to the City's General Fund.

CC #: 9288

File #: 0206-08-01

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

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

Mayor Susan Rohan opened the public hearing.

Finance Director Dennis Kauffman made the presentation to Council.

No public comment received.

Mayor Susan Rohan closed the public hearing.

Motion by Tim Herman, seconded by Bonnie Gore, to adopt RESOLUTION NO. 18-203 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-204 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-205 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-206 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-207 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-208 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF

ASSESSMENTS WITHIN THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-209 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-210 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-211 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-212 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-213 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-214 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-215 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-216 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-217 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019; and adopt RESOLUTION NO. 18-218 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2018/2019. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

10. COUNCIL / STAFF / REPORTS/ COMMENTS

Groundbreaking at West Plan High School - Councilmember Scott Alvord reported on attendance.

City of Roseville Volunteer Appreciation Event - Councilmember Scott Alvord reported on attendance and publicly thanked the many volunteers who give their time and effort.

11. ADJOURNMENT

Motion by Tim Herman, seconded by John Allard, to adjourn the meeting at 10:15 p.m. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

Susan Rohan, Mayor

Sonia Orozco, City Clerk



AGENDA

June 12, 2018

CITY COUNCIL CLOSED SESSION

5:00 p.m.

Hutchison Conference Room

311 Vernon Street

Roseville, California

A. CLOSED SESSION CALL TO ORDER

Mayor Susan Rohan called the Closed Session to order at 5:00 p.m.

B. CLOSED SESSION SILENT ROLL CALL

Vice Mayor: Bonnie Gore
Councilmember: Scott Alvord
Councilmember: Tim Herman
Councilmember: John Allard
Mayor: Susan Rohan

Present: Gore, Alvord, Herman, Allard, Rohan

C. CLOSED SESSION PUBLIC COMMENTS

No public comment received.

D. CLOSED SESSION

D.1. Public Employee Appointment and Conference with Labor Negotiator

A. Pursuant to Government Code Section 54957(b):

Regarding appointment of the position of City Manager

B. Pursuant to Government Code Section 54957.6:

Conference with Labor Negotiator

Regarding unrepresented Council appointed positions: City Manager and City Attorney

Agency representative: Mary Egan

CONTACT: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

Closed Session Disclosure: No reportable action was taken during Closed Session.

E. CLOSED SESSION ADJOURNMENT

Motion by Tim Herman, seconded by Scott Alvord, to adjourn meeting. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

Susan Rohan, Mayor

Sonia Orozco, City Clerk



AGENDA

June 20, 2018

**CITY COUNCIL CLOSED
SESSION 3:00 p.m.
Hyatt Place Roseville
220 Conference Center Drive
Roseville, California**

A. CLOSED SESSION CALL TO ORDER

Mayor Susan Rohan called the Closed Session to order at 3:00 p.m.

B. CLOSED SESSION SILENT ROLL CALL

Vice Mayor: Bonnie Gore
Councilmember: Scott Alvord
Councilmember: Tim Herman
Councilmember: John Allard
Mayor: Susan Rohan

Present: Gore, Alvord, Herman, Allard, Rohan

C. CLOSED SESSION PUBLIC COMMENTS

No public comment received.

D. CLOSED SESSION

D.1. Public Employee Employment

Pursuant to Government Code Section 54957(b):

Regarding appointment of the position of City Manager

CONTACT: Contact: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

Closed Session Disclosure: City Attorney Robert Schmitt announced no reportable action was taken in Closed Session.

E. CLOSED SESSION ADJOURNMENT

Motion by Scott Alvord, seconded by Bonnie Gore, to adjourn the meeting. The

Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

Susan Rohan, Mayor

Sonia Orozco, City Clerk



MINUTES

June 20, 2018

CITY COUNCIL MEETING HOUSING AUTHORITY HOUSING SUCCESSOR AGENCY

7:00 p.m.

Council Chambers
311 Vernon Street
Roseville, California

1. CALL TO ORDER

Mayor Susan Rohan called the June 20, 2018 City Council/Housing Authority/Housing Successor Agency meeting to order at 7:00 p.m.

2. ROLL CALL

Vice Mayor: Bonnie Gore
Councilmember: Scott Alvord
Councilmember: Tim Herman
Councilmember: John Allard
Mayor: Susan Rohan

Present: Alvord, Allard, Rohan, Herman, Gore

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember John Allard.

4. MEETING PROCEDURES

City Clerk Sonia Orozco announced the procedures for addressing Council.

5. PRESENTATIONS

5.1. Resolution of Commendation and Appreciation to Rob Jensen

Rob Jensen be commended for his 28 years of outstanding service and dedication to the City of Roseville, congratulated for his many outstanding accomplishments, and wished a long, healthy, and enjoyable retirement.

CONTACT: Amy Ruiz 916-746-1362 aruiz@roseville.ca.us

Mayor Rohan made the presentation to Rob Jensen, who responded.

6. PUBLIC COMMENTS

Diana Almanderez - Spoke to concerns regarding resources for Maidu Interpretive Center.

Ricky Prows - Spoke to concerns regarding resources for Maidu Interpretive Center.

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Motion by Tim Herman, seconded by Susan Rohan, to approve all items as recommended. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

Minutes

7.1. Minutes of Prior Meeting

Memo from City Clerk Sonia Orozco recommending City Council approve the Minutes of May 23, 2018 City Council/Natural Gas Financing Authority/Finance Authority meeting.

CC #: 9350

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Bids / Purchases / Services

7.2. Johnson Pool Accessibility Improvements - Approval of Plans and Specifications and Authorization to Call for Bids

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council approve the plans and specifications for the Johnson Pool Accessibility Improvements Project and authorize staff to call for bids. This project will construct an off-street accessible parking stall at Johnson Pool. Several additive alternatives are included in the

project including accessibility improvements to access ramp and stairs, outdoor shower, drinking fountain, breakroom sink, and sidewalk, curb, and gutter. The estimate for construction is \$91,890.00. Funding for the project was approved in FY2016-17 using grant funds from the Department of Housing and Urban Development's Community Development Block Grant. Ongoing maintenance costs are funded through the Parks, Recreation & Libraries operating budget. There will be no additional maintenance costs as a result of this project.

CC #: 9323

File #: 0707

CONTACT: Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

7.3. Nela Luken Park at the Village Center - Approval of Plans and Specifications and Authorization to Call for Bids

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council approve the plans and specifications for Nela Luken Park at the Village Center and authorize staff to call for bids. This three-acre park site is located on Pleasant Grove Boulevard across from St. John's Church in the West Roseville Specific Plan. The project includes a central plaza area, a children's play area, water misting element, restroom, and pedestrian paths that meander throughout the park. The estimate for construction is \$1,780,095.00. Funding for the project was approved in FY2017-18 using various funds identified during the rezoning of the Village Center parcels. Maintenance for this park is through the West Roseville Community Facilities District for Service. There will be no General Fund impact.

CC #: 9324

File #: 0704-01

CONTACT: Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

7.4. Historic Fiddymment House Stabilization - Approval of Plans and Specifications and Authorization to Call for Bids

Memo from Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council approve the plans and specifications for the Historic Fiddymment House Stabilization Project and authorize staff to call for bids. This project will provide structural stabilization of the Historic Fiddymment House located at Pistachio Regional Park (F-56). Stabilization priorities are based on the architectural assessment performed in 2017. The proposed work includes stabilization of the main house as part of the base bid i.e., re-roofing, replacing dry rot in specific locations, securing the chimney, and re-painting. The estimate for construction is \$200,000.00. Funding for the project was approved in the Capital Improvement Program in FY2016-17 using West Roseville City-wide Park funds. Upkeep of the house once stabilization is complete is intended to be supported by volunteers in partnership with the Roseville Historical Society, pending approval of a long term agreement.

CC #: 9318

File #: 0717-01

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

7.5. Rugged Computing Device Purchase

Memo from Information Technology Senior Business Systems Analyst Jesse Ravera and Chief Information Officer Hong Sae recommending Council approve the purchase of 90 Panasonic fully rugged laptops, two additional years of hardware support (total of 5 years), and mounting equipment to replace aged mobile computing devices in use in police vehicles. The one-time purchase will utilize the CDWG's National IPA Technology Solutions purchasing contract, and cost of the project is not to exceed \$498,472.51 which will be funded through the Information Technology Rehab Fund.

CC #: 9341

File #: 0203-12

CONTACT: Jesse Ravera 916-774-5125 jravera@roseville.ca.us

7.6. Private Data and Telecommunication Lines - Service Agreement

Memo from Information Technology Program Manager Matt Donaldson and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 18-266 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND WAVE DIVISION HOLDINGS, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904053). Staff requests Council approve a service agreement for private data and telecommunication lines with Wave Business Solutions to serve public safety mobile computers in the field and the water treatment plant on Barton Road. This agreement will cost \$58,500.00 over three years, with \$3,900.00 funded by the Police Department and \$15,600.00 funded by the Environmental Utilities Department annually.

CC #: 9347

File #: 0800-05

CONTACT: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

7.7. Utility Tree Trimming Services (RFQ 01-3039) - Service Agreement Renewal

Memo from Buyer Loni Countryman and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-261 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND UTILITY TREE SERVICE, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1909017). Staff recommends Council approve a service agreement renewal with Utility Tree Service, LLC for utility tree trimming services utilizing RFQ 01-3039. The utility tree trimming services will be used by the Electric Department on an as-needed basis to continue meeting State required compliance mandates, construction and maintenance needs for high voltage electric line clearance trimming. The total estimated annual cost is \$531,044.99. Funding is included in the Electric Department's FY2018-19 budgets pending Council approval. Staff requests authorization to renew the contract without further Council approval.

CC #: 9344

File #: 0203-07

CONTACT: Loni Countryman 916-774-5734 lcountryman@roseville.ca.us

7.8. Hydrofluorosilicic Acid (BACC 08-2018) - Service Agreement

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-256 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND SOLVAY FLUORIDES, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903014). The Water Treatment Plant has an ongoing requirement for hydrofluorosilicic acid (fluoride) that is added to the water to prevent dental caries or tooth decay. The estimated annual cost is \$120,000.00, or not to exceed budgeted amount. Funding is included in the Environmental Utilities Department's FY2018-19 budget. Staff requests authorization to renew without further Council approval.

CC #: 9338

File #: 0203-03

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

7.9. Liquid Aluminum Sulfate (BACC 01-2018) - Service Agreement

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-257 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND CHEMTRADE CHEMICALS US LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903011). The water treatment plant has an ongoing requirement for liquid aluminum sulfate which is used as a flocculating agent in the water purification process. The estimated annual cost is \$200,000.00, or not to exceed budgeted amount. Funding is included in the Environmental Utilities Water Treatment Plant FY2018-19 budget. Staff requests authorization to renew without further Council approval.

CC #: 9339

File #: 0203-03

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

7.10. Sodium Hypochlorite (BACC 13-2018) - Service Agreement

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-252 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND OLIN CORPORATION, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903016). Olin Corporation was the lowest responsive bid received for BACC 13-2018 for the purchase and delivery of 12.5% sodium hypochlorite for the Pleasant Grove Wastewater Treatment Plant, Water Treatment Plant, Roseville Energy Park, and Aquatics Complex. The estimated annual cost is \$265,000.00, or not to exceed budgeted amounts. Funding is included in the Environmental Utilities, Electric, and

Parks, Recreation and Libraries Departments' FY2018-19 budgets. Staff requests authorization to renew without further Council approval.

CC #: 9331

File #: 0203-03

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

7.11. Ferric Chloride (BACC 06-2018) - Service Agreement

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-255 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND THATCHER COMPANY OF CALIFORNIA, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903013). The Dry Creek Wastewater Treatment Plant has an ongoing requirement for ferric chloride which is used to treat digesting sludge to reduce the amount of hydrogen sulfide gas produced during the digestion process. The estimated annual cost is \$30,000.00, or not to exceed budgeted amount. Funding is included in the Environmental Utilities Department's FY2018-19 budget. Staff requests authorization to renew without further Council approval.

CC #: 9336

File #: 0203-03

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

7.12. Heating, Ventilation and Air-Conditioning Replacement Project (RFQ 01-3174) - Service Agreement

Memo from Buyer Tiffany Valdez and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-259 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ACCO ENGINEERED SERVICES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1808265). Staff recommends City Council approve a service agreement to ACCO Engineered Systems, Inc. for the materials and labor to furnish and install new heating, ventilation and air-conditioning systems at the Roseville Electric dispatch center. The total amount of the award is \$134,418.00. Funding is included in the Facility Rehabilitation Fund FY2017-18 budget.

CC #: 9342

File #: 0900-03

CONTACT: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

7.13. Shade Tree Consultation and Rebate Program - Service Agreement

Memo from Energy Services Account Representative Susan Hernandez and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-250 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE URBAN FOREST FOUNDATION, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1909125). Staff

recommends Council approve a service agreement with Roseville Urban Forest Foundation to administer the Roseville Shade Tree Consultation and Rebate Program. The total contract value of the agreement is not to exceed \$59,260.00. Funding for this agreement is included in the Electric Utility's FY2018-19 and FY2019-20 budget, pending Council approval.

CC #: 9329

File #: 0800-03

CONTACT: Susan Hernandez 916-774-5623 shernandez2@roseville.ca.us

7.14. Focused Electrode Leak Location Technology Package – Service Agreement

Memo from Fleet Manager Brian Craighead and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-251 APPROVING A SOLE SOURCE SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND ELECTRO SCAN INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1808262). Staff requests Council approve a sole source service agreement with Electro Scan Inc. for the purchase and installation of a Focused Electrode Leak Location (FELL) technology package. The FELL system is a very fast and highly accurate technology to determine the integrity of gravity sewer mains. The total cost of the Electro Scan technology package is \$148,292.50. Funding is included in the FY2017-18 Auto Replacement budget for the Environmental Utilities Department which is funded with enterprise funds. No General Funds are being used.

CC #: 9330

File #: 0203-02

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

7.15. Aqueous Ammonia (BACC 03-2018) - Service Agreement

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-254 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND HILL BROTHERS CHEMICAL COMPANY, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903012). The Roseville Energy Park has an ongoing requirement for aqueous ammonia. This chemical is used in the selective catalytic reduction air pollution control system to reduce emissions of nitrous oxide. The estimated annual cost is \$28,000.00, or not to exceed budgeted amount. Funding is included in the Electric Department's FY2018-19 budget. Staff requests authorization to renew without further Council approval.

CC #: 9335

File #: 0203-03

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

Resolutions

7.16.2017 Pedestrian Facilities Improvement Project - Notice of Completion

Memo from Senior Engineer Raul Cervantes and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-238 ACCEPTING THE PUBLIC WORK KNOWN AS THE 2017 PEDESTRIAN FACILITIES IMPROVEMENT PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. This project replaced 96 curb ramps at various locations throughout Roseville that did not meet current American with Disability Act requirements. The project contract award amount was \$1,497,565.00 and the actual amount paid was \$1,322,397.00; approximately 12% less than the award amount. This project was funded with Federal Congestion Mitigation and Air Quality grant funds, Local Transportation Funds, and Gas Tax Funds. No General Funds were used for this project.

CC #: 9311

File #: 0900-04-02

CONTACT: Raul R. Cervantes 916-746-1300 rcervantes@roseville.ca.us

7.17. On-Call Design Services Agreements

Memo from Senior Engineer Raul Cervantes and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-262 APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND KIMLEY-HORN AND ASSOCIATES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-263 APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND R.E.Y. ENGINEERS, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-264 APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MARK THOMAS & COMPANY, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-265 APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND PSOMAS, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE for a term of three years with the option for two additional one-year extensions. In order for City capital improvement projects to be designed in a timely and cost-efficient manner and comply with various state and federal codes and regulations, engineering staff uses the assistance of professional engineering consultants. The most efficient method for staff to obtain these services is via multiple multi-year on-call design services agreements. The not-to-exceed fee of these agreements is \$1,000,000.00 per year per consultant. The fee will be funded through various capital improvement projects and do not include any General Funds.

CC #: 9346

File #: 0800-04

CONTACT: Raul R. Cervantes 916-746-1300 rcervantes@roseville.ca.us

7.18. Roseville Aquatics Center and Maidu Community Center Epoxy Floor Project - Notice of Completion

Memo from Project Coordinator Charlie Fralick and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-248 ACCEPTING THE PUBLIC WORK KNOWN AS THE REMOVAL AND INSTALLATION OF EPOXY AT THE ROSEVILLE AQUATIC CENTER AND MAIDU COMMUNITY CENTER PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends Council approve a Notice of Completion for Roseville Aquatics Center and Maidu Community Center Epoxy Floor Project. The scope of the project included applying a new epoxy coating to the floors at the Maidu Community Center kitchen and Roseville Aquatics Center locker rooms. The total cost of the contract was \$52,903.26. Funding for this project was included in the Facility Rehabilitation Fund FY2017-18 budget.

CC #: 9327

File #: 0203-10

CONTACT: Charlie Fralick 916-774-5706 cfralick@roseville.ca.us

7.19. 2018 Summer Recess - July 18, 2018 City Council Meeting

Memo from City Clerk Sonia Orozco recommending Council adopt RESOLUTION NO. 18-239 OF THE COUNCIL OF THE CITY OF ROSEVILLE CALLING A SUMMER RECESS AND CANCELING THE REGULARY SCHEDULED JULY 18, 2018 CITY COUNCIL MEETING.

CC #: 9312

File #: 0102

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

7.20. Master Compliance Instrument Agreement

Memo from Electric Resource Analyst Petra Wallace and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-260 APPROVING A MASTER COMPLIANCE INSTRUMENT AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SHELL ENERGY NORTH AMERICA (US), LP, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The agreement with Shell Energy North America, L.P., will allow the City to purchase and sell Assembly Bill 32 compliance instruments to meet California's Greenhouse Gas Cap-and-Trade program requirements. There is no fiscal impact associated with the execution of the agreement as it is only an enabling agreement.

CC #: 0800-03

File #: 9343

CONTACT: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

7.21. Power Management Services - Agreement Amendment

Memo from Electric Resource Analyst Petra Wallace and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-246 APPROVING AMENDMENT NO. 3 TO SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ALLIANCE FOR COOPERATIVE ENERGY SERVICES POWER MARKETING LLC AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Roseville entered into a seven- year Power Management Services Agreement with ACES on June 1, 2016. ACES offered to provide regulatory services, reliability compliance consulting, and access to their Learning Management System for Roseville Electric Utility employees to Roseville for no additional cost. This third amendment adds these services to the contract. There is no fiscal impact associated with this amendment.

CC #: 9325

File #: 0800-03

CONTACT: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

7.22. Renewables Portfolio Standard Procurement Plan and Enforcement Plan Updates

Memo from Electric Resource Analyst David Siao and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-247 APPROVING THE UPDATED ROSEVILLE RENEWABLES PORTFOLIO STANDARD PROCUREMENT PLAN AND ROSEVILLE RENEWABLES PORTFOLIO STANDARD ENFORCEMENT PLAN. This is an updated Roseville Renewables Portfolio Standard Procurement Plan and a Roseville Renewables Portfolio Standard Enforcement Plan. These plans will help ensure that Roseville Electric remains compliant with the California Renewable Energy Resources Act. There is no fiscal impact involved with the approval of this item.

CC #: 9326

File #: 0800-03

CONTACT: David Siao 916-746-1613 dsiao@roseville.ca.us

7.23. Business License and Transient Occupancy Tax Management - Professional Consultant Services Agreement

Memo from Finance Technician Tricia Cheshire and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-241 APPROVING AN AGREEMENT FOR PROFESSIONAL CONSULTANT SERVICES BETWEEN THE CITY OF ROSEVILLE AND HDL SOFTWARE LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests approval of an agreement for professional consultant services for business license and transient occupancy tax management services by HDL Software LLC for the period of June 20, 2018, through February 3, 2021. Funding of \$150,000.00 for this agreement is included in the Finance Department's proposed FY2018-19 budget.

CC #: 9314

File #: 0200

CONTACT: Tricia Cheshire 916-774-5328 tcheshire@roseville.ca.u

7.24. Bond Trustee Services - Professional Services Agreement Amendment

Memo from Accounting Supervisor Nick Rosas and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-240 APPROVING A SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests approval of the second amendment of the professional service agreement for bond trustee services with Bank of New York Mellon from July 1, 2018, to June 30, 2019. The total cost of the service will not exceed \$150,000.00. Payment for these services will be paid by the Environmental Utilities Department, Electric Department, and Community Facilities Districts.

CC #: 9313

File #: 0200

CONTACT: Nick Rosas 916-774-5314 nrosas@roseville.ca.us

7.25. On-Call Architectural Services - Professional Design Services Agreement Amendment

Memo from Park Planning and Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-258 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ATI-AC MARTIN, INC. DBA ATI ARCHITECTS + ENGINEERS, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests Council to approve an amendment to extend by one year a professional design services agreement for on-call architectural services with ATI-AC Martin, Inc. dba ATI Architects + Engineers. Funding will be provided through capital improvement projects as approved during the fiscal year budgets, an approved professional design services budget, or developer reimbursements. The total contract amount is not-to-exceed \$450,000.00 over the three year period.

CC #: 9340

File #: 0704

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

7.26. Bus Transport Services - Agreement Amendment

Memo from Recreation Superintendent Rob Nakamura and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-242 APPROVING A THIRD AMENDMENT TO AGREEMENT BETWEEN CITY OF ROSEVILLE AND ROSEVILLE JOINT UNION HIGH SCHOOL

DISTRICT REGARDING DISTRICT BUS TRANSPORT SERVICES, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This agreement for bus transport services with the Roseville Joint Union High School District allows Parks, Recreation & Libraries programs to include off-site field trips that add value to the City's youth camp activities. Programs that charter these bus services include but are not limited to Adventure Camps, Camp Roseville, Teen Scene Camps and the summer SPARKS programs. Total annual cost is approximately \$25,000.00 and funds are allocated within the proposed FY2018-19 Parks, Recreation & Libraries Department budget and are offset by program revenues. This amendment to the original agreement dated June 4, 2014, updates rates for FY2018-19.

CC #: 9316

File #: 0704

CONTACT: Rob Nakamura 916-774-5135 makamura@roseville.ca.us

7.27. Street Closure Request- 4th of July Parade and Crime Stoppers Fun Run

Memo from Recreation Superintendent Jeff Nereson and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-253 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE COMMUNITY CRIME STOPPERS FOUNDATION, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests the closure of the following streets and parking lots between 5:30 a.m. – 12:00 p.m. for the 4th of July Parade and Crime Stoppers Fun Run on Wednesday, July 4, 2018: Vernon Street, from Sixth Street to Folsom Road, S. Grant Street, from Vernon Street to Oak Street, Taylor Street, from Atlantic street to Vernon Street, Lincoln Street, from Atlantic Street to S. Lincoln Street, Oak Street, from Lincoln Street to Washington Boulevard, Oak Street Parking Lot at the end facing Lincoln Street, Park Drive, from Lincoln Street to Douglas Boulevard, Claiborne Avenue from S. Lincoln Street to Park Drive, Saugstad Park parking lot and Royer Park parking lot. The budget for the parade and 4th of July Celebration is \$6,632.00 with an expected vendor revenue and sponsorship amount of \$3,680.00. This amount is included in the proposed FY2018-19 Parks, Recreation & Libraries Department budget.

CC #: 9332

File #: 0109-02

CONTACT: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

7.28. Shadowbrook Lift Station and Force Main Phase 2 – Purchase of Wetland Mitigation Credits

Memo from Assistant Engineer Jonathan Cummings and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-267 APPROVING A CREDIT PURCHASE AGREEMENT AND PAYMENT RECEIPT FORMS, BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTERVELT ECOLOGICAL SERVICES, LLC AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF

ROSEVILLE; and adopt RESOLUTION NO. 18-268 APPROVING AN ESCROW AGREEMENT, BY AND AMONG WESTERVELT ECOLOGICAL SERVICES, LLC, THE CITY OF ROSEVILLE AND PLACER TITLE COMPANY, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of the Escrow and Credit Purchase agreements to fund the purchase of mitigation credits for the Shadowbrook Lift Station and Force Main Phase 2 Project. The total cost to purchase the mitigation credits for Force Main Phase 2 Project is \$35,420.00. The project is funded by the Wastewater Rehabilitation Fund.

CC #: 9348

File #: 0704-02 & 0900-02

CONTACT: Jonathan Cummings 916-774-5566 [jcummings@roseville.ca.us](mailto:jcumming@roseville.ca.us)

7.29. HOUSING AUTHORITY - FY2018-19 Annual Budget

Memo from Administrative Analyst Melissa Hagan and Acting Economic Development Director Laura Matteoli recommending City Council, acting as the Housing Authority Board of Directors, adopt HOUSING AUTHORITY OF THE CITY OF ROSEVILLE RESOLUTION NO. 3-18 APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2018-19. This item is requesting approval of the FY2018-19 annual budget for the Roseville Housing Authority.

CC #: 9319

File #: 0103-03-02

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

7.30. HOUSING SUCCESSOR AGENCY - Highland Creek Property Transfer Agreement and Subordination Agreement

Memo from Housing Manager Danielle Foster and Acting Economic Development Director Laura Matteoli recommending Council adopt HOUSING SUCCESSOR AGENCY RESOLUTION NO. 18-243 APPROVING A CONSENT TO TRANSFER AGREEMENT AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt HOUSING SUCCESSOR AGENCY RESOLUTION NO. 18-244 APPROVING A SUBORDINATION AND INTERCREDITOR AGREEMENT BETWEEN THE CITY OF ROSEVILLE, ACTING AS THE HOUSING SUCCESSOR ENTITY TO THE REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE AND CITIBANK, N.A. AND ACKNOWLEDGED BY HIGHLAND BY VINTAGE, LP, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends the Council, acting as the Board of the Housing Successor, approve the transfer of the Highland Creek affordable apartment property and the existing \$200,000.00 agency loan to Highland by Vintage, LP, a California Limited Partnership; and approve the agency's subordination agreement in the amount of \$200,000.00 to the Highland Creek affordable apartments property after a new primary loan financed by the California Statewide Communities Development Authority and serviced through Citibank that provides bond financing to the project for the acquisition, construction,

rehabilitation, development, equipping and operation of the 184-unit affordable housing property at 800 Gibson Drive. This item will not impact the General Fund.

CC #: 9321

File #: 0709-03

CONTACT: Danielle Foster 916-774-5446 dfoster@roseville.ca.us

7.31. HOUSING SUCCESSOR AGENCY - Main Street Plaza Housing Project - Second Amended and Restated Disposition and Development Agreement Amendment

Memo from Housing Manager Danielle Foster and Acting Economic Development Director Laura Matteoli recommending the City Council, acting as the Housing Successor Agency, adopt HOUSING SUCCESSOR AGENCY RESOLUTION NO. 18-245 APPROVING THE FIRST AMENDMENT TO THE SECOND AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) FOR THE MAIN STREET PLAZA AFFORDABLE HOUSING PROJECT. This amendment adds the recently committed Community Development Block Grant funding to the project, increases the project to 65 units, and updates project timelines. This amendment does not impact the General Fund.

CC #: 9351

File #: 0709-03-02

CONTACT: Danielle Foster 916-774-5446 dfoster@roseville.ca.us

Ordinances (for introduction and first reading)

7.32. Wireless Telecommunications Facilities on City-Owned Property Ordinance

Memo from Information Technology Division Manager Tom Pelster and Chief Information Officer Hong Sae recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 4.58 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING WIRELESS TELECOMMUNICATIONS FACILITIES LOCATED ON CITY-OWNED PROPERTY. Staff requests that the City Council add Chapter 4.58 to the Roseville Municipal Code. This ordinance establishes the requirements for wireless telecommunications facilities proposed to be located on City-owned property. Adoption of the ordinance itself has no fiscal impact. However, under the City's agreements with XG Communities, the proposed rental rate is \$150.00 per attachment per month. Per the Wireless Marketing Agreement, XG Communities will receive compensation for each wireless facility sublicense agreement. The City shall receive 65% and XG Communities 35% of the revenue received from new sublicense agreements and the City shall receive 75% and XG Communities 25% of the revenue coming from any wireless telecommunications facilities added to the site of an existing City-owned wireless telecommunications facility (co-location).

CC #: 9333

File #: 0800-05

CONTACT: Tom Pelster 916-774-5166 tpelster@roseville.ca.us

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

7.33. Electric New Services Annual Project - Budget Adjustment

Memo from Electric Business Analyst Emily Isaacs and Electric Utility Director Michelle Bertolino recommending Council adopt ORDINANCE NO. 5984 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item requests a budget adjustment in the amount of \$350,000.00 allowing Electric Utility staff to continue providing infrastructure installation services for developers through the remainder of FY2017-18. 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 #: 9315

File #: 0800-03 & 0201-01

CONTACT: Emily Isaacs 916-746-1608 eisaacs@roseville.ca.us

7.34. Johnson Pool Project - Budget Adjustment

Memo from Administrative Analyst Melissa Hagan and Acting Economic Development Director Laura Matteoli recommending Council adopt ORDINANCE NO. 5985 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-2018 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The requested budget adjustment will effectively move the appropriated expenditure budget (and related revenue budget) from the Community Development Block Grant fund to the Affordable Housing Fund in order to keep the sources of funding separate and distinct. This budget adjustment has no impact on the City's General Fund.

CC #: 9317

File #: 0201-01 & 0113-02 & 0707

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

7.35. CITY COUNCIL/HOUSING SUCCESSOR AGENCY - Rapid Rehousing Program - Budget Adjustment

Memo from Housing Manager Danielle Foster and Acting Economic Development Director Laura Matteoli recommending Council adopt ORDINANCE NO. 5987 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. In April 2018, the City received notification from Sutter Health that they awarded grant funds to the City's Homeless Prevention and Rapid Rehousing program in the amount of \$250,000 to be distributed over a two-year period. The requested budget adjustment is necessary to budget this funding

into the current year for disbursement under the grant agreements. This budget adjustment has no impact on the City's General Fund.

CC #: 9345

File #: 0709-05 & 0201-01

CONTACT: Danielle Foster 916-774-5446 dfoster@roseville.ca.us

Ordinances (for second reading and adoption)

7.36. Second Reading - Transportation Capital Improvement Program - Traffic Mitigation Fee Update

ORDINANCE NO. 5988 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.44.020 AND 4.44.050 OF CHAPTER 4.44 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TRAFFIC MITIGATION FEES, for second reading and adoption.

CC #: 9352

File #: 0800-06 & 0215-06

CONTACT: Chris Kraft 916-774-5373 ckraft@roseville.ca.us

Reports / Requests

7.37. Fiscal Year 2017-18 Third Quarter Report

Memo from Budget Analyst Nancy Rothlisberger and Finance Director Dennis Kauffman with an informational report that includes financial data for the third quarter of FY2017-18 for the General Fund, the enterprise operating funds, and revenues in selected other funds.

CC #: 9337

File #: 0202-02

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

7.38. HOUSING AUTHORITY - Quarterly Status Report

Memo from Housing Analyst Suzanne Acrell and Acting Economic Development Director Laura Matteoli with a quarterly report on the Housing Authority's Housing Choice Voucher Program. This report is for informational purposes only and has no impact on the City's General Fund.

CC #: 9320

File #: 0103-03-02

CONTACT: Suzanne Acrell 916-774-5469 sacrell@roseville.ca.us

END OF CONSENT CALENDAR

8. RESOLUTIONS

8.1. 2018 Integrated Resource Plan Approval

Memo from Electric Resource Analyst Brian Zard and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-249 APPROVING THE 2018 INTEGRATED RESOURCE PLAN. The Roseville Electric Utility's 2018 Integrated Resource Plan which is a comprehensive plan to meet customer electricity needs through 2030 and satisfy the requirements of Senate Bill 350. There is no fiscal impact associated with the approval of the 2018 Integrated Resource Plan as it is only a plan of future actions.

CC #: 9328

File #: 0800-03

CONTACT: Brian Zard 916-746-1671 bzard@roseville.ca.us

Assistant Electric Utility Director Todd White made the presentation to Council.

Electric Resource Analyst Brian Zard continued the presentation to Council.

No public comment received.

Motion by Tim Herman, seconded by John Allard, to adopt RESOLUTION NO. 18-249 APPROVING THE 2018 INTEGRATED RESOURCE PLAN. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

8.2. Unilateral Imposition of City's Last, Best, and Final Offer on the Roseville Fire Fighters, Local 1592 Covering all Employees in the RFF Bargaining Unit

Memo from Human Resources Director Gayle Satchwell recommending Council adopt RESOLUTION NO. 18-269 APPROVING THE UNILATERAL IMPOSITION OF THE TERMS OF THE CITY'S LAST, BEST AND FINAL OFFER TO THE ROSEVILLE FIRE FIGHTERS, LOCAL 1592. Staff requests approval of the imposition of the terms, as reasonably contemplated within the City's last, best and final ladder truck staffing proposal to the Roseville Fire Fighters, Local 1592, dated April 19, 2018. The City's final proposal, inclusive of proposed policy and procedure revisions, establishes a pilot program to reduce staffing on the ladder trucks from 4 to 3 on all shifts. It is estimated that the savings from the imposition of the City's staffing change will result in approximately \$515,134.00 annually.

CC #: 9353

File #: 0600-01

CONTACT: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

City Manager Rob Jensen made the presentation to Council and outlined action requested.

Fire Chief Rick Bartee continued the presentation to Council.

City Manager Rob Jensen closed the presentation to Council.

Kyle Jones - Roseville Firefighter - spoke in opposition to proposed fire department changes.

Kent Freeman - Retired Roseville Firefighter -spoke in opposition to proposed fire department changes.

George Titus - Retired Roseville Fire Captain - spoke in opposition to proposed fire department changes.

Motion by Tim Herman, seconded by Bonnie Gore, to adopt RESOLUTION NO, 18-269 APPROVING THE UNILATERAL IMPOSITION OF THE TERMS OF THE CITY'S LAST, BEST AND FINAL OFFER TO THE ROSEVILLE FIRE FIGHTERS, LOCAL 1592. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

9. ORDINANCES

9.1. City of Roseville FY2018-19 Budget - Ordinance

Memo from Finance Director Dennis Kauffman and Chief Financial Officer Jay Panzica recommending Council adopt ORDINANCE NO. 5989 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2018-2019, ADOPTING BUDGET CONTROL POLICIES, ADOPTING AN APPROPRIATIONS LIMIT, ADOPTING THE BUDGET FOR THE SUCCESSOR AGENCY OF THE ROSEVILLE REDEVELOPMENT AGENCY, AND ESTABLISHING THE SEALED BID REQUIREMENT, TO BE EFFECTIVE IMMEDIATELY AS AN URGENCY MEASURE. The proposed budget totals \$514.1 million from all funding sources. The budget for the General Fund is \$148.8 million, which includes operating (\$138.4 million) and non-operating expenditures (\$10.4 million). General Fund operating and non-operating revenues and transfers total \$148.8 million. The net result is a balanced General Fund budget with revenue equal to expenses without the use of one-time funds.

CC #: 9349

File #: 0201

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

Chief Financial Officer Jay Panzica made the presentation to Council.

Finance Director Dennis Kauffman continued the presentation to Council.

No public comment received.

Motion by Tim Herman, seconded by John Allard, to adopt ORDINANCE NO. 5989 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2018-2019,

ADOPTING BUDGET CONTROL POLICIES, ADOPTING AN APPROPRIATIONS LIMIT, ADOPTING THE BUDGET FOR THE SUCCESSOR AGENCY OF THE ROSEVILLE REDEVELOPMENT AGENCY AND ESTABLISHING THE SEALED BID REQUIREMENT, TO BE EFFECTIVE IMMEDIATELY AS AN URGENCY MEASURE. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

9.2. Fiscal Year 2018-19 Budgeted Positions

Memo from Human Resources Director Gayle Satchwell recommending Council adopt ORDINANCE NO. 5986 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5951, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "T" TO BE EFFECTIVE JUNE 23, 2018, AS AN URGENCY MEASURE. As part of the 2018-2019 budget process, departments requested staffing changes to meet their business needs. Staff recommends the City Council approve the Management A and B salary schedules to reflect the addition of 5.5 allocations and the deletion of 8.5 allocations on the citywide allocation schedule. The fiscal impact is included in the 2018-2019 budget.

CC #: 9334

File #: 0600-01

CONTACT: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

Finance Director Dennis Kauffman made the presentation to Council.

No public comment received.

Motion by Tim Herman, seconded by John Allard, to adopt ORDINANCE NO. 5986 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5951, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "T" TO BE EFFECTIVE JUNE 23, 2018, AS AN URGENCY MEASURE. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

10. **SPECIAL REQUESTS/REPORTS/PRESENTATION**

10.1. Request for Council Discretionary Funds

Memo from Management Assistant Amy Ruiz and City Clerk Sonia Orozco with a request for Council Discretionary Funds from Roseville Crime Stoppers for sponsorship in the amount of \$1,000.00 to support their annual Fourth of July Fun Run.

CC #: 9354

File #: 0102

CONTACT: Amy Ruiz 916-746-1362 aruiz@roseville.ca.us
Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

City Clerk Sonia Orozco made the presentation to Council.

Crimestoppers Executive President Anne Carpenter and Treasurer Stephanie Hill spoke in support.

Motion by Tim Herman, seconded by John Allard, to approve the award of Council Discretionary Funds in the amount of \$1,000.00 to the Roseville Crime Stoppers for sponsorship to support their annual Fourth of July Fun Run. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

11. COUNCIL / STAFF / REPORTS/ COMMENTS

Roseville Electric HVAC Rebate - Councilmember John Allard spoke on benefits.

Retiring City Manager Rob Jensen Appreciation - Councilmember Scott Alvord, Vice Mayor Bonnie Gore and Mayor Susan Rohan expressed appreciation for Rob's 28 years of city service.

Water Well Pumping Station Tour - Councilmember Scott Alvord spoke on facilities and benefit to Roseville.

12. ADJOURNMENT

Motion by Tim Herman, seconded by Bonnie Gore, to adjourn the meeting at 8:35 p.m. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

Susan Rohan, Mayor

Sonia Orozco, City Clerk



COUNCIL COMMUNICATION

CC #: 9370
File #: 0203-09

Title: High-Density Linear Polyethylene Storage Tanks (RFQ 01-3172) - Reject All Bids
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.2.

RECOMMENDATION TO COUNCIL

Recommend that all bids received for RFQ 01-3172 for high-density linear polyethylene storage tanks be rejected because the bid specifications did not specify maximum allowable dimensions of the tanks, insulation or fittings that are critical to the design and construction of the existing facilities. New specifications will clarify language that includes these critical design components.

BACKGROUND

The Environmental Utilities Department has a need to replace the existing storage tanks at the Pleasant Grove Wastewater Treatment Plant.

A formal bid was issued with the following vendor responses:

<u>Vendor</u>	<u>Total</u>
Shields, Harper & Co. West Sacramento, CA	\$145,750.00
Chem-Tainer Industries, Inc. West Babylon, NY	\$124,112.00
Harrington Industrial Plastics Sacramento, CA	\$136,512.42
Burlingame Engineers, Inc. Concord, CA	\$117,500.00

The bid terms and conditions state that the City reserves the right to reject any or all bids. Therefore, in order to clarify language in the bid, the bids will be rejected and a new bid will be issued immediately following this Council session.

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

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 (CEQA Guidelines §15061(b)(3)). The purchase of a storage tanks does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Finance Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-278

RFQ 01-3172 Notice of Intent to Award Reject Bids

RESOLUTION NO. 18-278

REJECTING ALL BIDS FOR HIGH-DENSITY LINEAR POLYETHYLENE
STORAGE TANKS

WHEREAS, the City of Roseville requested bids for high-density linear polyethylene storage tanks; and

WHEREAS, due to incomplete bid specifications, staff recommends rejecting all bids;
and

WHEREAS, staff will re-issue a new request for bids following this Council session; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that all bids received for high-density linear polyethylene storage tanks 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



311 Vernon Street
Roseville, CA 95678

AMENDED NOTICE OF INTENT TO AWARD

Date: 6/14/18

To: All Bidders concerning RFQ 01-3172 for High-Density Linear Polyethylene Storage Tanks

From: Finance Department Purchasing Division, Tiffany Valdez, Buyer I

Subject: Amended Notice of Intent to Award (Reject All Bids)

For **RFQ 01-3172**, pending City Council approval, the City recommends rejecting all bids. The bid specifications will be revised and a new bid will be issued.

To inquire about this recommendation, please write to the Finance Department Purchasing Division, Tiffany Valdez, Buyer I at tvaldez@roseville.ca.us.



COUNCIL COMMUNICATION

CC #: 9381

File #: 0704-01 & 0203-10

Title: Mahan Park Shade Structure (RFQ 01-3169) - Service Agreement

Contact: Becky Philipp 916-774-5724 bphilipp@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.3.

RECOMMENDATION TO COUNCIL

Recommend Council approve a service agreement with Southern Hemisphere Shades, Inc. as the lowest responsive bidder to provide and install a shade structure at Robert P. "Bob" Mahan Park in response to RFQ 01-3169. The cost of the shade structure is \$23,961.00, and adopt a resolution authorizing the Acting City Manager to sign the service agreement. Staff is requesting an additional 15% for a contingency of \$3,594.00, for a total amount of \$27,555.00.

BACKGROUND

Robert P. "Bob" Mahan Park is a 10.7 acre park site located on Amington Drive at Wharton Lane in the West Roseville Specific Plan Area. The park site has two lighted ball fields with bleacher seating between the ball fields. This service agreement will allow for the construction of a fabric shade structure above the bleacher seating.

During the course of a construction project, it is common to encounter unanticipated or changed conditions in the field which necessitate additions or other changes to the project and the contract. For this project, Staff requests authorization to approve change order requests in an amount not to exceed \$3,594.15 in accordance with the terms and conditions of the contract.

A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Lump Sum Total</u>
USA Shade & Fabric Structures Orange, CA	\$33,232.17

Southern Hemisphere Shades, Inc. \$23,961.00
North Highlands, CA

FISCAL IMPACT

The cost of this service agreement is \$23,961.00. Funding for the project will be through the Westpark Community Facilities District (CFD) #2 for Services. Ongoing maintenance costs are funded through the Westpark CFD #2 for Services. There will be no impact to the General Fund for either construction or maintenance.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The proposed project involves the minor alteration 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,

Becky Philipp, Buyer

Dennis Kauffman, Finance Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-284

Service Agreement

RESOLUTION NO. 18-284

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SOUTHERN HEMISPHERE SHADES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1804335) for installation of a shade structure at Robert P. "Bob" Mahan Park, between the City of Roseville and Southern Hemisphere Shades, Inc., has been reviewed by the Council;

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

BE IT FURTHER RESOLVED that the Parks, Recreation & Libraries 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 fifteen percent (15%) of the contract price.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

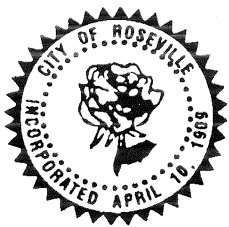
NOES COUNCILMEMBERS:

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

SERVICE AGREEMENT

No: **S1804335**

SERVICE LOCATION: MAHAN PARK
1095 AMINGTON DRIVE
ROSEVILLE, CA 95747

REQ. NO.: R1817006 DATE: 5/21/18

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

Contractor No.: V40684
Telephone No.: 916-348-1391 Fax:
Email address: andrew@shshade.com
Contractor: SOUTHERN HEMISPHERE SHADES, INC
ATTN: ANDREW KOEKEMOER
PO BOX 255008
SACRAMENTO, CA 95865

Department: PARK DEVELOPMENT

Acct. Code: 00775-5961

Buyer: BECKY PHILIPP
Phone: 916-774-5724

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	6/30/19	Approved by Risk Mgt.	RJAHJA CANLAS

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

THE VENDOR SHALL PROVIDE AND INSTALL A 30'x29'x40' HIP ROOF STRUCTURE WITH 12' ENTRY HEIGHT IN ACCORDANCE WITH THE TERMS, CONDITIONS, SPECIFICATIONS AND ATTACHMENTS OF RFQ 01-3169.

PLEASE CONTACT RJAHJA CANLAS AT 916-774-5342 FOR QUESTIONS REGARDING THIS CONTRACT.

Total Cost of Service: \$ **23,961.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: 00831327 Contractor License No. 837278 DIR Registration No.: 1000009827

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By:

Dominick Casey, Acting City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



COUNCIL COMMUNICATION

CC #: 9385
File #: 0203-03

Title: Sodium Hydroxide Solution (BACC 12-2018) - Service Agreement
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.4.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve a service agreement with Univar USA, Inc. as the lowest responsive bid received for BACC 12-2018 for the purchase and delivery of sodium hydroxide solution for the Dry Creek Wastewater Treatment Plant, Pleasant Grove Wastewater Treatment Plant, Water Treatment Plant, and the Roseville Energy Park, and authorize the Acting City Manager to execute it on behalf of the City of Roseville.

The bid allowed for a one year contract, with three optional renewal years at one-year intervals. Staff requests authorization to continue utilizing the remaining optional renewal years of the bid contract without further Council approvals until the contract expires, a new contract with better pricing becomes available, or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The Wastewater Treatment Plants, the Water Treatment Plant and the Roseville Energy Park have ongoing requirements for sodium hydroxide solution (caustic soda), which is used in the water treatment purification process to adjust pH and reduce corrosion in the distribution system. The chemical will be purchased as needed throughout the year.

In March 2018, the City participated in a regional chemical bid lead by the Bay Area Chemical Consortium (BACC), with the Dublin San Ramon Services District serving as the coordinating agency. BACC is comprised of water and wastewater agencies in the Northern California area, working together to purchase chemicals by combining bid solicitations. BACC is an informal cooperative that advertises and opens sealed competitive bids and then prepares bid recommendations. Combined bid solicitations offer vendors an opportunity to sell greater quantities of their products. Because more than 50 public agencies are now participating, significant savings for chemical purchases are being passed along to the agencies' water and wastewater customers.

FISCAL IMPACT

The estimated annual cost is \$605,000.00 and will not exceed budgeted amounts. Funding is included in the Environmental Utilities and Electric Department's FY2018-19 budgets. Projected spending for the optional renewal years is as follows: FY2019-20, 605,000.00; FY2020-21, \$610,000.00; FY2021-22, \$615,000.00.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

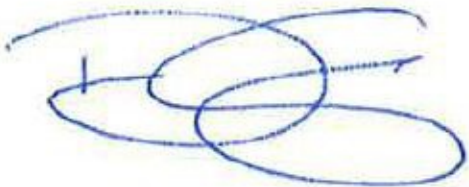
ENVIRONMENTAL REVIEW

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 (CEQA Guidelines §15061(b)(3)). The hauling and delivery of hazardous substances is regulated by the state. Hazardous material transport consistent with applicable safety regulations should not result in a significant environmental effect. Therefore, the proposed Service Agreement does not include the potential for significant environmental effect and is not subject to CEQA.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Finance Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-287

Service Agreement

RESOLUTION NO. 18-287

APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF
ROSEVILLE AND UNIVAR USA INC., AND AUTHORIZING THE ACTING CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement renewal (S1903015) for the purchase and delivery of sodium hydroxide solution for the Dry Creek Wastewater Treatment Plant, Pleasant Grove Wastewater Treatment Plant, Water Treatment Plant, and the Roseville Energy Park, between the City of Roseville and Univar USA Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement renewal is approved and the Acting City Manager or his designee is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute three additional one-year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, a new contract with better pricing becomes available, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

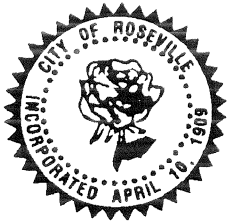
NOES COUNCILMEMBERS:

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

SERVICE AGREEMENT

No: **S1903015**

SERVICE LOCATION: DRY CREEK WWTP
WATER TREATMENT PLANT
PLEASANT GROVE WWTP
ROSEVILLE ENERGY PARK

REQ. NO.: BACC 12-2018 DATE: 5/10/18

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V35439
Telephone No.: 253-872-5000 Fax:
Email address: muniteam-west@univar.com
Contractor: UNIVAR USA INC.
ATT N: JENNIFER M. PERRAS
8201 S 212TH STREET
KENT, WA 98032

Department: VARIOUS

Acct. Code: VARIOUS

Buyer: BABETTE OWENS
Phone: 916-774-5704

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/18	NET 30	6/30/19	Approved by Risk Mgt.	BOB LAWRENCE

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

Provide sodium hydroxide solution (caustic soda) on an as needed basis in accordance with all specifications, terms and conditions, attachments, and the attached BACC Chemical Bid Specific Deviations of BACC Bid No. 12-2018. Pricing: 50% sodium hydroxide \$0.33020/dry lb., 25% sodium hydroxide \$0.35740/dry lb. Deliveries to be made Monday - Friday between the hours of 7am - 3pm.

Please contact Babette Owens at 916-774-5704 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.

Total Cost of Service: \$ **605,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: _____ Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☐ CORPORATION

CONTRACTOR: _____

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR: _____

SIGNATURE

PRINT NAME

TITLE

By: _____
Dominick Casey, Acting City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION





COUNCIL COMMUNICATION

CC #: 9367
File #: 0203-09

Title: Water Meters and Related Parts - Sole Source Purchase Order
Contact: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.5.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to approve a sole source purchase order with Golden State Flow Measurement for water meters and related parts, as well as approval for the purchase order to be renewed annually through FY2021-22, subject to City Council approval of future budgets.

BACKGROUND

Since 1990, the City of Roseville has used Sensus water meters for new meter installations and replacement of faulty water meters. Sensus meters have proven reliable over the last 28 years. By continuing with a single purchasing source, staff equipment training, labor and materials required to maintain the 43,000 meters in the water system is efficient and helps keep costs down while maintaining high service levels and reliability. In addition to proven reliability, Sensus, as a company, has excellent customer service, quickly resolving any issues and consistently meeting delivery commitments through local distributor presence.

The authorized statewide representative for Sensus meters is Golden State Flow Measurement who has sustained excellent customer service to the City of Roseville and works closely with Environmental Utilities Water Division on all orders, delivering meter and related products consistently on short notice, as requested. Properly calibrated, installed and maintained water meters and related parts is critical to the financial health of the Water Utility and ensures that customers are appropriately charged for the water delivered to their homes and business through a reliable and accurate measurement device.

Meter equipment that is not reliable or accurate can result in financial losses for the Water Utility enterprise fund. Therefore, staff recommends approval of this sole source purchase order to maintain the service levels currently experienced by our utility customers while maintaining our ability to sustain a financially sound utility operation.

FISCAL IMPACT

The proposed sole source purchase order with Golden State Flow Measurement for water meters and related parts is for a not-to-exceed amount of \$1.7 million for FY 2018-19. FY 2018-19 expenses are funded as follows \$300,000 from the Water Operations Fund, \$200,000 from the Water Rehabilitation Fund and \$1,200,000 from the Advanced Metering Infrastructure (AMI) Capitol Improvement Project. All funds are funded through a combination of rate revenue and revenue paid by developers.

Spending for future renewals will be contingent upon Council approval of budgets. Projected spending for the subsequent years are as follows: FY2019-20 \$720,000; FY2020-21 \$820,000; and FY2021-22 at \$920,000.

Funding Source	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
Water Operations Fund	\$ 300,000	\$ 350,000	\$ 400,000	\$ 450,000
Water Rehabilitation Fund	\$ 200,000	\$ 250,000	\$ 300,000	\$ 350,000
Advanced Metering Infrastructure (AMI) Capitol Improvement Project	\$ 1,200,000	\$ 120,000	\$ 120,000	\$ 120,000
TOTAL	\$ 1,700,000	\$ 720,000	\$ 820,000	\$ 920,000

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The purchase of water meters is not considered a “project” as defined by the California Environmental Quality Act (CEQA) and therefore is not subject to CEQA.

Respectfully Submitted,

Sean Bigley, Acting Water Utility Manager

Richard Plecker, Environmental Utilities Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-275

RESOLUTION NO. 18-275

APPROVING A PURCHASE ORDER FOR WATER METERS AND RELATED PARTS

WHEREAS, a purchase order for water meters and related parts, between the City of Roseville and Golden State Flor Measurement, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is hereby approved and the City Manager or his or her designee is additionally authorized to execute three optional one-year renewals of the purchase order, provided that the applicable budget is approved by the City Council, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 9400
File #: 0203-12

Title: Software Upgrade - Sole Source Service Agreement
Contact: Brian Diemer 916-746-1392 bdiemer@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.6.

RECOMMENDATION TO COUNCIL

Staff recommends Council adopt a resolution to approve a sole source service agreement in the amount of \$24,773.00 to Kronos Data Systems Incorporated for software upgrades, and authorize the Acting City Manager to execute it on behalf of the City of Roseville.

BACKGROUND

Kronos Telestaff is the scheduling software utilized by the Fire Department. Due to negotiated labor agreements, position specific skills, specialized operations requiring certificated employees, and the ability to act at higher rank, it is necessary to have intricate rules which ensure correct daily staffing within the Fire Department. Kronos Telestaff has the ability to apply custom rules and automate much of the scheduling process, which will decrease the time spent by staff related to scheduling.

Upgrading the current system has been withheld in prior years due to resource allocations and as a cost savings measure. By further delaying the upgrade of our current system we are becoming vulnerable. By upgrading to the current software release we avoid unnecessary employee labor by eliminating manual processes and remove our inability to maintain current technologies.

By upgrading Kronos Telestaff the following issues are addressed:

1. The currently installed version is several years behind in releases and will no longer be supported.
2. The currently installed version will not support Window 10 preventing I.T. staff from upgrading computers within the Fire Department exposing the City to security risks and preventing upgrading of other systems.
3. The currently installed version includes a middle server that is over ten years old, is not supported, and has no failover system if it fails.
4. Functionality within the upgraded version includes greater automation of vacation and shift bidding decreasing staff time to administer staffing.
5. The upgraded version virtualizes certain components which removes the need for one of the servers. This reduces ongoing costs in licensing and staff time to maintain the server and increases reliability.
6. The upgraded version moves away from the current database type (Sybase) utilizing a SQL database. This allows for improved integrations with other systems, such as ERP when

implemented, allowing for greater automation and less staff time interaction.

FISCAL IMPACT

Fire Department requests utilizing \$24,773.00 from the current fiscal year to pay for the software and services needed for upgrading existing Kronos Telestaff software.

ECONOMIC DEVELOPMENT / JOBS CREATED

No new jobs will be created by this action.

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)). Approval of the Kronos Telestaff upgrade does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Brian Diemer, Assistant Chief

Rick Bartee, Fire Chief



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-302

S1804331

RESOLUTION NO. 18-302

APPROVING A SOLE SOURCE SERVICE AGREEMENT BETWEEN CITY OF
ROSEVILLE AND KRONOS DATA SYSTEMS INCORPORATED, AND AUTHORIZING
THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE
CITY OF ROSEVILLE

WHEREAS, a sole source service agreement (S1804331) for Kronos Telestaff software upgrade, between City of Roseville and Kronos Data Systems Incorporated, has been prepared and reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said sole source service agreement is approved and that the Acting 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

SERVICE AGREEMENT

No: **S1804331**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1817237 DATE: 6/14/18

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V39258
Telephone No.: 978-250-9800 Fax:
Email address: celeste.patzold@kronos.com
Contractor: KRONOS INCORPORATED
ATTN CELESTE PATZOLD
900 CHELMSFORD STREET
LOWELL, MA 01851

Department: FIRE

Acct. Code: 06025-5515/660000-40

Buyer: BECKY PHILIPP
Phone: 916-774-5724

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	6/30/19	Approved by Risk Mgt.	BRIAN DIEMER/KATRINA ROSTAM

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
THE VENDOR WILL PROVIDE TELESTAFF GLOBAL ACCESS V6 SOFTWARE, PLATINUM SUPPORT SERVICE, AND PROFESSIONAL SERVICES/EDUCATIONAL SERVICES IN ACCORDANCE WITH THE ATTACHED KRONOS INCORPORATED ORDER FORM DETAIL QUOTE 579327-3 DATED 6/6/18, STATEMENT OF WORK FOR ROSEVILLE FIRE WORKFORCE TELESTAFF UPGRADE TO V6 QUOTE NUMBER 2018-44771 AND STATEMENT OF WORK FOR ROSEVILLE FIRE WORKFORCE TELESTAFF FOR OPERATIONS BID CONFIGURATION 2018-44770. THE ATTACHED KRONOS SALES, SOFTWARE LICENSE AND SERVICES AGREEMENT REV KR-022811.1 AND KRONOS ADDENDUM WORKFORCE TELESTAFF IVR SERVICE SHALL ALSO BE INCORPORATED BY REFERENCE ONTO THIS AGREEMENT.

PLEASE CONTACT BRIAN DIEMER 916-746-1392 AT KATRINA ROSTAM AT 916-774-5848 FOR QUESTIONS REGARDING THIS CONTRACT.

Total Cost of Service: \$ **24,772.50**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: _____ Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: [Signature] John O'Brien Chief Revenue Officer
SIGNATURE PRINT NAME TITLE

CONTRACTOR: [Signature] Alyce Moore Assistant Secretary
SIGNATURE PRINT NAME TITLE

By: _____
Dominick Casey, Acting City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION





COUNCIL COMMUNICATION

CC #: 9407
File #: 0800-05

Title: Enterprise Resource Planning Consulting Services on Reporting - Service Agreement Amendment
Contact: Duke Arakaki 916-774-5212 darakaki@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.7.

RECOMMENDATION TO COUNCIL

Staff recommends City Council approve a first amendment to service agreement S1809348 with Kahana Consulting LLC to perform data extractions in support of the Enterprise Resource Planning (ERP) project in the amount of \$20,000.00 and extend contract date to February 1, 2019, and adopt a resolution authorizing the Acting City Manager to execute it.

BACKGROUND

The Enterprise Resource Planning (ERP) project is in its final stages of implementation and a scheduled Go Live of January 1, 2019. Since the data from the current legacy system is critical for the ERP system, Kahana Consulting will perform data extractions to support ERP's needs. Kahana Consulting has expertise in the City's legacy system and successfully helped the City for several years. Their knowledge of our legacy system environment will give the best chance of success for ERP's data conversion.

FISCAL IMPACT

Cost for the first amendment is \$20,000.00 and the total amount not to exceed \$30,000.00. Funding is included in the ERP Project CIP-Capital Improvement Project budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

There is no economic development or job creation from this amendment.

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 changes in the environment (CEQA Guidelines §15061(B)(3)). Services provided by Kahana Consulting do not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Duke Arakaki, IT Program Manager

Hong Sae, Chief Information Officer

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-310

Kahana Amendment

RESOLUTION NO. 18-310

APPROVING A SERVICE AGREEMENT AMENDMENT NO. 1 BETWEEN CITY OF ROSEVILLE AND KAHANA CONSULTING, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Service Agreement Amendment No. 1 (No. S1809348) for remote assistance with data extraction from Legacy Systems for the Enterprise Resource Planning project, between City of Roseville and Kahana Consulting, LLC has been reviewed by the City Council; and

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

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: S1809348
AMENDMENT No: 1

SERVICE LOCATION: AS DIRECTED

Contractor No.: V40449

Contractor License No.:

Business License No.:

Telephone No.: 425-941-1577

Fax:

Email address: robryan999@yahoo.com

Contractor: KAHANA CONSULTING
ATTN: ROB RYAN
84-255 IKUONE PL.
WAIANAE, HI 96792

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

Department: INFORMATION TECHNOLOGY

Acct. Code: 90017-5101/159002-30

Buyer: LONI COUNTRYMAN
Phone: 916-774-5734

Service Agreement Number S1809348 ("Agreement"), which was executed on, 4/9/18, is hereby modified as follows:

Select all provisions that apply:

- ☐ The Contractor name is hereby changed from _____ to _____
- ☐ The term of the Agreement is reduced by _____ (days/months/years) and the expiration date of the Agreement is changed from _____ to _____
- ☒ The Total Cost of Service payable under this Agreement is modified from \$10,000.00 to \$30,000.00. The purpose of this modification is to PROVIDE ADDITIONAL REMOTE ASSISTANCE WITH DATA EXTRACTION FROM LEGACY SYSTEMS IN ACCORDANCE WITH THE ATTACHED KAHANA CONSULTING CONTRACT ADDENDUM DATED 5/22/18.

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

CONTRACTOR:

By: _____

Title: _____

By: _____

Title: _____

CITY OF ROSEVILLE,
A MUNICIPAL CORPORATION:

By: _____

Dominick Casey
Acting City Manager

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

KAHANA CONSULTING

Contract Addendum

Date: February 9, 2018
Updated: May 22, 2018
Project Title: Superion Data Extraction
Estimated Project Dates: February 15, 2018 - February 1, 2019

Prepared for: Mr. Duke Arakaki
City of Roseville
311 Vernon Street
Roseville, CA 95678

Professional Services Estimate

Task Description(s)	Hours	Hrly Rate	Cost
1. Increase funding for remote assistance with data extraction from legacy system.	160	125	20,000
2. Extend contract end date to February 1, 2019.			
Total Estimated Cost of Services			20,000

Travel Estimate

Onsite time billed at loaded rate, which includes travel	0	187.50	0.00
Total Estimated Cost of Travel, Meals, and Lodging			0.00

This is a time and materials proposal. City will be billed monthly and payment sent within 30 days.
Quote is valid for 90 days.

You may confirm your acceptance of this quote by signing below



COUNCIL COMMUNICATION

CC #: 9398
File #: 0203-06

Title: Information Technology Project Portfolio Management Software - Purchase Order
Contact: Brittany Flores 916-774-5431 bflores@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.8.

RECOMMENDATION TO COUNCIL

Recommend Council approve a purchase order with The Winvale Group, LLC, for Information Technology Department (IT) project portfolio management software, Daptiv PPM, for fiscal year 2018/2019. Additionally, staff requests City Council adopt a resolution giving authority for a one-year renewal without going back to City Council, pending approval of the budget.

BACKGROUND

The IT Department utilizes Daptiv PPM, a project portfolio management software from The Winvale Group, LLC, to track IT resource hours for projects and IT services. This data is instrumental in forecasting staffing needs for current and future projects and services, as well as reporting actual staffing hours utilized for current projects and services. IT also utilizes data from this software to build projected staffing hours into ISF-Internal Service Fund rates.

This purchase order will be through GSA piggyback contract GS-35F-0074S, which expires in 2020. Therefore, staff requests City Council adopt a resolution giving authority for a one-year renewal without going back to City Council, pending approval of the budget.

FISCAL IMPACT

Licensing costs for this software for FY2018-19 licensing is \$27,310. This amount includes \$1,707 for an extension that moves the renewal date from June to July. Funding for this purchase is included in the FY2018-19 IT Internal Service Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

No jobs will be created by this purchase.

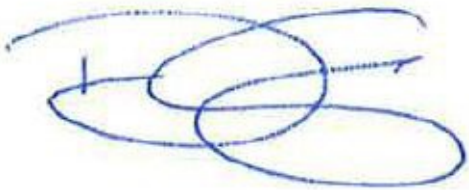
ENVIRONMENTAL REVIEW

The California Environmental Review 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 project portfolio management software does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Brittany Flores, Business Systems Analyst

Hong Sae, Chief Information Officer

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-300

IT Project Portfolio Management Software Renewal Quote

RESOLUTION NO. 18-300

APPROVING A PURCHASE ORDER FOR
PROJECT PORTFOLIO MANAGEMENT SOFTWARE

WHEREAS, a purchase order for Project Portfolio Management software, Daptiv PPM, between the City of Roseville and The Winvale Group, LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is hereby approved and the City Manager or his or her designee is additionally authorized to execute one optional one-year renewal of the purchase order, provided that the applicable budget is approved by the City Council, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Main: 202-296-5505
Fax: 202-296-5506
Email: syoung@winvale.com
Web: www.Winvale.com

We have prepared a quote for you

Roseville - Daptiv - 20180523

Quote # 2018-003218 | Version 2

Prepared for:

City of Roseville



Monday, June 18, 2018

City of Roseville
Roger Root
311 Vernon St
Roseville, CA 95678
rroot@roseville.ca.us

Dear Roger,

Winvale is a leading provider of emerging technology solutions, Winvale carefully selects its technology partners to ensure we have the latest solutions that truly meet the government's needs. Partnering with over sixty technology companies provides Winvale the capability to deliver integrated solutions through simplified scalable acquisition vehicles. From large-scale, logistically complex deployments to high volume product distribution, Winvale provides solutions that meets the needs of Federal, State, Local government agencies and commercial companies.

We sincerely appreciate the opportunity to provide you with the attached quote. Should you have any questions please feel free to contact the Winvale sales representative whose name, email address, and phone number appears on this quote.

Unless otherwise noted this quote is good for sixty (60) days from the date on the quotation.

Steve Young
Director
Winvale

GSA Eligibility

■ GSA Quote Eligibility

The pricing quoted here is for eligible entities to purchase using the GSA Schedule program as defined in GSA Order ADM 4800.2G dated 16-FEB-2011.

Prime Contractors placing any orders under Federal Supply Schedule must comply with the terms of the applicable Schedule and letter of authorization. In accordance with FAR 51.103, contractors shall include the following with each order placed under Federal Supply Schedules:

1. A copy of the letter of authorization, unless a copy of the authorization was previously furnished to the Federal Supply Schedule contractor.
2. The following statement: "This order is placed under written authorization from [Insert agency name] dated [insert date of LOA]. In the event of any inconsistency between the terms and conditions of this order and those of your Federal Supply Schedule contract, the latter will govern. The terms and conditions of this order are limited to those contained in WINVALE's Federal Supply Schedule, GS-35F-0074S. Any additional terms and conditions referenced or provided with this order are not incorporated, do not apply and have no effect."

GSA Schedule quotes provided to customers who do not meet the criteria noted above will need to be re-quoted at the standard commercial rates in effect at the time of the original quote.



The Winvale Group (Small Business)
CAGE CODE: 35RS6
DUNS: 14-121-3871
TAX ID: 20-0019673
Terms: Net 30

Order Payment Address:
1110 Vermont Avenue, NW, Suite 930
Washington, DC 20005
Phone Number: 202-296-5505
Email address: info@winvale.com

Prepared For	Prepared By	Details
City of Roseville 311 Vernon St Roseville, CA 95678 Roger Root rroot@roseville.ca.us (916) 774-5200	Winvale  Steve Young (202) 296-5505 x517 Fax 202-296-5506 syoung@winvale.com	Roseville - Daptiv - 20180523 Quote #: 2018-003218 Version: 2 Delivery Date: 06/18/2018 Expiration Date: 07/22/2018

Part Number	GSA Schedule	GSA SIN	Description	Commercial Price	GSA Price	Qty	Discount	Ext. Price
Software								
Period of Performance ----> 6/22/2018 - 6/21/2019								
DPU1SUAO01	GS-35F-0074S	132-52	Daptiv PPM Standard: Project Portfolio Management Software Subscription	\$720.00	\$672.41	20	2%	\$13,448.20
DPU1SUAD02	GS-35F-0074S	132-52	Changepoint - Daptiv PPM Team Member User Subscription 1Y	\$395.00	\$365.16	30	3%	\$10,954.80
PPM-RPT Studio	Open Market	OM	Daptiv - Daptiv PPM Report Studio: Work Intelligence Professional Author - allows creation of advanced reports for consumption by authorized users	\$700.00	\$600.00	2	14%	\$1,200.00
Software Subtotal					\$25,603.00			

Software Extension								
Period of Performance ----> 6/22/2019 - 7/15/2019								
DPU1SUAO01	GS-35F-0074S	132-52	Daptiv PPM Standard: Project Portfolio Management Software Subscription	\$720.00	\$44.83	20	93%	\$896.60
DPU1SUAD02	GS-35F-0074S	132-52	Changepoint - Daptiv PPM Team Member User Subscription 1Y	\$395.00	\$24.34	30	94%	\$730.20
PPM-RPT Studio	Open Market	OM	Daptiv - Daptiv PPM Report Studio: Work Intelligence Professional Author - allows creation of advanced reports for consumption by authorized users	\$700.00	\$40.00	2	94%	\$80.00
Software Extension Subtotal					\$1,706.80			

Recap		Amount
Software		\$25,603.00
Software Extension		\$1,706.80
Total		\$27,309.80



We reserve the right to cancel / revise quotes that are created in error.
If applicable, taxes, shipping fees and other fees will be added separately.
When placing an order please reference your Winvale quote number which can be found on page 1.

Signature

Date



COUNCIL COMMUNICATION

CC #: 9384
File #: 0203-10

Title: Poured-in-place Resilient Surfacing Repairs - Service Agreement
Contact: Tara Gee 916-774-5253 tgee@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.9.

RECOMMENDATION TO COUNCIL

Request Council approve a service agreement for poured-in-place resilient surfacing with Robertson Industries, Inc., adopt a resolution to authorize the Acting City Manager to execute the agreement in the amount of \$28,894.00, and authorize staff to approve change order requests in an amount not to exceed 10% of the contract amount.

BACKGROUND

As a part of the annual review of park asset conditions, approximately 1,700 square feet of playground safety surfacing, located in six different parks, was identified for repairs. In February 2018, a request for quotation was issued. The improvements involve spot repairs within existing poured-in-place safety surfacing at various playgrounds, therefore, a sole source request was made. The justification for sole source with Robertson Industries, Inc. is to match the same manufacturer and materials as existing.

Staff recommends award of the service agreement contract of the repairs to Robertson Industries, Inc. in the amount of \$28,894.00.

Contingency

During the course of a construction project, it is common to encounter unanticipated or changed conditions in the field which necessitate additions or other changes to the project and the contract. For this project, Staff requests authorization to approve change order requests in an amount not to exceed 10% of the contract price in accordance with the terms and conditions of the contract.

FISCAL IMPACT

This project was approved in the FY2017/18 budget using the Park, Recreation & Libraries Rehabilitation Fund (Fund 315).

ECONOMIC DEVELOPMENT / JOBS CREATED

No new jobs will be created by this work, however, on-going repair work will maintain safe and clean playgrounds for Roseville residents.

ENVIRONMENTAL REVIEW

The proposed project involves the repair 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,

Tara L. Gee, Park Planning & Development Superintendent

Dion Louthan, Parks, Recreation & Libraries Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-286

Service Agreement

RESOLUTION NO. 18-286

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
ROBERTSON INDUSTRIES, INC., AND AUTHORIZING THE ACTING CITY MANAGER
TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1804333) for poured-in-place resilient surfacing,
between the City of Roseville and Robertson Industries, Inc., has been reviewed by the Council;

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

BE IT FURTHER RESOLVED that the Parks, Recreation & Libraries 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 ten percent (10%) of the
contract price.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 2018, 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

SERVICE AGREEMENT

No: **S1804333**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1817271 DATE: 5/17/18

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V41380
Telephone No.: 510-260-9025 Fax: 602-340-0402
Email address: fhorwath@totturf.com
Contractor: ROBERTSON INDUSTRIES, INC.
ATTN: FRANK HORWATH
2414 WEST 12TH STREET, SUITE 5
TEMPE, AZ 85281

Department: PARKS DEVELOPMENT

Acct. Code: 51007-6130

Buyer: BECKY PHILIPP
Phone: 916-774-5724

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	6/30/19	Approved by Risk Mgt.	TARA GEE

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
VENDOR SHALL PROVIDE AND INSTALL ALIPHATIC EPDM OR AROMATIC EPDM AT SIX ROSEVILLE PARKS IN ACCORDANCE WITH THE ATTACHED PROPOSAL 18-23660 DATED 2/26/18.

PLEASE CONTACT TARA GEE AT 916-774-5253 FOR QUESTIONS REGARDING THIS CONTRACT.

Total Cost of Service: \$ **28,894.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: 00824728 Contractor License No.: 667261 DIR Registration No.: 1000002700

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

Richard Hawley
SIGNATURE

PRINT NAME

Richard Hawley

TITLE

VP

CONTRACTOR:

Tom Whittier
SIGNATURE

PRINT NAME

Tom Whittier

TITLE

Secretary

By: _____

Dominick Casey, Acting City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the 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 or 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 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 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>.
- 10a. 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.
- 10b. 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.
- 10c. 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 Workers' Compensation) and for ongoing and completed operations. 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.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. 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.
- 10f. 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.
- 10g. 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.
- 10h. 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.
- 10i. 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 Service Agreement, the terms of this Service 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. 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.
18. 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.

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



Robertson

Recreational Surfaces

A **PLAYCORE** Company

Robertson Industries, Inc.

2414 West 12th Street, Suite 5

Tempe, AZ 85281

(800) 858-0519

FAX: (602) 340-0402

www.totturf.com



Project Name: Roseville Parks Repairs 2-29-2018

Address: Multiple, Roseville, CA

Contact: Tara Gee

Phone #: (916) 774-5253

Fax #:

Email: tgee@roseville.ca.us

Sales Representative

Name: Frank Horwath

Phone: (510) 260-9025

Fax: (602) 340-0402

Email: fhorwath@totturf.com

Scope: See page 2 for detailed scope information

PRODUCT NAME	DESCRIPTION	QUANTITY	SALES PRICE	TOTAL PRICE
Aliphatic EPDM	Blue Oak Park	1	\$4,085.00	\$4,085.00
Aliphatic EPDM	Besana Park	1	\$1,266.00	\$1,266.00
Aliphatic EPDM	Maidu Western Town	1	\$2,177.00	\$2,177.00
Aliphatic EPDM	Hall Park	1	\$3,486.00	\$3,486.00
Aromatic EPDM	Davis Park	1	\$6,562.00	\$6,562.00
Aliphatic EPDM	Diamond Oaks Park	1	\$5,539.00	\$5,539.00
Misc Cost Add	25% Contingency for all 6 parks. Aliphatic and Aromatic Urethane.	1	\$5,779.00	\$5,779.00
GRAND TOTAL				\$28,894.00

PRICE EXPIRES: 05/27/2018



Issue all POs, Contracts, and payments to ROBERTSON INDUSTRIES, INC.

CONTRACTOR'S LICENSE NUMBERS:

AZ: ROC091920, CLASS L-05 ~ CA: 667261, CLASS C/61 D/12

FL: CGC 038554 ~ NV: 42331, CLASS C25 C40

CALIFORNIA PWC REGISTRATION NUMBER: 1000002700 (DIR#)

PROJECT SCOPE

Project Name:	Roseville Parks Repairs 2-29-2018	ESTIMATED INSTALL DATE: 04/2018
Address:	Multiple, Roseville, CA	
Site Contact:	Tara Gee	
Phone #:	(916) 774-5253	
Email:	tgee@roseville.ca.us	

- | | |
|--|--|
| 1. PRODUCT: Maintenance
Additional Products: na | 10. DEMOLITION: No |
| 2. URETHANE: Aliphatic | 11. EXCAVATION: No |
| 3. TOTAL SQUARE FOOTAGE: 2,061 TTL # of Pads: | 12. SAWCUTTING: No |
| Pad #1: Pad #3: | 13. WASTE DISPOSAL: No |
| Pad #2: Pad #4: | 14. SECURITY: No |
| 4. TURNDOWN: No | 15. TESTING: Not Included |
| 5. DEPTH OF SYSTEM: 0.5 | 16. WAGE TYPE: State Prevailing |
| Pad #1: Pad #3: | 17. UNION: No |
| Pad #2: Pad #4: | 18. BONDING: No |
| 6. WEAR COURSE COLORS: various-see scope | 19. WARRANTY: 2 year |
| Pad #1: Pad #3: | 20. CA GRANT: N/A |
| Pad #2: Pad #4: | 21. TT ADVANTAGE: No |
| 7. LAYOUT / DESIGN: No, Pending / No | TT ADVANTAGE COLOR: |
| 8. SITE ACCESSIBILITY: 0-25', No Stairs | |
| 9. SUB BASE TYPE: rubber | |

PROJECT SCOPE NOTES:

Provide all material, equipment and labor for repairs as requested in rfq:

- Basana Park: 32sf of wearcourse layer Pour in Place repair. 50/50 brown and black color blend standard epdm with ALIPHATIC urethane binder.
- Blue Oak Park: 267sf of wearcourse layer Pour in place repair. 50/50 brown and black color blend standard epdm rubber with ALIPHATIC urethane binder.
- Davis Park: 757sf of wearcourse layer Pour in place repair. 50/50 standard green and black color blend standard epdm rubber with AROMATIC urethane binder.
- Diamond Oaks Park: 380sf of wearcourse layer Pour in place repair. 50/50 brown and black color blend standard epdm rubber with ALIPHATIC urethane binder.
- Hall Park: 150sf of wearcourse layer Pour in place repair. 50/50 brown and black color blend standard epdm rubber with ALIPHATIC urethane binder.
- Maidu Western Town: 63sf of wearcourse layer Pour in place repair. 50/50 terra cotta red and grey color blend standard epdm rubber with ALIPHATIC urethane binder.
- ADD 25% contingency square footage on each park (additional 8sf at Basana, 67sf at Blue Oak, 190sf at Davis, 95sf at

PROPOSAL # 18-23660

Diamond Oaks, 75sf at Hall Park, and 16sf at Maidu Western Town for total contingency of 451sf)

TOTAL PRICE: \$28,894.00

Customer Signature/Title: _____ Date: _____

TERMS & CONDITIONS

Robertson Industries, Inc. is an IPEMA (International Play Equipment Manufacturers Association) certified manufacturer.

Our Products meet or exceed all ASTM F-1292 and ASTM F-1951 standards, as well as all CDC and ADA standards, as they apply to safety surfacing and playgrounds.

Robertson Industries' installers have been drug-screened, background checked and E-Verified. Installers have successfully undergone safety and OSHA training. Records available upon request.

See product specifications for specific detailed product and installation information. Product specifications are available from your Sales Representative. Material samples will be provided upon request.

1. Quote is based on the information provided here within and is subject to change based on final installation unless otherwise indicated in writing. Any changes or additions to this proposal will affect pricing.
2. In the event that a change in color, color percentage, thickness, or square footage is requested, a revised proposal and/or purchase order will be required before installation can begin.
3. Changes to the proposed scope not agreed to here within or separately in writing may result in additional charges (change order). Work cannot commence until the Change Order(s) are fully executed.
4. ANY additional site work not included here within, including sub base, is the responsibility of the owner.
5. Job site access must be at a maximum of 25' for trucks and mixer, with no stairs. Irrigation, sprinkler, and/or water systems must be shut off 24 hours before install and remain off until 24 hours after the installation has completed.
6. Additional charges for downtime/stand-by may be assessed in the event that installation is delayed due to the site not being ready as scheduled or if installation is interrupted for reasons other than those related to weather or general public emergencies.
7. Security during install and upon completion is the responsibility of the owner, unless specified otherwise in Project Scope.
8. Any excess material at the job site upon completion is property of Robertson Industries, Inc., unless otherwise noted here within.
9. Installations scheduled after 90 days of proposal acceptance may be subject to price adjustments.
10. Scheduling and crew deployment is subject to local weather conditions.
11. Warranty will NOT be issued unless "Completion Sheet" is signed.
12. All projects over \$2,500.00 will be issued a preliminary lien.

INSTALLATION EXCLUSIONS, unless otherwise noted in Project Scope (page 3).

Permits/Licensing	State or Federal (Davis Bacon) Wages	Demolition
Builders Risk Insurance/	Union Fees (PLA/PSA Contracts)	Drainage
Additionally Insured	Engineering	Waste/Dumpsters
OCIP	Fall Height/Attenuation Testing	Rooftop Installations
Waivers of Subrogation	Fencing/Security	Extended Warranty
Bonding	Excavation and Site Work/Preparation	Third-Party Playground Inspections

INITIALS

PROPOSAL ACCEPTANCE

Robertson Industries, Inc. 2414 West 12th Street, Suite 5, Tempe, AZ 85281
(800) 858-0519, FX: (602) 340-0402, www.totturf.com

ACCEPTANCE: I agree to the scope and details as provided for the abovementioned proposal as well as the terms outlined in this agreement. I am duly authorized by _____ to approve and accept this proposal as stated.

SIGNATURE: _____ **DATE:** _____
PRINTED NAME: _____ **TITLE:** _____
COMPANY NAME: _____ **BILLING CONTACT:** _____
ADDRESS: _____
PHONE: _____ **FAX:** _____ **EMAIL:** _____

☐ CONTRACT ☐ PURCHASE ORDER ☐ OTHER
will follow this signed proposal.

PAYMENT TERMS:

Payment may be made via Check, Cash, or Credit Card. Customers requesting a line of credit must submit a credit application and/or a 50% deposit. Credit applications can be obtained from your sales representative.

Please attach a copy of your TAX EXEMPT CERTIFICATE if you or your company is claiming tax exemption.

TOTAL PURCHASE AMOUNT: \$28,894.00

CREDIT CARD INFORMATION:

Type: ☐ VISA ☐ MASTERCARD Authorized Amount/Date: _____
 CARD# _____ EXP DATE: _____ SECURITY CODE: _____
 NAME (as it appears on card): _____
 SIGNATURE: _____ DATE: _____

Issue all POs, Contracts, and payments to **ROBERTSON INDUSTRIES, INC.**
Send ALL completed forms back to your Sales Representative:

Frank Horwath
Fax: (602) 340-0402
fhorwath@totturf.com



COUNCIL COMMUNICATION

CC #: 9361
File #: 0309-01

Title: Flood Alert Network Update Project - Approval of Plans and Specifications and Authorization to Call for Bids
Contact: Michael Zasso 916-746-1322 mzasso@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.10.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council approve the plans and specifications for the Flood Alert Network Update Project and authorize staff to call for bids.

BACKGROUND

As part of the City of Roseville's Flood Warning System, the City operates and maintains numerous Flood Alert Stations to monitor the threat of flooding in and around Roseville.

Through this Project, the City is working collaboratively with the Placer County Flood Control and Water Conservation District (District) to update the communications protocol for the Flood Alert System precipitation and stream gauges within South Placer County, including Roseville.

The City's and District's Flood Alert Systems currently operate under the legacy "ALERT" (Automated Local Evaluation in Real Time) communications system developed by the National Weather Service in the 1970's. The proposed project will update the City's and District's Flood Alert System communications to the ALERT2 protocol, which is the new national standard for flood alert system communication.

This project will complete an important regional watershed monitoring system upgrade, where stream flows from tributaries to the Sacramento and American Rivers can be monitored more efficiently and accurately by Floodplain Management staff at the local, state, and federal levels.

An Agreement between the State of California Department of Water Resources (DWR) and the City was previously approved by City Council on 08/03/2016. Through this previously approved agreement, \$130,013 of grant funding from DWR was awarded to Roseville for this project.

FISCAL IMPACT

The engineer's estimate for the construction portion of this project being authorized for bid today is \$66,930.

A Professional Services Agreement for the design of the project was approved by City Council on 06/07/2017 in the amount of \$77,770.

The total budget of this project, design and construction, is \$157,200. This includes \$130,013 of DWR grant funds, \$12,500 of required matching local funds for environmental review and permitting efforts, and \$14,687 of local funds for the remaining estimated construction costs. The local funding comes from the General Fund.

Sufficient grant and local funds are included within Capital Improvement Project (CIP) #152002, "Flood Alert System Replacement Project", approved by Council with the Fiscal Year 2017 Budget in June of 2016 to cover all project costs.

ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest that there is one job created for every \$92,000 in direct government spending. Based on that figure and a total budget of \$157,200 for this project, this project will create 1.7 jobs.

ENVIRONMENTAL REVIEW

The approval of the plans and specifications of the ALERT2 Flood Alert Network Upgrade Project proposes the construction of two data collection field stations for stream level and precipitation information collection purposes in unincorporated Placer County. This activity is categorically exempt from CEQA as a Class 6 Exemption (State CEQA Guidelines Section 15306). The CEQA Exemption has been prepared and no further CEQA action is required.

As the proposed locations of the two data collection field stations are in unincorporated Placer County, the District will submit a Verification Request Form (VRF) to the California Department of Fish and Wildlife (CDFW) for environmental compliance. The VRF will be submitted ten days prior to scheduled construction activities at these two proposed locations. The VRF submission process is outlined in the District's adopted Streambed Alteration Agreement for Routine Maintenance Activities (RMA), similar to the City's RMA submission process.

Respectfully Submitted,

Michael Zasso, Assistant Engineer

Rhon Herndon, Public Works Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

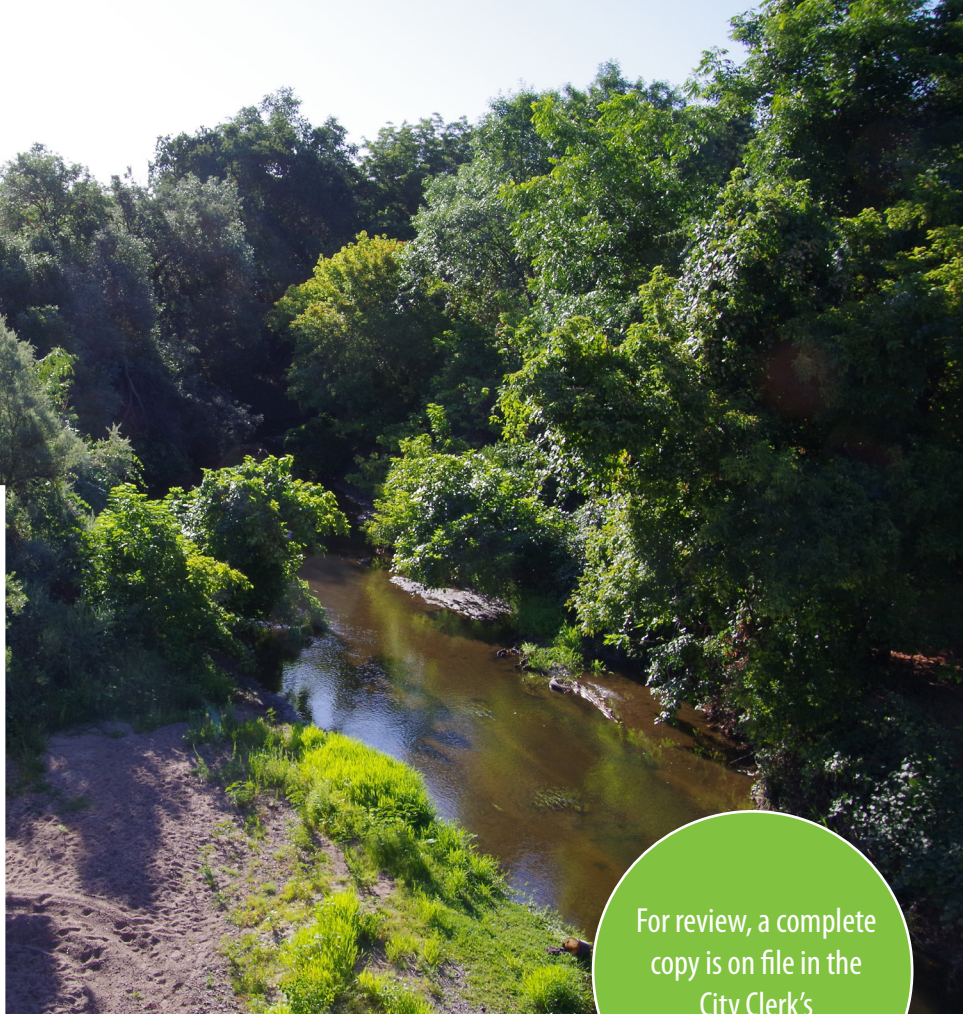
Description

ALERT2 Project Manual Cover

ALERT2 Location Map

ALERT2 Flood Alert Network Update Project

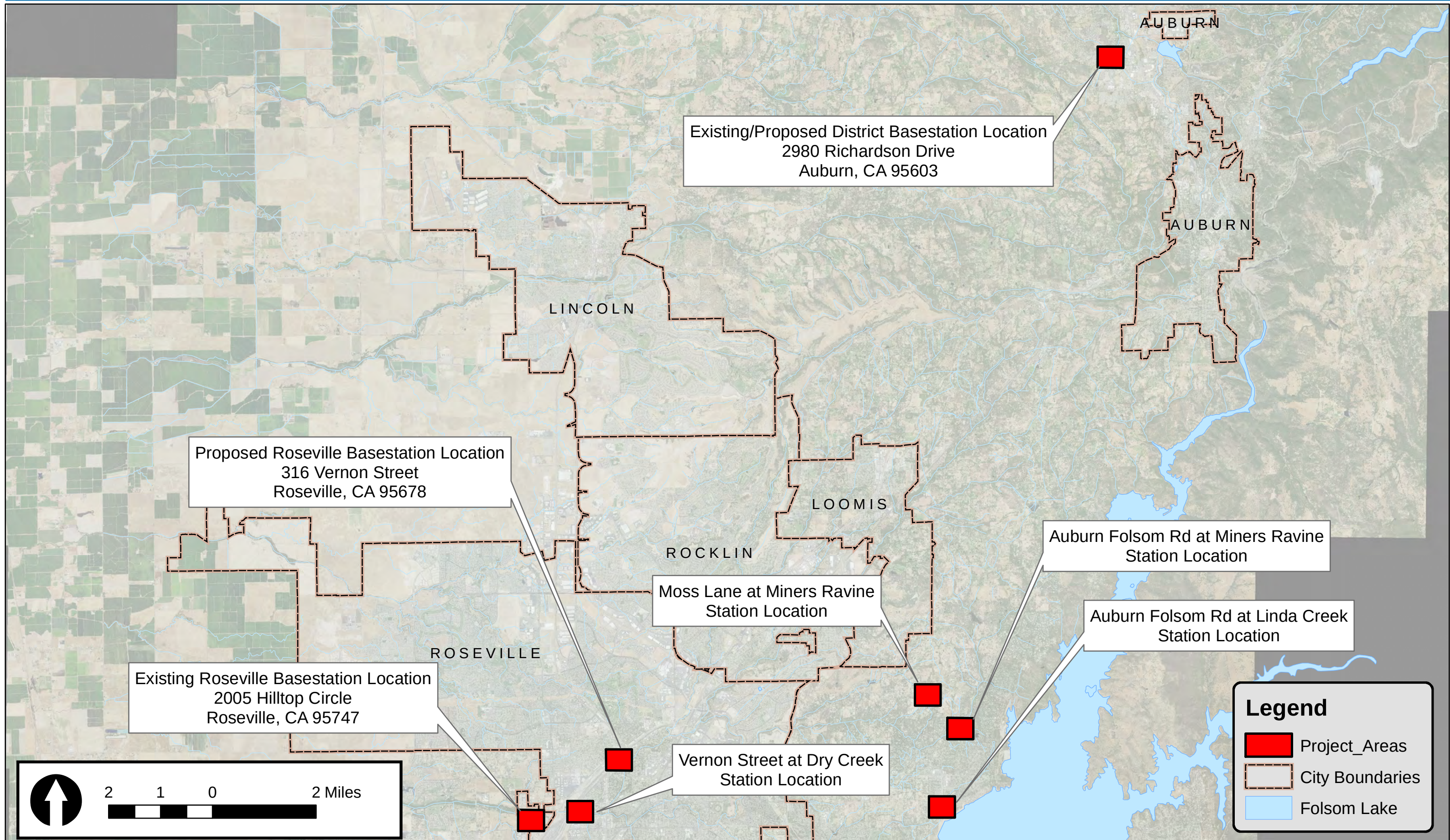
Project Manual



For review, a complete
copy is on file in the
City Clerk's
Department

Public Works – Engineering
311 Vernon Street
Roseville, CA 95678
roseville.ca.us/PublicWorks







COUNCIL COMMUNICATION

CC #: 9380
File #: 0203-04

Title: Fire Systems Maintenance and Repair - Service Agreement
Contact: Dan Allen 916 774-5741 dallen@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.11.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution approving a service agreement with HCI Systems Inc. to perform fire systems maintenance and repair services, and authorizing the Acting City Manager to execute it. The Request for Proposals included four optional one year renewals and staff requests authorization to continue utilizing each contract without further Council approvals until the contract expires, or until City staff determines that continuing with the same vendor is not in the City's best interest, including authorization for the City Manager to sign optional renewal agreements pending Council approval of budgets for that year.

BACKGROUND

Staff solicited Request for Proposals (RFP) for Fire systems maintenance and repair services in May 2018. Four qualified proposals were received. After careful review and rating of each proposal, staff is recommending to award a service agreement to HCI to perform fire systems maintenance and repair services at City Facilities. Total value of agreement with HCI is \$80,000.00. The RFP includes four one year renewals.

FISCAL IMPACT

The estimated total annual cost for Fire System maintenance and repair services is \$80,000.00. Funding is included in the Building Maintenance, 2018/2019 fiscal year budgets. The funds will be encumbered one year at a time pending Council approval of budget for each year. Projected spending for the optional renewal years is as follows: FY2019-20, \$85,000.00; FY2020-21, \$90,000.00; FY 2021-22, \$95,000.00; FY2022-23, \$100,000.00.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on the Federal guideline of one job created for every 92,000 in government spending, this will generate .87 jobs.

ENVIRONMENTAL REVIEW

The proposed project involves the repair 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,

Dan Allen, Facility Manager

Rhon Herndon, Public Works Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-283

HCI Service Agreement

RESOLUTION NO. 18-283

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND HCI
SYSTEMS, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT
ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1904001) for fire systems maintenance and repair,
between the City of Roseville and HCI Systems, Inc., has been reviewed by the Council;

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is
authorized to execute four additional one-year renewals without further City Council approval,
provided that the applicable budget is approved by the City Council, or until City staff
determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

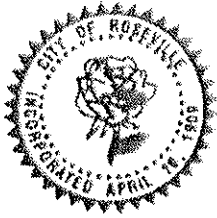
NOES COUNCILMEMBERS:

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

SERVICE AGREEMENT

No: S1904001

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1817364 DATE: 6/13/18

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

Contractor No.: V41786
Telephone No.: 530-409-8302 Fax: 916-419-6903
Email address: msyres@hcisystems.net
Contractor: HCI SYSTEMS, INC.
ATTN: MARK SYRES
1419 N. MARKET BLVD., SUITE 5
SACRAMENTO, CA 95834

Department: BUILDING MAINTENANCE

Acct. Code: 03340-5100

Buyer: BECKY PHILIPP
Phone: 916-774-5724

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	7/11/19	Approved by Risk Mgt.	DAN ALLEN/TISHA CHINN

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL 01-021 AND CONTRACTOR'S PROPOSAL THERETO TITLED FIRE SYSTEM SERVICES DATED 5/16/18 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL 01-021 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS SERVICE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

PLEASE CONTACT DAN ALLEN AT 916-774-5741 OR TISHA CHINN AT 916-774-5702 FOR QUESTIONS REGARDING THIS AGREEMENT.

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

Total Cost of Service: \$ 80,000.00

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: _____ Contractor License No.: 915449 DIR Registration No.: 1000000046

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: _____
SIGNATURE PRINT NAME TITLE

CONTRACTOR: _____
SIGNATURE PRINT NAME TITLE

By: _____
Dominick Casey, Acting City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the 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 or 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 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 a thirty (30) day notice.
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 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>.
- 10a. 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.
- 10b. 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.
- 10c. 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 Workers' Compensation) and for ongoing and completed operations. 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.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. 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.
- 10f. 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.
- 10g. 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.
- 10h. 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.
- 10i. 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 Service Agreement, the terms of this Service 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. 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.
18. (a) Contractor shall furnish the City of Roseville with a Faithful Performance Bond, in the form attached hereto in Attachment B, in an amount not less than 100% of this Agreement. This Faithful Performance Bond shall be provided at the time of execution of this Agreement by Contractor.
(b) Contractor's Faithful Performance Bond shall terminate upon completion of this Agreement and final acceptance of all items in accordance with this Agreement.
(c) Failure of Contractor to perform any of the service required by this Agreement within ten days of receipt of written demand for performance from City, or failure of Contractor to correct or replace defective goods or products within ten days from receipt of written demand therefor, shall constitute a total breach of this Agreement and shall cause this Agreement to terminate. In the event of such termination, the City of Roseville may call in the Faithful Performance Bond obligation.
19. (a) Contractor shall furnish the City of Roseville with a Labor and Materials Payment Bond, in the form attached hereto in Attachment B, in an amount not less than 100% of this Agreement. This Labor and Materials Payment Bond shall be provided at the time of execution of this Agreement by Contractor.
(b) Contractor's Labor and Materials Payment Bond shall terminate upon completion of this Agreement and final acceptance of all items in accordance with this Agreement.
(c) Failure of Contractor to perform any of the service required by this Agreement within ten days of receipt of written demand for performance from City, or failure of Contractor to correct or replace defective goods or products within ten days from receipt of written demand therefor, shall constitute a total breach of this Agreement and shall cause this Agreement to terminate. In the event of such termination, the City of Roseville may call in the Labor and Materials Payment Bond obligation.
20. Contractor agrees to warranty all work performed for a period of no less than one-year from acceptance by City.
21. 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.

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



ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS

SERVICE AGREEMENTS OVER \$22,265 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 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	☐ Chemical/Environmental General Liability: \$3 Million/occurrence \$6 Million aggregate, Pollution – \$2 Million/Occurrence Auto - \$2 Million/Occurrence
☐ IT Services Professional Liability: \$1 Million/occurrence No auto required	☐ Professional Consultant Professional Liability: \$1 Million/occurrence	☐ 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

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

Asbestos-Containing Materials in City-Owned Buildings

California Health and Safety Code Section 25915 requires that all City of Roseville employees, contractors and lessees be notified annually of the presence of asbestos in City-owned buildings constructed prior to 1979. Please post this notice in an area(s) accessible to all employees, contractors and lessees. Contact Facility Maintenance & Operations at (916) 774-5740 for more information about Asbestos Containing Materials (ACMs) in specific City-owned buildings. For more information about asbestos refer to the OSHA website.

The City of Roseville is committed to maintaining a safe and healthy work environment. The City's Facility Maintenance & Operations staff conducts ongoing inspections to identify and safely manage previously installed asbestos-containing products. Renovation of City-owned buildings **MUST** be reviewed in advance by Facility Maintenance & Operations to ensure the City is in compliance with building codes, Americans with Disabilities Act and that no ACMs are disturbed without proper safeguards. Work that requires removal or repair of ACMs is restricted to trained and qualified persons only. **Facility Maintenance & Operations will need to approve the qualified contractors.**

Use the following measures to protect you and others from exposure to airborne asbestos:

- Presume all building materials contain asbestos until determined otherwise by Facility Maintenance & Operations.
- Do not install walls, closets, cabinets, ceilings.
- Do not remove, cut, drill, sand, grind or otherwise disturb any material in the buildings, including carpet and tile.
- Do not paint (this includes any walls, ceilings, floors and electrostatic painting of office furniture).
- Do not remove any items nailed or screwed to the walls (this includes pictures, cabinets, electrical, etc.).
- Do not go above ceilings, behind walls or into building spaces such as attics and crawlspaces unless these areas have been inspected and cleared by Facility Maintenance & Operations.
- Do not pull cable or wiring through above-ceiling spaces with asbestos.
- Do not install screws, pins, nails or hangers into asbestos ceiling or wall plaster.
- Be careful not to damage walls, ceilings or floors when moving furniture or equipment. It is recommended that Facility Maintenance & Operations be contacted prior to moving furniture or equipment.
- Do not brush, sweep or vacuum textured asbestos ceiling plaster or plaster debris.
- Immediately report any damage or deterioration of suspect building materials to Facility Maintenance & Operations or Risk Management.

It is important to note that the presence of asbestos does not mean you have been exposed. Exposure results when friable asbestos particles are inhaled or ingested. Asbestos becomes friable when material containing asbestos is drilled, sanded or disturbed by remodeling or demolition work or when the ACM has deteriorated. Intact, bonded, sealed or undisturbed asbestos does not pose a hazard.

Employees may review the asbestos survey reports, results of bulk sampling or air monitoring conducted in City-owned buildings. All asbestos data will be available by appointment with Facility Maintenance & Operations.

Facilities Built Pre 1979 That May Contain Asbestos	Year Built
Downtown Library - 225 Taylor Street 95678	1974
Carnegie Museum - 557 Lincoln Street 95678	1912
Tower Theatre - 415 Vernon Street 95678	1940
*401 Oak Street 95678	1974
Fire Station #3 - 1300 Cirby Way 95661	1963
Old Corp Yard - 100 Old Corp Yard Road 95678	1940
Water Treatment Plant Operations Bldg.- 9595 Barton Road 95746	1965
Waste Water Treatment Plant Operations Bldg. - 1800 Booth Road 95747	1962
Royer Recreation Bldg. - 190 Park Drive 95678	1950
Fire Museum - 400 Lincoln Street 95678	1930
Diamond Oaks Golf - 349 Diamond Oaks Road 95678	1965
Johnson Pool, 4th & D Street	1950
330 Vernon Street	1940
107 Sutter Avenue	1962

* Indicates facility has known asbestos

Sign to acknowledge receipt of asbestos notification		
SIGNATURE	COMPANY NAME	DATE



COUNCIL COMMUNICATION

CC #: 9402
File #: 0203-04

Title: Heating, Ventilation and Air Conditioning Maintenance and Repair - Service Agreements
Contact: Dan Allen 916-774-5741 dallen@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.12.

RECOMMENDATION TO COUNCIL

Recommend Council adopt two resolutions authorizing the Acting City Manager to sign service agreements with Mesa Energy Systems, Inc. (Emcor) and ACCO Engineered Systems, Inc. (ACCO) to perform maintenance, repair and replacement services at City Facilities. Total value of agreement with Emcor is \$500,000.00 and total value of agreement with ACCO is \$80,000.00. Funding is included in the Building Maintenance, Environmental Utilities, Electric, and Parks Maintenance FY2018-19 budgets. The Request for Proposals includes four one year renewals and staff requests authorization to continue utilizing each contract without further Council approvals until the contract expires, or until City staff determines that continuing with the same vendor is not in the City's best interest, including authorization for the City Manager to sign optional renewal agreements pending Council approval of budgets for that year.

BACKGROUND

Staff solicited Request for Proposals (RFP) for Heating, Ventilation and Air Conditioning (HVAC) maintenance, repair and replacement services in May 2018. Four qualified proposals were received. After careful review and rating of each proposal, staff is recommending to award a service agreement to Emcor and ACCO to perform maintenance, repair, and replacement services at City Facilities. Total value of agreement with Emcor is \$500,000.00 and total value of agreement with ACCO is \$80,000.00. The RFP includes four one year renewals.

FISCAL IMPACT

The estimated total annual cost for HVAC services is \$580,000.00. Funding is included in the Building Maintenance, Environmental Utilities, Electric, and Parks Maintenance 2018/2019 fiscal year budgets. The dollars will be encumbered one year at a time pending Council adoption of the budget for each year. Projected spending for the optional renewal years is as follows: FY2019-20, \$600,000.00; FY2020-21, \$620,000.00; FY 2021-22, \$640,000.00; FY2022-2023, \$660,000.00.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on the Federal guideline of one job created for every 92,000 in government spending, this will generate 6.5 jobs.

ENVIRONMENTAL REVIEW

The proposed project involves the repair 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,

Dan Allen, Facility Manager

Rhon Herndon, Public Works Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-304

Emcor Service Agreement

Resolution No. 18-305

ACCO Service Agreement

RESOLUTION NO. 18-304

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
MESA ENERGY SYSTEMS, INC. (EMCOR), INC., AND AUTHORIZING THE ACTING
CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1908036) for Heating, Ventilation and Air
Conditioning (HVAC) maintenance services, between the City of Roseville and Mesa Energy
Systems, Inc. (EMCOR), Inc., has been reviewed by the Council;

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is
authorized to execute four additional one-year renewals without further City Council approval,
provided that the applicable budget is approved by the City Council each year, a new contract
with better pricing becomes available, or until City staff determines that continuing with the
same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

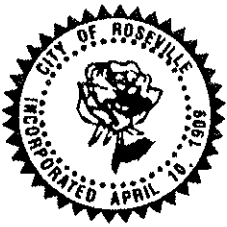
NOES COUNCILMEMBERS:

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

SERVICE AGREEMENT

No: **S1908036**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1817365 DATE: 6/7/18

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V39726
Telephone No.: 916-636-1825 Fax: 916-636-1830
Email address: lbaker@emcor.com
Contractor: MESA ENERGY SYSTEMS, INC. (EMCOR)
ATTN: LAUREN BAKER
3906 KRISTI COURT
SACRAMENTO, CA 95827

Department: PW-BUILDING MAINTENANCE

Acct. Code: 03340-5100
VARIOUS

Buyer: TIFFANY VALDEZ
Phone: 916-774-5708

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/12/18	NET 30	5/15/19	Approved by Risk Mgt.	DAN ALLEN TISHA CHINN

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-022 AND CONTRACTOR'S PROPOSAL THERETO TITLED CITY OF ROSEVILLE RFP #01-022 HVAC MAINTENANCE SERVICES DATED 5/16/18 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-022 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS SERVICE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

PLEASE CONTACT DAN ALLEN AT 916-774-5741 OR TISHA CHINN AT 916-774-5702 FOR QUESTIONS REGARDING THIS AGREEMENT.

NOTE: THE TOTAL COST OF SERVICE BELOW IS AN APPROXIMATE VALUE ONLY. THE CITY CANNOT GUARANTEE WHATSOEVER THE ACTUAL VALUE OF THIS CONTRACT.

Total Cost of Service: \$ **500,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: 46156 Contractor License No.: 611215 DIR Registration No.: 1000002425

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: _____

Dominick Casey, Acting City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the 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 or 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 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 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>.
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- 10c. 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 Workers' Compensation) and for ongoing and completed operations. 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.
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- 10g. 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.
- 10h. 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.
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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.
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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. 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.
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ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
SERVICE AGREEMENTS OVER \$22,790 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 Requirements if required by Agreement (and marked below):

☒ Construction	☐ Design Professional	☐ Chemical/Environmental
General Liability: \$2 Million/occurrence \$4 Million aggregate	General Liability: \$2 Million/occurrence \$4 Million aggregate Professional Liability \$2 Million/occurrence	General Liability: \$3 Million/occurrence \$6 Million aggregate, Pollution – \$2 Million/Occurrence Auto - \$2 Million/Occurrence
☐ IT Services	☐ Professional Consultant	☐ Hazardous Materials
Professional Liability: \$1 Million/occurrence No auto required	Professional Liability: \$1 Million/occurrence	Pollution Liability: \$1 Million/occurrence
☐ Special Events/Caterers-Vendors	☐ Professional Counseling/Psychological	☐ Pyrotechnics
No auto required No workers' comp required	Professional Liability: \$1 Million/occurrence No auto required	General Liability: \$5 Million/occurrence \$10 Million aggregate 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.
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Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Asbestos-Containing Materials in City-Owned Buildings

California Health and Safety Code Section 25915 requires that all City of Roseville employees, contractors and lessees be notified annually of the presence of asbestos in City-owned buildings constructed prior to 1979. Please post this notice in an area(s) accessible to all employees, contractors and lessees. Contact Facility Maintenance & Operations at (916) 774-5740 for more information about Asbestos Containing Materials (ACMs) in specific City-owned buildings. For more information about asbestos refer to the OSHA website.

The City of Roseville is committed to maintaining a safe and healthy work environment. The City's Facility Maintenance & Operations staff conducts ongoing inspections to identify and safely manage previously installed asbestos-containing products. Renovation of City-owned buildings **MUST** be reviewed in advance by Facility Maintenance & Operations to ensure the City is in compliance with building codes, Americans with Disabilities Act and that no ACMs are disturbed without proper safeguards. Work that requires removal or repair of ACMs is restricted to trained and qualified persons only. **Facility Maintenance & Operations will need to approve the qualified contractors.**

Use the following measures to protect you and others from exposure to airborne asbestos:

- Presume all building materials contain asbestos until determined otherwise by Facility Maintenance & Operations.
- Do not install walls, closets, cabinets, ceilings.
- Do not remove, cut, drill, sand, grind or otherwise disturb any material in the buildings, including carpet and tile.
- Do not paint (this includes any walls, ceilings, floors and electrostatic painting of office furniture).
- Do not remove any items nailed or screwed to the walls (this includes pictures, cabinets, electrical, etc.).
- Do not go above ceilings, behind walls or into building spaces such as attics and crawlspaces unless these areas have been inspected and cleared by Facility Maintenance & Operations.
- Do not pull cable or wiring through above-ceiling spaces with asbestos.
- Do not install screws, pins, nails or hangers into asbestos ceiling or wall plaster.
- Be careful not to damage walls, ceilings or floors when moving furniture or equipment. It is recommended that Facility Maintenance & Operations be contacted prior to moving furniture or equipment.
- Do not brush, sweep or vacuum textured asbestos ceiling plaster or plaster debris.
- Immediately report any damage or deterioration of suspect building materials to Facility Maintenance & Operations or Risk Management.

It is important to note that the presence of asbestos does not mean you have been exposed. Exposure results when friable asbestos particles are inhaled or ingested. Asbestos becomes friable when material containing asbestos is drilled, sanded or disturbed by remodeling or demolition work or when the ACM has deteriorated. Intact, bonded, sealed or undisturbed asbestos does not pose a hazard.

Employees may review the asbestos survey reports, results of bulk sampling or air monitoring conducted in City-owned buildings. All asbestos data will be available by appointment with Facility Maintenance & Operations.

Facilities Built Pre 1979 That May Contain Asbestos	Year Built
Downtown Library - 225 Taylor Street 95678	1974
Carnegie Museum - 557 Lincoln Street 95678	1912
Tower Theatre - 415 Vernon Street 95678	1940
*401 Oak Street 95678	1974
Fire Station #3 - 1300 Cirby Way 95661	1963
Old Corp Yard - 100 Old Corp Yard Road 95678	1940
Water Treatment Plant Operations Bldg.- 9595 Barton Road 95746	1965
Waste Water Treatment Plant Operations Bldg. - 1800 Booth Road 95747	1962
Royer Recreation Bldg. - 190 Park Drive 95678	1950
Fire Museum - 400 Lincoln Street 95678	1930
Diamond Oaks Golf - 349 Diamond Oaks Road 95678	1965
Johnson Pool, 4th & D Street	1950
330 Vernon Street	1940
107 Sutter Avenue	1962

* Indicates facility has known asbestos

Sign to acknowledge receipt of asbestos notification		
SIGNATURE	COMPANY NAME	DATE
	Mora Energy Systems, Inc.	6/13/18

RESOLUTION NO. 18-305

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
ACCO ENGINEERED SYSTEMS, INC., AND AUTHORIZING THE ACTING CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1908043) for Heating, Ventilation and Air
Conditioning (HVAC) maintenance services, between the City of Roseville and ACCO
Engineered Systems, Inc., has been reviewed by the Council;

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is
authorized to execute four additional one-year renewals without further City Council approval,
provided that the applicable budget is approved by the City Council each year, a new contract
with better pricing becomes available, or until City staff determines that continuing with the
same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

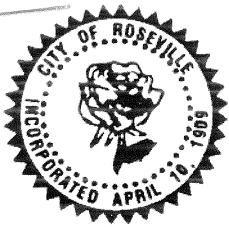
NOES COUNCILMEMBERS:

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

SERVICE AGREEMENT

No: **S1908043**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1817376 DATE: 6/7/18

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V41757
Telephone No.: 916-520-2100 Fax:
Email address: TJANS@ACCOSERVICE.COM
Contractor: ACCO ENGINEERED SYSTEMS, INC.
ATTN: TRACEY JANS
9290 BEATTY DRIVE
SACRAMENTO, CA 95826

Department: PW-BUILDING MAINTENANCE

Acct. Code: 00340-5100
VARIOUS

Buyer: TIFFANY VALDEZ
Phone: 916-774-5708

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/12/18	NET 30	7/11/19	Approved by Risk Mgt.	DAN ALLEN TISHA CHINN

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-022 AND CONTRACTOR'S PROPOSAL THERETO TITLED CITY OF ROSEVILLE HVAC MAINTENANCE SERVICES #01-022 DATED 5/10/18 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-022 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS SERVICE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

PLEASE CONTACT DAN ALLEN AT 916-774-5741 OR TISHA CHINN AT 916-774-5702 FOR QUESTIONS REGARDING THIS AGREEMENT.

NOTE: THE TOTAL COST OF SERVICE BELOW IS AN APPROXIMATE VALUE ONLY. THE CITY CANNOT GUARANTEE WHATSOEVER THE ACTUAL VALUE OF THIS CONTRACT.

Total Cost of Service: \$ **80,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: 807163 Contractor License No.: 120696 DIR Registration No.: 1000000546

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

RONALD FALASCA, Sr. Vice President

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

William J. Henderson, Assistant Treasurer

By:

Dominick Casey, Acting City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
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CONTRACTOR: _____
SIGNATURE PRINT NAME TITLE

CONTRACTOR: _____
SIGNATURE PRINT NAME TITLE

By: _____
Dominick Casey, Acting City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the 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 or 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 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 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>.
- 10a. 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.
- 10b. 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.
- 10c. 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 Workers' Compensation) and for ongoing and completed operations. 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.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. 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.
- 10f. 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.
- 10g. 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.
- 10h. 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.
- 10i. 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.
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Asbestos-Containing Materials in City-Owned Buildings

California Health and Safety Code Section 25915 requires that all City of Roseville employees, contractors and lessees be notified annually of the presence of asbestos in City-owned buildings constructed prior to 1979. Please post this notice in an area(s) accessible to all employees, contractors and lessees. Contact Facility Maintenance & Operations at (916) 774-5740 for more information about Asbestos Containing Materials (ACMs) in specific City-owned buildings. For more information about asbestos refer to the OSHA website.

The City of Roseville is committed to maintaining a safe and healthy work environment. The City's Facility Maintenance & Operations staff conducts ongoing inspections to identify and safely manage previously installed asbestos-containing products. Renovation of City-owned buildings **MUST** be reviewed in advance by Facility Maintenance & Operations to ensure the City is in compliance with building codes, Americans with Disabilities Act and that no ACMs are disturbed without proper safeguards. Work that requires removal or repair of ACMs is restricted to trained and qualified persons only. **Facility Maintenance & Operations will need to approve the qualified contractors.**

Use the following measures to protect you and others from exposure to airborne asbestos:

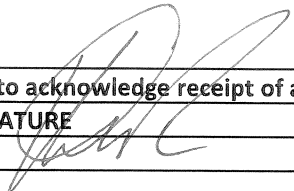
- Presume all building materials contain asbestos until determined otherwise by Facility Maintenance & Operations.
- Do not install walls, closets, cabinets, ceilings.
- Do not remove, cut, drill, sand, grind or otherwise disturb any material in the buildings, including carpet and tile.
- Do not paint (this includes any walls, ceilings, floors and electrostatic painting of office furniture).
- Do not remove any items nailed or screwed to the walls (this includes pictures, cabinets, electrical, etc.).
- Do not go above ceilings, behind walls or into building spaces such as attics and crawlspaces unless these areas have been inspected and cleared by Facility Maintenance & Operations.
- Do not pull cable or wiring through above-ceiling spaces with asbestos.
- Do not install screws, pins, nails or hangers into asbestos ceiling or wall plaster.
- Be careful not to damage walls, ceilings or floors when moving furniture or equipment. It is recommended that Facility Maintenance & Operations be contacted prior to moving furniture or equipment.
- Do not brush, sweep or vacuum textured asbestos ceiling plaster or plaster debris.
- Immediately report any damage or deterioration of suspect building materials to Facility Maintenance & Operations or Risk Management.

It is important to note that the presence of asbestos does not mean you have been exposed. Exposure results when friable asbestos particles are inhaled or ingested. Asbestos becomes friable when material containing asbestos is drilled, sanded or disturbed by remodeling or demolition work or when the ACM has deteriorated. Intact, bonded, sealed or undisturbed asbestos does not pose a hazard.

Employees may review the asbestos survey reports, results of bulk sampling or air monitoring conducted in City-owned buildings. All asbestos data will be available by appointment with Facility Maintenance & Operations.

Facilities Built Pre 1979 That May Contain Asbestos	Year Built
Downtown Library - 225 Taylor Street 95678	1974
Carnegie Museum - 557 Lincoln Street 95678	1912
Tower Theatre - 415 Vernon Street 95678	1940
*401 Oak Street 95678	1974
Fire Station #3 - 1300 Cirby Way 95661	1963
Old Corp Yard - 100 Old Corp Yard Road 95678	1940
Water Treatment Plant Operations Bldg. - 9595 Barton Road 95746	1965
Waste Water Treatment Plant Operations Bldg. - 1800 Booth Road 95747	1962
Royer Recreation Bldg. - 190 Park Drive 95678	1950
Fire Museum - 400 Lincoln Street 95678	1930
Diamond Oaks Golf - 349 Diamond Oaks Road 95678	1965
Johnson Pool, 4th & D Street	1950
330 Vernon Street	1940
107 Sutter Avenue	1962

* Indicates facility has known asbestos

Sign to acknowledge receipt of asbestos notification		
SIGNATURE	COMPANY NAME	DATE
	ACCO Engineered Systems, Inc.	6/12/18

Hugh Palmer
Associate Risk Manager

Bond No. _____
Premium \$ _____

**PUBLIC WORKS
FAITHFUL PERFORMANCE BOND**

(Project: _____)

WHEREAS, the City of Roseville ("CITY") has awarded a bid and contract to _____ as contractor ("PRINCIPAL") for the public work described as _____ (the "WORK"). The contract ("AGREEMENT"), for the public work described above, and all of its terms and conditions are incorporated by reference and made a part hereof; and

WHEREAS, the PRINCIPAL is required to furnish a bond in connection with the AGREEMENT guaranteeing its faithful performance; and

NOW, THEREFORE, we the undersigned PRINCIPAL and _____, a _____, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the CITY or its successors and assigns in the sum of _____ dollars (\$ _____) (which amount is not less than 100% of the AGREEMENT price) to be paid to the CITY or its successors and assigns; and for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns jointly and severally, firmly by these presents.

The condition of this obligation is such that if the PRINCIPAL, or its heirs, executors, administrators, successors or assigns, shall abide by, and in all respects promptly and faithfully perform the covenants, conditions and provisions in said AGREEMENT and any alteration thereof made as therein provided, notice of which alterations to Surety being hereby waived, on its part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless CITY, its officers, agents, employees, volunteers as therein stipulated, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

As condition precedent to the satisfactory completion of the contract, the obligation of the PRINCIPAL and SURETY under this Bond shall remain in effect for a period of one (1) year after the completion and acceptance of the WORK. During that time, if the PRINCIPAL, its heirs, executors, administrators, successors or assigns fails to make full, complete and satisfactory repair and replacement or totally protect the CITY from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the WORK, then the obligation shall remain in full force and effect. However, anything in

this paragraph to the contrary notwithstanding, the obligation of the SURETY shall continue so long as any obligation of the PRINCIPAL remains.

No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

Whenever PRINCIPAL shall be and declared by CITY to be in default under the AGREEMENT, SURETY shall promptly remedy the default, or shall promptly do one of the follow at CITY's election:

1. Undertake through its agents or independent contractors, reasonably acceptable to CITY, to complete the AGREEMENT in accordance with its terms and conditions and to pay and perform all obligations of PRINCIPAL under the AGREEMENT, including without limitation, all obligations with respect to warranties, guarantees, and the payment of liquidated damages.
2. Reimburse CITY for all costs CITY incurs in completing the AGREEMENT, and in correcting, repairing or replacing defects in materials or workmanship and/or materials and workmanship which do not conform to the specifications in the AGREEMENT.

SURETY's obligations hereunder are independent of the obligations of any other surety for the performance of the AGREEMENT, and suit may be brought against SURETY and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing CITY's rights against the others.

No right of action shall accrue on this bond to or for the use of any person or corporation other than CITY or its successors or assigns.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

[SIGNATURES NEXT PAGE]

IN WITNESS WHEREOF, this instrument has been duly executed by the
PRINCIPAL and SURETY above-named, on the ____ day of _____,
20____.

PRINCIPAL:

SURETY:

BY: _____

BY: _____

PRINT NAME: _____

PRINT NAME: _____

PRINT TITLE: _____

PRINT TITLE: _____

AND

MAILING ADDRESS:

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

*(Notarization by Surety and copy of
Power of Attorney required.)*

APPROVED AS TO FORM:

BY: _____
City Attorney

Bond No. _____
Premium \$ _____

**PUBLIC WORKS
LABOR AND MATERIALS PAYMENT BOND**

(Project: _____)

WHEREAS, the City of Roseville ("CITY"), has awarded a bid and contract to _____ as contractor ("PRINCIPAL"), for the public work described as _____ (the "WORK"). The contract ("AGREEMENT"), for the public work described above, and all of its terms and conditions are incorporated by reference and made a part hereof; and

WHEREAS, the PRINCIPAL is required to furnish a bond in connection with the AGREEMENT guaranteeing payment of persons who provide labor and material; and

NOW, THEREFORE, we the undersigned PRINCIPAL and _____, a _____, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the CITY or its successors and assigns in the sum of _____ dollars (\$ _____) (which amount is not less than 100% of the AGREEMENT price) to be paid to the CITY or its successors and assigns; and for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns jointly and severally, firmly by these presents.

The condition of the obligation is such that if the PRINCIPAL, its subcontractors, heirs, executors, administrators, successors or assigns fails to pay any of the persons named in Section 8004 or 9100 of the Civil Code of the State of California, or the amounts due under the Unemployment Insurance Code of the State of California, or any amounts required to be deducted, withheld and paid over to the Employment Development Department from the wages of employees of the PRINCIPAL and its subcontractors pursuant to Section 13020 of the Unemployment Insurance Code, with respect to work or labor performed by any such claimant, that the SURETY will pay for the same, in an amount not exceeding the sum specified in this bond, and also, in case suit is brought upon the bond, shall pay reasonable attorneys' fees, to be fixed by the Court.

This bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file a Stop Payment Notice pursuant to the provisions of Section 9350 et seq. of the Civil Code of the State of California, so as to give a right of action to them or their assigns in any suit brought upon this bond.

No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named, on the _____ day of _____, 20__.

PRINCIPAL:

SURETY:

BY: _____

BY: _____

PRINT NAME: _____

PRINT NAME: _____

PRINT TITLE: _____

PRINT TITLE: _____

AND

MAILING ADDRESS:

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

*(Notarization by Surety and copy of
Power of Attorney required.)*

APPROVED AS TO FORM:

BY: _____
City Attorney



COUNCIL COMMUNICATION

CC #: 9358
File #: 0800-02

Title: American River Water Supplies - Joint Defense and Cost Sharing Agreement
Addendum No. 3
Contact: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.13.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve Joint Defense and Cost-Sharing Agreement (JDA), Addendum No. 3 to modify Paragraph 1 of the JDA to increase the \$150,000.00 cost cap to \$250,000.00 per party for the development of strategies to preserve and protect American River Water supplies, and authorize the Acting City Manager to execute it. The \$100,000.00 in additional effort is in the proposed FY19 Water Administration budget tied to the Water Operations Fund, which is funded by water utility rate revenue.

BACKGROUND

On December 15, 2013, the cities of Folsom, Roseville, Sacramento, Placer County Water Agency, Sacramento County Water Agency, Sacramento Suburban Water District and the San Juan Water District, entered into a Joint Defense Agreement to protect the parties water rights and water supplies and help facilitate the review, analysis and comment on the state's Bay Delta Conservation Plan (BDCP).

Ultimately, the BDCP effort was abandoned in favor of a new, somewhat similar state proposal branded as "CalWaterFix" and "EcoRestore."

The same parties wish to enter into an amended Joint Defense Agreement and Cost-Sharing that would allow the parties to analyze, review and comment on the following activities and/or proposals:

- CalWaterFix and EcoRestore;
- The State Water Resources Control Board's Bay Delta Water Quality Control Plan;
- The Bureau of Reclamation's OCAP Remand process;
- Development and implementation of Biological Opinions related to Central Valley Project (CVP) and State Water Project operations;
- Water Forum's Flow Management Standard;
- Matters related to protect stored water in Folsom Reservoir from unauthorized diversion or use

of water;

- Participation in adversarial quasi-legislative or quasi-judicial administrative proceedings;
- Participation in pre-litigation and litigation activities in state and/or federal courts.

Work done under this amended agreement is confidential and protected under attorney-client privilege. The agreement calls for establishment of a Steering Committee that includes a representative from each agency named above. The Steering Committee will develop scopes of work and budgets as needed to address the overall objectives set-forth in this agreement.

Work has been performed under various expert consultant contracts related to these efforts and each participating agency will be billed for its split of the cost as agreed upon. While the cost shares to each agency may vary by project type under this Joint Defense and Cost-Sharing Agreement, as determined by the Steering Committee, this agreement limits any agencies share of all work to no more than \$150,000.00.

However, given the scope of activities ahead, particularly, but not exclusively, related to CalWaterFix and the State Water Resources Control Board's Water Quality Control Plan process, staff recommends that the City Council provide the City Manager or designee the authority to authorize an additional \$100,000.00 of work, increasing the per party cost cap to \$250,000.00 paid by the Water Operations Fund, pursuant to Condition 1 of the attached Joint Defense and Cost Sharing Agreement.

The additional work above is budgeted in the FY19 Water Administration budget tied to the Water Operations Fund, which is funded by water utility rate revenue.

FISCAL IMPACT

Total costs under this Joint Defense and Cost Sharing Agreement is projected not to exceed \$250,000.00 with a modified cost cap, with the net \$100,000.00 increase paid for out of the FY19 Water Operations Fund, which is funded by water utility rate revenue.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

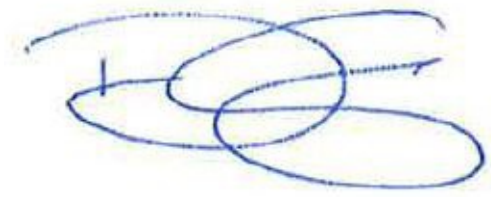
ENVIRONMENTAL REVIEW

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 (CEQA Guidelines §15061(b)(3)). The proposed Joint Defense and Cost-Sharing Agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sean Bigley, Acting Water Utility Manager

Richard Plecker, Environmental Utilities Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-271

Joint-Defense Agreement Addendum #3

RESOLUTION NO. 18-271

APPROVING ADDENDUM NO. 3 TO AGREEMENT AMONG THE CITIES OF FOLSOM, ROSEVILLE, AND SACRAMENTO, THE PLACER COUNTY WATER AGENCY, SACRAMENTO COUNTY WATER AGENCY, SACRAMENTO SUBURBAN WATER DISTRICT AND SAN JUAN WATER DISTRICT AND AUTHORIZING THE ENVIRONMENTAL UTILITIES DIRECTOR TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Addendum No. 3 to the Joint Defense and Cost-Sharing Agreement to Preserve and Protect American River Water Supplies, among the Cities of Folsom, Roseville, and Sacramento, the Placer County Water Agency, Sacramento County Water Agency, Sacramento Suburban Water District and San Juan Water District, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Addendum No. 3 is hereby approved and that the Environmental Utilities Director 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

ADDENDUM No. 3
Joint Defense and Cost-Sharing Agreement
to Preserve and Protect American River Water Supplies

RECITALS

The Cities of Folsom, Roseville and Sacramento, the Placer County Water Agency, Sacramento County Water Agency, Sacramento Suburban Water District, and the San Juan Water District ("the Parties") entered into a Joint Defense and Cost-Sharing Agreement to Preserve and Protect American River Water Supplies ("JDA"), dated August 1, 2015.

Paragraph 1 of the JDA provides, among other things, that "[n]o Party's total obligation to fund any portion of the consultants' work on matters contemplated by this Agreement shall exceed \$50,000 without a further approval by that Party's governing body or an employee with authority to approve a proposed additional expenditure."

Subsequently, JDA Paragraph 1 was modified by agreement of all parties in the form of Addendum No. 1 to increase the cost cap to \$150,000 for each party. In addition, El Dorado Irrigation District was added as a Party in Addendum No. 2. El Dorado Irrigation District's funding obligation under Addendum No. 2 is \$25,000.

Over the term of the JDA, the Parties have each authorized expenditures for the purposes of the JDA that approach the \$150,000 cost cap under Addendum No. 1, and in the case of El Dorado Irrigation District, the \$25,000 cost cap under Addendum No. 2. The Parties now anticipate the need to incur additional expenses in furtherance of the JDA purposes that will exceed the cost cap for each Party.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

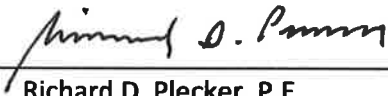
Through this Addendum No. 3, the undersigned Parties (all Parties to the Joint Defense and Cost-Sharing Agreement to Preserve and Protect American River Water Supplies) agree to modify Paragraph 1 to increase the \$150,000 cost cap to \$250,000 per Party. In the case of El Dorado Irrigation District, the Parties agree to increase the cost cap to \$125,000. The amended cost cap figures for each Party include amounts previously expended by the Parties.

All other provisions of the Joint Defense and Cost-Sharing Agreement to Preserve and Protect American River Water Supplies remain unchanged.

This Addendum No. 3 may be signed in counterparts, each of which shall be deemed an original irrespective of the date of the execution, and said executed counterparts shall together constitute one and the same Addendum No. 3. Further, facsimile or .PDF copies of signatures shall be as effective as original signatures for evidencing execution of this Addendum No. 3.

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Defense and Cost-Sharing Agreement to Preserve and Protect American River Water Supplies.

CITY OF ROSEVILLE

By: 
Richard D. Plecker, P.E.
Environmental Utilities Director
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

4-23-18
Date

CITY OF SACRAMENTO

By: _____
William O. Busath
Director, Department of Utilities
1395 35th Avenue
Sacramento, CA 95822

Date

EI DORADO IRRIGATION DISTRICT

By: _____
Jim Abercrombie
General Manager
2890 Mosquito Road
Placerville, CA 95667

Date

PLACER COUNTY WATER AGENCY

By: _____
Einar L. Maisch
General Manager
PO Box 6570
Auburn, CA 95604

Date

SACRAMENTO COUNTY WATER AGENCY

By: _____

Michael L. Peterson
Director of Department of Water Resources
Acting as Agency Engineer
827 7th Street, Suite 301
Sacramento, CA 95814

Date

SACRAMENTO SUBURBAN WATER DISTRICT

By: _____

Dan York
General Manager
3701 Marconi Avenue, Suite 100
Sacramento, CA 95821

Date

SAN JUAN WATER DISTRICT

By: _____

Paul Helliker
General Manager
9935 Auburn Folsom Road
Granite Bay, CA 95746

Date

Approved As To Form:

CITY OF SACRAMENTO
Matthew Ruyak, Interim City Attorney

By: _____

Michael Voss
Senior Deputy City Attorney

Date

EI DORADO IRRIGATION DISTRICT
Brian D. Poulsen Jr., General Counsel

By: _____
Brian D. Poulsen Jr.
General Counsel

Date

SOMACH SIMMONS & DUNN
A Professional Corporation

By: _____
Aaron Ferguson
Attorneys for Sacramento County Water Agency

Date

BARTKIEWICZ KRONICK & SHANAHAN

By: _____
Ryan S. Bezerra
Attorneys for City of Folsom, City of Roseville,
Sacramento Suburban Water District, and San Juan Water District

Date

PLACER COUNTY WATER AGENCY

By: _____
Daniel Kelly
Staff Counsel, Placer County Water Agency

Date

CITY OF ROSEVILLE

By: _____
Robert Schmitt
City Attorney, City of Roseville

Date

CITY OF FOLSOM, A Municipal Corporation:

Date

Evert W. Palmer, City Manager

ATTEST:

Christa Freemantle, City Clerk Date

James W. Francis, CFO/ Financial Director Date

ORIGINAL APPROVED AS TO CONTENT:

ORIGINAL APPROVED AS TO FORM:

Marcus Yasutake, Date
Environmental & Water Resources Director

Steven Wang, City Attorney Date



COUNCIL COMMUNICATION

CC #: 9405
File #: 0800-02

Title: Groundwater Planning and Operational Support - Professional Services Agreement Amendment
Contact: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.14.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve the first amendment to professional services agreement with GEI Consultants, Inc. (GEI) for continued on-call hydrological services, and authorize the Acting City Manager to execute it.

BACKGROUND

The City of Roseville has six Aquifer Storage and Recovery (ASR) wells installed throughout the city. Additionally, nine ASR wells are planned for installation over the next 10-15 years. ASR wells are capable of both injecting and extracting water from underground basins for water storage for future extraction and use during drier times, when surface water is less available.

Recognizing the need to maintain, develop and advance our groundwater infrastructure for Roseville's long-term water supply reliability, staff is undertaking significant planning and maintenance efforts as detailed below, over the next 2 years:

Implementation of a groundwater maintenance program

City staff has begun seeing some of the maintenance impacts of not actively operating the wells in real-world conditions taking effect. To ensure that Roseville's groundwater wells are always ready to be activated, on short notice, the Water Utility has implemented, as of July 9, 2018, a regular maintenance program that began to introduce a very small amount of groundwater into the distribution system on a regular basis, with operation of the wells rotating among the six wells distributed on the eastern and western sides of Roseville. This regular maintenance program will be in place indefinitely in the interest of properly maintaining the ratepayer's investment in this critical groundwater infrastructure, ensuring system readiness and allowing for the system to be further understood and developed to prepare for the future.

This new maintenance program will increase the need for ongoing operational support, increased regulatory reporting and an increased need for water quality monitoring and testing from GEI Consultant's (GEI) Certified Hydrogeologists.

Potential active injection of surface water into aquifer underlying Roseville

As part of our strategy to increase Roseville's water supply reliability, staff is currently negotiating potential short-term water transfers between the City of Roseville and the Sacramento Municipal Utilities District (SMUD), as well as the Sacramento County Water Agency (SCWA), for their unused Central Valley Project (CVP) water supplies to be beneficially transferred to the City of Roseville. The transferred water will flow through the water intake at Folsom Reservoir and will be actively injected, using Roseville's ASR wells, into the underlying groundwater basin. If these water transfer deals are approved by the U.S. Bureau of Reclamation, with City Council approval, we anticipate injection to occur as early as spring 2019.

This active injection of surface water supplies will help city staff gather data to prove out the real world injection capacity of the City's ASR program in addition to helping with maintenance and operation of our groundwater well system. Injection may also help strengthen Roseville's long term water supply reliability strategy, which may include securing partial reassignments of CVP water supplies from agencies such as SMUD who are looking for willing buyers of their unused CVP water, in order to demonstrate beneficial use, or risk being subject to forfeiture of those supplies.

Entering into this phase of active injection into the groundwater basin will increase the need for operational support, increased regulatory reporting support and an increased need for water quality monitoring and testing from GEI's Certified Hydrogeologists.

Groundwater Strategic Plan development

Starting in June 2018, staff began working with GEI Consultants, to undertake a comprehensive, fresh and strategic examination of Roseville's current and planned groundwater infrastructure. The Groundwater Strategic Plan will examine ideal areas for groundwater injection and recharge as well as look at location, sizing and operations for the next generation of the City's Aquifer Storage and Recovery system. It will also take a look at opportunities for passive recharge of surface water within the City.

The Groundwater Strategic Plan will tackle tough questions about potential future scenarios, including – *“What if Roseville's Folsom Reservoir supply was cut off over a summer? What groundwater infrastructure would we need and where – to ensure that all of Roseville would continue to have uninterrupted water service?”*

The Groundwater Strategic Plan, once finalized, will help inform organizational, financial, budgeting and capital project planning for several decades to come.

Professional Services Agreement background

In 2016, the City of Roseville entered into a Professional Services Agreement with GEI to provide on-call hydrological services within a scope of work that spanned 17 service categories noted in the attached proposed Professional Services Agreement amendment.

As result of the major groundwater initiatives detailed above, plus ongoing Water Utility operational needs related to groundwater, the seven proposed projects below will be accomplished under the existing scope of work under this proposed Professional Services Agreement amendment.

1. Additional ASR Permit Compliance Assistance - Services Categories 5, 7, 8, 11, 15

For the City of Roseville to operate its ASR wells in extraction mode and potentially operate them for storage (injection) as early as March 2019. Additional work that will need to be performed to support these activities may include:

- Assisting City staff with quarterly and annual reporting to the Central Valley Regional Water Quality Control Board (RWQCB).
- Training of City staff on permit compliance procedures, field techniques for collection and analysis of groundwater samples, well operation, etc.
- Meetings with the City and Regional Water Quality Control Board (RWQCB) staff.
- Assisting the City in filing and obtaining EPA Class V Injection Permits for new wells.
- Updates to ASR Sampling and Analysis Plan (SAP) that may be required as new wells are added or old wells destroyed.
- Field data collection as required by SAP following injection.

2. Completion of Groundwater Strategic Planning Documents - Services Categories 2, 3, 4, 6, 7, 8, 12, 13, 14, 15, 16

GEI will complete the following items as part of the City's Groundwater Strategic Planning effort:

- Infrastructure Evaluation and Well Siting Plan
- Groundwater Strategic Planning Final Report

3. Well Maintenance, Well Destruction and New Well Construction - Services Categories 1, 2, 3, 8, 9, 10, 11, 15

The City plans to assess and perform maintenance on their ASR well facilities and may choose to construct new wells or destroy old non-performing wells based on recommendations in the Groundwater Strategic Plan. GEI will assist city staff in implementing the Groundwater Strategic Plan that may include well maintenance, well destruction and new well construction.

4. ASR Injection Capacity Study - Services Categories 2, 3, 4, 7, 8, 14, 15

GEI will assist the City in estimating the injection capacity of each their ASR wells both for short term injection cycles (on the order of days or weeks) and for longer duration injection (on the order of months or years). This information will be needed to justify with the U.S. Bureau of Reclamation, Roseville's ability to successfully beneficially use Central Valley Project transfer water and potentially reassigned CVP water from other American River Division CVP contractors.

5. Groundwater Modeling Support - Services Categories 3, 6, 7, 8, 9, 10, 13, 14, 15, 16

GEI will provide the City with groundwater modeling expertise as needed in support of the City's ASR program and groundwater management activities related to the Sustainable Groundwater Management Act (SGMA). GEI is aware of and has a working knowledge of the groundwater modeling tools available within the City of Roseville and the North American Groundwater Basin.

6. Well Permitting System Improvements - Services Categories 6, 11, 15

GEI will work with the City of Roseville on redesigning and updating it Well Permit Program to ensure that it meets city standards, protects groundwater basin health, is efficient and is integrated with the GWIS groundwater system being used by the Western Placer Groundwater Sustainability Agency (GSA).

7. Other Services as Needed - Services Categories: Potentially all, including 17

GEI will support City staff as needed during these next enhanced operational phases of the City's groundwater program.

The total cost to provide the services above would require an increase to the not-to-exceed amount of \$550,189, bringing the new total not to exceed to \$850,189.

	Budget Summary	Cost
1	Additional ASR compliance assistance	\$81,024

2	Completion of Groundwater Strategic Planning Documents	\$90,624
3	Well Maintenance, Well Destruction and New Well Construction	\$151,419
4	ASR Injection Capacity Study	\$35,112
5	Groundwater Modeling Support	\$58,772
6	Well Permitting System Improvements	\$34,058
7	Other Services as Needed	\$99,180
	TOTAL	\$550,189

FISCAL IMPACT

The attached first amendment to professional services agreement with GEI Consultants, Inc. for continued on-call hydrological services under the existing scope of work will increase the not-to-exceed amount by \$550,189.00, bringing the new total not to exceed to \$850,189.00. The additional amount requested is funded in the FY19 Water Administration budget, via the Water Operations Fund, and will be requested in subsequent fiscal years in the same manner. The Water Operations Fund is funded through water utility rate revenue.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

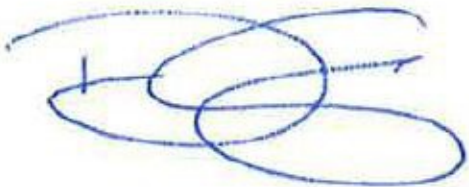
ENVIRONMENTAL REVIEW

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 (CEQA Guidelines §15061(b)(3)). A professional services agreement for hydrologic services does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sean Bigley, Acting Water Utility Manager

Richard Plecker, Environmental Utilities Director



Dominick Casey, Acting City Manager

ATTACHMENTS:**Description**

Resolution No. 18-309

GEI Signed PSA

RESOLUTION NO. 18-309

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF ROSEVILLE AND GEI CONSULTANTS, INC., AND
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement regarding on-call hydrologic services, by and between the City of Roseville and GEI Consultants, Inc., 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 Acting 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: On-Call Hydrologic Services

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 GEI Consultants, Inc., a Massachusetts 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 July 6, 2016 (“Agreement”) regarding On-Call Hydrologic Services (“Project”); and

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT’s letter/proposal dated June 6, 2018, 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. Paragraph 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall pay five hundred fifty thousand, one hundred eighty-nine dollars (\$550,189), 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 eight hundred fifty thousand, one hundred eighty-nine dollars (\$850,189)."

3. Paragraph 15 of the Agreement is amended to add the following sentence at the end of the paragraph:

"Notwithstanding the foregoing, the parties intend that all services described in Exhibit "A" shall be completed no later than December 31, 2019."

4. 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

GEI CONSULTANTS, INC., a
Massachusetts corporation

BY: _____
DOMINICK CASEY
Acting City Manager

BY:  _____
its: THOMAS W. KAHL
CHIEF FINANCIAL OFFICER

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

and

BY: Walter J. Baker

BY: _____

SONIA OROZCO
City Clerk

its: Senior Vice President

APPROVED AS TO FORM:

BY: _____

ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: Richard D. Plecker

RICHARD D. PLECKER
Environmental Utilities Director



EXHIBIT "A"



June 6, 2018

Consulting
Engineers and
Scientists

Mr. Sean Bigley
Environmental Utilities
2005 Hilltop Circle
Roseville, CA 95747

Re: Roseville On-Call Hydrologic Services – Contract Amendment to adjust not-to exceed amount for additional work under approved Scope of Work

Dear Mr. Bigley:

As requested, GEI Consultants, Inc. (GEI) prepared the following Scope of Work and corresponding cost to provide the City of Roseville (City) with additional groundwater planning and operations support services as part of our existing On-Call Hydrologic Services contract. The existing contract was authorized by the City in Fiscal Year 2016 (FY2016) and we understand that the scope and budget presented in this document will provide the basis for increasing the not-to-exceed amount in the City's FY2019 budget to be able to fund these activities.

Per emails and phone conferences with you over the last several weeks, we have developed an understanding of the specific needs for the City in the near future. Based on this understanding, below are seven projects to cover the range of activities needed over the next 18 months to two years. Those seven projects are within the approved 17 "services categories" that make up the Scope of Work approved in our original contract, which are:

1. Well destruction planning, design and oversight
2. Water supply well location siting, planning, design, construction and testing oversight
3. Well facility planning, design and construction oversight
4. Monitoring well location siting, planning, design and construction oversight
5. Water quality sampling, laboratory analyses (performed by subcontracted laboratories) and analysis of results
6. Assistance with implementation of the Sustainable Groundwater Management Act legislation
7. Groundwater recharge assessments, investigation, planning, design and testing
8. Technical assistance in expansion and operation of the City's Aquifer Storage and Recovery Program
9. Assessment of groundwater contamination concentrations, extent, source identification and remedial activities
10. Peer review of consultant reports
11. Permitting and reporting assistance to comply with, including but not limited to, the State Water Resources Control Board and Regional Water Quality Control Board

12. Provide analyses and support for Specific, General, and Urban Water Master Plans
13. Groundwater and surface water interaction assessment, monitoring networks, and analyses
14. Groundwater modeling support and development
15. Documentation of the results, findings, conclusions and recommendation of our technical analyses for review and comment by City staff
16. Attend meeting with, and/or make presentations as directed by the City
17. Other assignments as requested by the City staff

Seven Projects as part of the Contract Amendment

1. Additional ASR Permit Compliance Assistance

Services Categories 5, 7, 8, 11, 15

We understand that the City has plans to assess and operate their ASR wells in extraction mode and potentially operate them for storage (injection) as early as March 2019. Additional work that will need to be performed to support these activities may include:

- Continuing to assist City staff with quarterly and annual reporting to the Central Valley Regional Water Quality Control Board (RWQCB). Reports need to include status of injection, documentation of new ASR or monitoring wells, and results of sampling and analysis once injection resumes.
- Staff Training: GEI will assist with the training of City staff on permit compliance procedures, field techniques for collection and analysis of groundwater samples, well operation, and any other activities required by the existing permits
- Meetings with the City and Regional Water Quality Control Board (RWQCB) staff
- Assisting the City in filing and obtaining EPA Class V Injection Permits for new wells
- Updates to ASR Sampling and Analysis Plan (SAP) that may be required as new wells are added or old wells destroyed
- Field data collection as required by SAP following injection.

Deliverables may include: Meeting agendas, minutes, meeting presentations, monthly status updates with invoice, annual reports, well permits, updates to SAP, field logs etc. All deliverables will be provided in draft for City review and input before being finalized.

2. Completion of Groundwater Strategic Planning Documents

Services Categories 2, 3, 4, 6, 7, 8, 12, 13, 14, 15, 16

GEI will complete the following items as part of the City's Groundwater Strategic Planning effort:

- Infrastructure Evaluation and Well Siting Plan
- Groundwater Strategic Planning Final Report

3. Well Maintenance, Well Destruction and New Well Construction

Services Categories 1, 2, 3, 8, 9, 10, 11, 15

The City plans to assess and perform maintenance on their ASR well facilities and may choose to construct new wells based on recommendations in this scope. The destruction of wells may result from these recommendations as well or may be required based requirements from the SWRCB. This scope of this task is to support the City in any of the activities as required.

Assumptions: City will need support with well maintenance activities with on-site inspections and assistance for 3 days. The City will need support with one (1) well destruction and construction of up to two (2) new wells.

Deliverables: Information and documentation of well maintenance activities as needed, well destruction summary Technical Memorandum, and designs, specifications, as-built diagrams, and well construction Technical Memoranda.

4. ASR Injection Capacity Study

Services Categories 2, 3, 4, 7, 8, 14, 15

GEI will assist the City in estimating the injection capacity of each their ASR wells both for short term injection cycles (on the order of days or weeks) and for longer duration injection (on the order of months or years). This information will be useful to the City in partnering with other agencies that may have surface water available for injection on a specific schedule and in discrete volumes. Well capacity information will be used along with other water system information and groundwater level data to optimize the routing of water for injection to optimally manage both well and water system infrastructure, but also groundwater levels and aquifer storage beneath the City. GEI will assist the City in providing documentation of injection capacity information as needed.

Deliverables: Draft and Final Technical Memorandum(TM) summarizing well and well field injection capacity and information deliverables for other reporting as required by the City.

5. Groundwater Modeling Support

Services Categories 3, 6, 7, 8, 9, 10, 13, 14, 15, 16

GEI will provide the City with groundwater modeling expertise as needed in support of the City's ASR program and groundwater management activities related to SGMA. GEI is aware of and has a working knowledge of the groundwater modeling tools available within the City of

Roseville and the North American Groundwater Basin. These include, but are not limited to the following:

- USGS Central Valley Hydrologic Model (CVHM) – MODFLOW. USGS is in the process of refining and updating CVHM expected to be available in late 2018.
- City of Roseville's Sacramento Regional Model (SRM). MODFLOW model developed by the City for use in estimating project impacts resulting from the ASR program. This work was completed to support the CEQA process in pursuit of an ASR Permit from the RWQCB.
- C2VSIM – Developed by DWR on an IWFM platform for use in supporting water budget estimates for the California Water Plan.
- SVSIM – Highly refined version of C2VSIM in Sacramento Valley under development by DWR for evaluating water budgets and groundwater surface water interaction. Expected to be released in late 2018.

GEI will assist the City in assessing modeling information that may be available. GEI will assist the City in selecting the best tools from the list above or others to best answer questions related to changes in groundwater levels or quality that could result from implementing new groundwater projects and management actions in the City or elsewhere within the North American Groundwater Basin.

Assumptions: City will require support in assessing and communicating results of existing models. The City will need assistance with simulations using an existing model. The model will not need to be adjusted in such a way that would require it to be re-calibrated. Up to two model runs are included in this scope.

Deliverables: TM(s) summarizing groundwater modeling approach, construction, calibration, and simulation results.

6. Well Permitting System Improvements

Services Categories 6, 11, 15

GEI has recently developed a Data Management System (DMS) for the West Placer Groundwater Sustainability Agency (WPGSA). The DMS currently stores information about all known wells throughout the WPGSA area, including Roseville. The DMS has been dubbed the Groundwater Well Inventory System (GWIS) and is designed to be maintained going forward by the well permitting agencies, which in the WPGSA are Placer County and the City of Roseville.

The maintenance of GWIS by the permitting agencies consists of exporting well permit information from the agencies' permitting system and uploading them to GWIS which interprets the well information to update the well inventory based on new constructions, modifications, and destructions. In the development of the GWIS system Roseville's permit tracking database was not designed in a way that could interact with GWIS. Most importantly, the permits are not stored by wells, but by project. GWIS was initially populated with Roseville's wells by alternative methods, but City's permitting system needs to be updated and refined so that it can serve the purposes of GWIS and SGMA going forward, especially considering that the GWIS is being expanded to the entire North American Subbasin (NASb) and will provide the basis for the DMS to support SGMA throughout the NASb.

The scope of work for this task is to meet with City staff to discuss and communicate the limitations and incompatibilities of their permit tracking system, make a plan for improvements, and provide new well permit forms and spreadsheets for use by the City going forward. The results of this effort will be documented in a Memorandum that provides a user's guide for City staff going forward.

Deliverables: New well permit form, permit tracking database, and memorandum summarizing well permitting improvements and its future use and maintenance.

7. Other Services as Needed

Services Categories: Potentially all, including 17

GEI will support City staff as needed. Type of services required may include, but are not limited to the following:

Providing groundwater data and information to support the City and their consultants with other water resources and recycled water and studies and investigations,

Special Studies: Collection of groundwater level and water quality data information to improve the understanding of groundwater conditions for operation of the ASR program as well as for support of SGMA efforts in the basin.

Technical support to City staff as they collaborate with the Development Community in Western Roseville

Deliverables may include: Information deliverables, technical memoranda, cost estimates, conceptual designs for wells and related infrastructure, etc...

Schedule

Work to be completed as requested by the City, but before December 31, 2019.

Budget

The total cost to provide the services above would require an additional not-to-be exceeded budget of \$550,189 to the contract.

Table 1: Budget Summary

	Description	Cost
1	Additional ASR Permit Compliance Assistance	\$81,024
2	Completion of Groundwater Strategic Planning Documents	\$90,624
3	Well Maintenance, Well Destruction and New Well Construction	\$151,419
4	ASR Injection Capacity Study	\$35,112
5	Groundwater Modeling Support	\$58,772
6	Well Permitting System Improvements	\$34,058
7	Other Services as Needed	\$99,180
	TOTAL	\$550,189

Attachment A includes additional details and our fee schedule.

In summary, adding \$550,189 to the existing not-to-exceed amount of \$300,000, will bring the new contract total to \$850,189.

If you have any questions pertaining to this proposal, please call Chris Petersen at 916-631-4597.

Sincerely,



- David Fairman, C.HG. 1000
Senior Hydrogeologist



Chris Petersen, C.HG. 463
Project Manager

**Attachment A. Additional Details and Fee
Schedule**

City of Roseville On-Call Hydrologic Services													
Consultant Classification													
Task Number/Name	Senior Professional		Senior Professional		Senior Professional		Staff Professional		Staff Professional		Word Processor, Administrative Staff		TOTAL PROJECT COSTS
	G7	G6	G5	G4	G3	G2	G1	G0	G0	G0	G0	G0	
1 Additional ASR Permit Compliance Assistance	3245	3236	3181	3137	3125	3113	3102	3090	3078	3066	3054	3042	\$0
Assemble and analyze data and information for quarterly/annual reports (6)	148	0	92	0	220	0	0	0	0	0	0	0	\$0
White draft reports (6)	12	0	20	0	42	0	0	0	0	0	0	0	\$0
Incorporate edits and finalize reports (6)	5	0	6	0	20	0	0	0	0	0	0	0	\$0
Groundwater Quality Sampling Event and City staff training	2	0	10	0	10	0	0	0	0	0	0	0	\$0
Prepare for Roseville staff training on permit compliance (3 sessions)	6	0	6	0	6	0	0	0	0	0	0	0	\$0
Roseville staff training on permit compliance (3 sessions)	12	0	12	0	4	0	0	0	0	0	0	0	\$0
Prepare for meetings with City and RWQCB staff (4)	32	0	8	0	16	0	0	0	0	0	0	0	\$0
Attend meetings with Roseville and RWQCB staff (4)	12	0	6	0	8	0	0	0	0	0	0	0	\$0
Follow-up activities from meetings (4)	16	0	8	0	8	0	0	0	0	0	0	0	\$0
Assist with injection permits for new wells (assume 2 wells)	40	0	12	0	40	0	0	0	0	0	0	0	\$0
Update Draft S&A Plan (assume 2 updates)	8	0	4	0	24	0	0	0	0	0	0	0	\$0
Incorporate edits and finalize plan (2)	2	0	8	0	8	0	0	0	0	0	0	0	\$0
2 Groundwater Strategic Plan	94	90	128	0	182	0	0	0	0	0	0	0	\$0
Instructional Evaluation and Well Siting Plan	50	90	68	0	112	0	0	0	0	0	0	0	\$0
Groundwater Strategic Plan and Final Report	44	0	60	0	70	0	0	0	0	0	0	0	\$0
3 Well Maintenance, Well Destruction and New Well Construction	131	16	322	0	410	0	40	0	0	0	0	0	\$0
Preliminary research to support well maintenance	12	0	12	0	12	0	0	0	0	0	0	0	\$0
On-site for well maintenance activities (assume 3 site visits)	24	0	24	0	24	0	0	0	0	0	0	0	\$0
Follow-up support for well maintenance	6	0	6	0	6	0	0	0	0	0	0	0	\$0
Well Destruction Bid Documents (assume 1 destruction)	8	0	20	0	40	0	20	0	0	0	0	0	\$0
Well Destruction Oversight (assume 1 destruction)	4	0	16	0	32	0	20	0	0	0	0	0	\$0
Well Destruction Summary Memorandum (assume 1 destruction)	2	0	8	0	16	0	0	0	0	0	0	0	\$0
New Well Construction Design and Specifications (assume 2 new wells)	8	16	16	0	40	0	0	0	0	0	0	0	\$0
New Well Construction Permitting and Bidding Assistance (assume 2 new wells)	25	40	40	0	40	0	0	0	0	0	0	0	\$0
New Well Construction oversight of drilling and construction (assume 2 new wells)	34	160	160	0	160	0	0	0	0	0	0	0	\$0
New Well Construction Summary Memorandum (assume 2 new wells)	8	20	20	0	40	0	0	0	0	0	0	0	\$0
4 ASR Injection Capacity Study	22	0	72	0	96	0	0	0	0	0	0	0	\$0
Assemble and assess existing information, including obtaining information from City Staff	4	0	16	0	16	0	0	0	0	0	0	0	\$0
Develop spreadsheets and approach for analyzing capacity	4	0	8	0	8	0	0	0	0	0	0	0	\$0
Perform volumetric rate analysis	4	0	16	0	16	0	0	0	0	0	0	0	\$0
Perform total volume analysis	4	0	16	0	16	0	0	0	0	0	0	0	\$0
Figures and tables	2	0	4	0	4	0	0	0	0	0	0	0	\$0
Draft Memorandum	2	0	8	0	16	0	0	0	0	0	0	0	\$0
Edits and Final Memorandum	2	0	4	0	8	0	0	0	0	0	0	0	\$0

6 Groundwater Modeling Support												
Review modeling reports and data as needed and directed by City staff												
	18	120	44	140	0	0	16	3	341	\$58,772	\$0	\$58,772
Assemble information necessary for running an existing MODFLOW, ICSM, or other standard model	8	40	8	40					96	\$17,128	\$0	\$17,128
Up to 2 model runs	2	16	8	16					42	\$7,426	\$0	\$7,426
Analysis of model results	2	40	8	40					88	\$15,168	\$0	\$15,168
Draft Memorandum	4	8	8	20					38	\$6,326	\$0	\$6,326
Edits and Final Memorandum	2	8	4	8			16	2	54	\$8,664	\$0	\$8,664
								1	23	\$4,060	\$0	\$4,060
6 Well Permitting System Improvements												
Meet with City staff to discuss previous assessment of City's permitting system and introduce GWIS	14	84	82	0	58	8	0	19	205	\$34,068	\$0	\$34,068
Develop new permit	2	2	8	8	2				12	\$2,188	\$0	\$2,188
Develop new spreadsheet/database for well permit tracking and upload functionality to GWIS	2	40	8	8	8			16	30	\$3,846	\$0	\$3,846
Populate spreadsheet/database with existing information	2	4	4	4	16				62	\$11,582	\$0	\$11,582
Draft Memorandum/letter's manual	2	8	16	16	16			2	24	\$3,548	\$0	\$3,548
Meet with City staff to discuss/train on new permitting system and interactions with SGMA DMS	4	8	8	8	4				44	\$7,238	\$0	\$7,238
Edits and final Memorandum	2	2	4	4	8			1	16	\$2,928	\$0	\$2,928
									17	\$2,728	\$0	\$2,728
7 Other Services as Needed												
Groundwater data and information support	180	8	180	0	180	0	0	0	540	\$99,180	\$0	\$99,180
Special studies	40		40		40				120	\$22,040	\$0	\$22,040
Technical support for western Riverside community development	80		80		80				240	\$44,080	\$0	\$44,080
Other tasks as assigned	40		40		40				120	\$22,040	\$0	\$22,040
	20		20		20				60	\$11,020	\$0	\$11,020
TOTALS												
	607	280	890	140	1146	48	80	86	3236	\$560,189	\$0	\$560,189

FEE SCHEDULE

<u>Personnel Category</u>	<u>Hourly Billing Rate</u> <u>\$ per hour</u>
Staff Professional – Grade 1	\$ 113
Staff Professional – Grade 2	\$ 125
Project Professional – Grade 3	\$ 137
Project Professional – Grade 4	\$ 154
Senior Professional – Grade 5	\$ 181
Senior Professional – Grade 6	\$ 206
Senior Professional – Grade 7	\$ 245
Senior Consultant – Grade 8	\$ 275
Senior Consultant – Grade 9	\$ 335
Senior Principal – Grade 10	\$ 335

Senior CADD Drafter and Designer	\$ 137
CADD Drafter / Designer and Senior Technician	\$ 125
Field Professional	\$ 103
Technician, Word Processor, Administrative Staff	\$ 102
<u>Office Aide</u>	<u>\$ 80</u>

These rates are billed for both regular and overtime hours in all categories.

Rates will increase up to 5% annually, at GEI's option, for all contracts that extend beyond twelve (12) months after the date of the contract. Rates for Deposition and Testimony are increased 1.5 times.

OTHER PROJECT COSTS

Subconsultants, Subcontractors and Other Project Expenses – All costs for subconsultants, subcontractors and other project expenses will be billed at cost plus a 15% service charge. Examples of such expenses ordinarily charged to projects are subcontractors; subconsultants; chemical laboratory charges; rented or leased field and laboratory equipment; outside printing and reproduction; communications and mailing charges; reproduction expenses; shipping costs for samples and equipment; disposal of samples; rental vehicles; fares for travel on public carriers; special fees for insurance certificates, permits, licenses, etc.; fees for restoration of paving or land due to field exploration, etc.; state sales and use taxes and state taxes on GEI fees.

Billing Rates for Specialized Technical Computer Programs – Computer usage for specialized technical programs will be billed at a flat rate of \$10.00 per hour in addition to the labor required to operate the computer.

Field and Laboratory Equipment Billing Rates – GEI-owned field and laboratory equipment such as pumps, sampling equipment, monitoring instrumentation, field density equipment, portable gas chromatographs, etc. will be billed at a daily, weekly, or monthly rate, as needed for the project. Expendable supplies are billed at a unit rate.

Transportation and Subsistence – Automobile expenses for GEI or employee owned cars will be charged at the rate per mile set by the Internal Revenue Service for tax purposes plus tolls and parking charges or at a day rate negotiated for each project. When required for a project, four-wheel drive vehicles owned by GEI or the employees will be billed at a daily rate appropriate for those vehicles. Per diem living costs for personnel on assignment away from their home office will be negotiated for each project.

PAYMENT TERMS

Invoices will be submitted monthly or upon completion of a specified scope of service, as described in the accompanying contract (proposal, project, or agreement document that is signed and dated by GEI and CLIENT).

Payment is due upon receipt of the invoice. Interest will accrue at the rate of 1% of the invoice amount per month, for amounts that remain unpaid more than 30 days after the invoice date. All payments will be made by either check or electronic transfer to the address specified by GEI and will include reference to GEI's invoice number.



COUNCIL COMMUNICATION

CC #: 9375
File #: 0800-02

Title: State and Regional Water Supply Support - Professional Services Agreement
Contact: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.15.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve a professional services agreement with Payne Environmental Consulting (PEC) for strategic, policy and technical support services for federal water issues, and authorize the Acting City Manager to execute it.

BACKGROUND

The majority of the City of Roseville's water supply comes from Folsom Reservoir, a Central Valley Project (CVP) facility operated by the federal government via the U.S. Bureau of Reclamation (Reclamation). That CVP water supply for the City of Roseville is provided under the terms and conditions of a water service contract with Reclamation.

As a CVP water service contractor, the City of Roseville also has significant contact with Reclamation's Central California Area Office in Folsom, CA and the Regional Director's Office in Sacramento, CA on the following aspects specific to the CVP water system:

- Renewal and management of CVP water service contracts.
- Water transfers and reassignments of CVP supplies.
- Interaction on policy, financial and operational aspects of Folsom Reservoir.
- Interaction on policy, financial and operational aspects of the CVP system.
- Potential legal and regulatory challenges to the CVP system due to large proposed projects, such as CalWaterFix, and proposed changes to unimpaired flow in the Lower American River from the State Water Resources Control Board's Water Quality Control Plan process, as examples.
- Other potential policy, financial and operational impacts from actions by Congress, the judicial system and other federal agencies, such as the Army Corp of Engineers, upon Folsom Reservoir and the wider CVP water system.

PEC will be able to assist the City of Roseville in successfully working with Reclamation by providing access to PEC employee Mike Finnegan, a former Central California Area Office (CCAO) Manager for the Bureau of Reclamation, who has decades of first-hand experience in these areas of Reclamation's business and how it works with CVP contractors, like the City of

Roseville.

FISCAL IMPACT

The attached professional services agreement with Payne Environmental Consulting (PEC) to access to strategic, policy and technical support services for federal water issues is under the attached scope of work with a not-to-exceed amount of \$80,000.00. The \$80,000.00 is in the FY19 Water Administration budget through the Water Operations Fund which is funded through water utility rate revenue.

ECONOMIC DEVELOPMENT / JOBS CREATED

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 (CEQA Guidelines §15061(b)(3)). The Professional Services Agreement for strategic, policy and technical support services for federal water issues does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sean Bigley, Acting Water Utility Manager

Richard Plecker, Environmental Utilities Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-280

Professional Services Agreement

RESOLUTION NO. 18-280

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE
CITY OF ROSEVILLE AND PAYNE ENVIRONMENTAL CONSULTING AND
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement regarding State and Regional Water Supply support, by and between the City of Roseville and Payne Environmental Consulting, 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 Acting 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 _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

PROFESSIONAL SERVICES AGREEMENT

Project: State and Regional Water Supply Support

THIS AGREEMENT is made and entered into this ____ day of _____, 20 __,
by and between the City of Roseville, a municipal corporation ("CITY"), and Payne
Environmental Consulting, a California sole proprietor ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of review and support for the
implementation of long-term water supply strategy; and

WHEREAS, CONSULTANT has prepared a proposal dated May 24, 2018 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 eighty thousand dollars (\$80,000.00).

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.

<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

CONSULTANT

Richard Plecker
2005 Hilltop Circle
Roseville, CA 95747

Kenneth Payne
P.O. Box 1553
Folsom, CA 95763

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

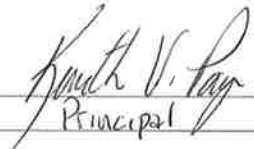
20. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its Acting 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

PAYNE ENVIRONMENTAL
CONSULTING, a California sole proprietor

BY: _____
DOMINICK CASEY
Acting City Manager

BY:  _____
its: Principal

ATTEST:

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: _____
RICHARD PLECKER
Environmental Utilities Director

EXHIBIT "A"



SCOPE OF WORK

Date: May 24, 2018

To: Sean Bigley, Acting Water Utility Manager, City of Roseville

From: Kenneth V. Payne, Principal *KVP*

Subject: **City of Roseville: State and Regional Water Supply Support**

SCOPE OF WORK

Work with the City of Roseville to assist, review and support the implementation of their long-term water supply strategy. Providing information on Cal Water Fix as it impacts the Central Valley Project (CVP); remand of the Biological Opinions for the Operations Criteria and Plan impacting the Bureau of Reclamation; Development of the Operations Manual at Folsom Reservoir being developed by the Corps of Engineers; support on CVP contract renewals, water transfers and reassignments of CVP water supply and any other issues related to Roseville's CVP Contract and CVP system wide issues, as requested.

MANAGEMENT STRUCTURE

Oversight of this work will be under the following structure:

Project Manager (City): Sean Bigley, Acting Water Utility Manager, Environmental Utilities Department

Project Manager (Payne Environmental Consulting): Kenneth V. Payne, P.E., Principal

Task 1 – Bureau of Reclamation / Central Valley Project Water Association Meetings

Payne Environmental Consulting (PEC) will attend meetings as requested by the City to provide insight and help with developing positions on policy or statute with the intent of protecting the City's long-term water supply contracts with the Bureau of Reclamation. Information garnered at the various meetings will be summarized in fact sheets and submitted to the City for reference.

\$10,000 for Task 1

Task 2 - Staff Briefings

As needed, PEC will brief City staff to keep them abreast of what the current thinking is on key water policy areas associated with the Bureau of Reclamation and give suggestions on how the city can participate in solutions to protect and enhance the City or Roseville's interests. PEC staff will be available for regular staff briefings on an interval determined by the Project Manager.

\$10,000 for Task 2

Payne Environmental Consulting

P.O. Box 1553 Folsom, CA 95763 (916) 425-0734

Task 3 - Strategic Advice

As needed, PEC will be a strategic resource to assist the City's efforts in legislative, regulatory, policy and other issues. This may also include representation on key legislative and regulatory venues, as requested.

Examples of types of work:

- General support from PEC in navigating contract renewals through the Bureau management structure, interaction with the Department of Interior leadership and members of Congress, as needed.
- Support in furthering City's water infrastructure projects via federal program budgets as well as grant programs, as requested.
- Support and advice on regulatory areas related that could impact the CVP and its contractors such as – CalWaterFix, Bay Delta Water Quality Plan updates, and specific tributary actions.
- Strategic advice from Michael Finnegan and other resources. PEC can provide on federal agency specific water issues important to the City.

\$20,000 for Task 3

Task 4– Technical Assistance

As needed, PEC will provide strategic and technical assistance related to water resources management issues. As an example, this could include operational, contracting, financial and other related areas. This may also include representation in key technical venues, as requested.

Examples of types of work:

- Assisting in water transfers within among CVP contractors and other entities.
- Assisting in the possible deal with SMUD and other agencies on a partial assignment of their CVP water to Roseville.
- Analysis and assistance in CVP cost allocation issues.
- Provide on-call representation at key technical venues for regional matters related to water assignments, federal, state and environmental matters.

\$40,000 for Task 4

Task #	Elements	TOTAL COST
1	Participation in Bureau of Reclamation/ CVPWA meetings	\$10,000
2	Staff briefings	\$10,000
3	Strategic Advice	\$20,000
4	Technical Assistance	\$40,000
TOTAL		\$80,000

No.	Position	2018 Hourly Rate
1	Principal	210.00
2	Executive/Senior Consultant	185.00
3	Administrative Assistant	75.00



COUNCIL COMMUNICATION

CC #: 9366
File #: 0800-02

Title: Water Forum Successor Effort FY2018/19 - Cost Share Agreement
Contact: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.16.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council approve the attached resolution authorizing the City Manager to sign the FY2018-19 interagency cost-sharing agreement for City of Roseville's continued support of the Water Forum Successor Effort. The \$88,213.00 share for the City of Roseville is in the proposed FY19 Water Administration budget tied to the Water Operations Fund, which is funded by water utility rate revenue.

BACKGROUND

On March 15, 2000, the Roseville City Council agreed to the Water Forum comprehensive plan through approving a Memorandum of Understanding (MOU). Roseville agreed to support the Successor Effort through the life of the agreement.

The Water Forum process established two co-equal objectives:

- Provide a reliable and safe water supply for the region's economic health and planned development through the year 2030; and
- Preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River.

To accomplish these objectives an integrated package of actions was developed. This action plan contained seven elements:

1. Increased surface water diversion.
2. Alternative water supplies to meet customers' needs while reducing diversion impacts on the Lower American River in drier years.
3. An improved pattern of fishery flow releases from Folsom Reservoir.
4. Lower American River Habitat Mitigation Element.

5. Water Conservation commitments.
6. Groundwater Management Element.
7. Water Forum Successor Effort.

Approval of the FY 2018-19 interagency cost-sharing agreement will allow the City of Roseville to maintain its commitment to the Water Forum and its mission.

FISCAL IMPACT

Total costs under this FY2018-19 interagency cost-sharing agreement for City of Roseville's continued support of the Water Forum Successor Effort is \$88,213.00. This cost share amount for the City of Roseville is in the proposed FY19 Water Administration budget tied to the Water Operations Fund, which is funded by water utility rate revenue.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

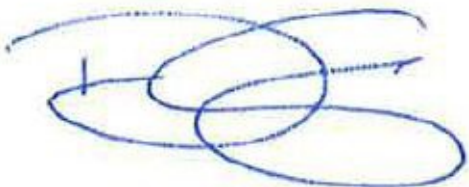
ENVIRONMENTAL REVIEW

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 (CEQA Guidelines §15061(b)(3)). The proposed Interagency Cost-Sharing Agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sean Bigley, Acting Water Utility Manager

Richard Plecker, Environmental Utilities Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-274

Water Forum Cost Share Agreement

RESOLUTION NO. 18-274

APPROVING AN INTERAGENCY AGREEMENT AMONG SACRAMENTO COUNTY, SACRAMENTO COUNTY WATER AGENCY, CITY OF ROSEVILLE, CITY OF FOLSOM, PLACER COUNTY WATER AGENCY, SAN JUAN WATER DISTRICT AND THE CITY OF SACRAMENTO (ON BEHALF OF THE SACRAMENTO CITY-COUNTY OFFICE OF METROPOLITAN WATER PLANNING AND THE WATER FORUM SUCCESSOR EFFORT), AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Interagency Agreement for Cost-Sharing the Fiscal Year (FY) 2018/2019 Water Forum Successor Effort Budget of the Sacramento City-County Office of Metropolitan Water Planning among Sacramento County, Sacramento County Water Agency, City of Roseville, City of Folsom, Placer County Water Agency, San Juan Water District and the City of Sacramento (on behalf of the Sacramento City-County Office of Metropolitan Water Planning and the Water Forum Successor Effort), 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 Acting 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

**Interagency Agreement
For Cost-Sharing the Fiscal Year (FY) 2018/2019
Water Forum Successor Effort Budget of the
Sacramento City-County Office of Metropolitan Water Planning**

THIS AGREEMENT is made and entered into on _____ by and among Sacramento County; Sacramento County Water Agency; City of Roseville; City of Folsom; Placer County Water Agency; San Juan Water District, and the City of Sacramento (on behalf of the Sacramento City-County Office of Metropolitan Water Planning and the Water Forum Successor Effort).

The parties to this agreement, in consideration of the mutual obligations set forth herein, agree as follows:

Section I.

Cost-Sharing: The cost-sharing partners of the Water Forum identified below have each agreed to pay a pro-rata amount of the total costs for funding the Water Forum Successor Effort (hereinafter referred to as "WFSE") activities (based upon their number of active water connections as of December 31, 2017, or a negotiated amount), as set forth below for the period of July 1, 2018, to June 30, 2019.

Cost-Sharing Partners	Cost Share Amounts
Sacramento County - Zone 13	516,693
City of Sacramento	278,063
City of Roseville	88,213
City of Folsom	41,778
Placer County Water Agency	21,890
Sacramento Municipal Utility District	18,392
San Juan Water District in Placer County	14,426
El Dorado County Water Agency	9,893
Total:	989,348

Section II.

Reimbursement: The Sacramento City-County Office of Metropolitan Water Planning (hereinafter referred to as "CCOMWP") shall administer all consultant agreements and other expenses incurred during FY2018/2019 for the WFSE. The parties agree to reimburse the CCOMWP for their share of such costs, up to the amount set forth for each party in Section 1, above, within 30 days after receipt of invoices.

On behalf of the CCOMWP, the City of Sacramento Finance Department will invoice each cost-sharing partner at the beginning of each fiscal year quarter, except in those instances where the cost-sharing partners have mutually agreed to be

invoiced in another time period (i.e. one annual invoice). It is understood and agreed that although this agreement only pertains to reimbursement for costs incurred during the period from July 1, 2018, to June 30, 2019, the WFSE will extend past June 30, 2019. Any reimbursement of costs incurred by CCOMWP after June 30, 2019, would be governed by a new or amended cost-sharing agreement.

Section III.

Sacramento Municipal Utility District and the El Dorado County Water

Agency: Sacramento Municipal Utility District (SMUD) and the El Dorado County Water Agency (EDCWA) have entered into separate agreements with the City of Sacramento (on behalf of the Sacramento City-County Office of Metropolitan Water Planning and the Water Forum Successor Effort) to pay their share of the costs identified in Section II, above, up to the amounts set forth for SMUD and EDCWA, respectively, in Section 1, above.

Section IV.

Changes in Terms: Any changes in the terms of this agreement shall be approved by all parties and shall be effective when reduced to writing and signed by all parties.

Section V.

Indemnity: Each party shall, to the fullest extent allowed by law, indemnify, hold harmless and defend the other party or parties, its officers and employees from any actions, liability or other expenses (including reasonable attorney fees) for any damages or injury to persons or property, occurring by reason of any negligent or wrongful act or omission by the indemnifying party, its officers or employees under this agreement.

Section VI.

Independent Contractors: All contractors employed during any phase of the Water Forum Successor Effort are independent contractors. Contractor employees assigned to perform contract work related to the Water Forum Successor Effort are and will remain employees of the contractor and will not be considered employees of any of the signatory agencies for any reason.

Section VII.

Single Agreement: This Interagency Agreement may be signed in multiple counterparts, which together will constitute a single Interagency Agreement.

This agreement is executed as follows:

Sacramento County Water Agency,
an agency created pursuant to the Sacramento County Water Agency Act

By: _____ Date: _____

Print Name: _____

Title

APPROVED AS TO FORM:

By: _____ Date: _____

Print Name: _____
County Counsel

ATTEST:

By: _____ Date: _____

Print Name: _____
Clerk of the Sacramento
County Water Agency

Section VII.

Single Agreement: This Interagency Agreement may be signed in multiple counterparts, which together will constitute a single Interagency Agreement.

This agreement is executed as follows:

Sacramento County

By: _____

Date: _____

Print Name: _____

Title

APPROVED AS TO FORM:

By: _____

Date: _____

Print Name: _____

County Counsel

ATTEST:

By: _____

Date: _____

Print Name: _____

Clerk of the Board of Supervisors

Section VII.

Single Agreement: This Interagency Agreement may be signed in multiple counterparts, which together will constitute a single Interagency Agreement.

This agreement is executed as follows:

City of Sacramento, a municipal corporation

By: _____ Date: _____

Print Name: _____

Title: _____

For: Howard Chan, City Manager

APPROVED AS TO FORM:

By: _____ Date: _____

Print Name: _____

Deputy City Attorney

ATTEST:

By: _____ Date: _____

Print Name: _____

City Clerk

Section VII.

Single Agreement: This Interagency Agreement may be signed in multiple counterparts, which together will constitute a single Interagency Agreement.

This agreement is executed as follows:

City of Roseville, a municipal corporation

By: _____

Date: _____

Print Name: _____
City Manager

ATTEST:

By: _____

Date: _____

Print Name: _____
City Clerk

APPROVED AS TO FORM:

By: _____

Date: _____

Print Name: _____
City Attorney

APPROVED AS TO SUBSTANCE:

By: William D. Pinner

Date: 4-24-18

Print Name: R. PLECKER
Environmental Utilities Director

Section VII.

Single Agreement: This Interagency Agreement may be signed in multiple counterparts, which together will constitute a single Interagency Agreement.

This agreement is executed as follows:

City of Folsom, a municipal corporation

By: _____

Date: _____

Print Name: _____

City Manager

APPROVED AS TO CONTENT:

By: _____

Date: _____

Print Name: _____

Director of Utilities

APPROVED AS TO FUNDING:

By: _____

Date: _____

Print Name: _____

Director of Finance

APPROVED AS TO FORM:

By: _____

Date: _____

Print Name: _____

City Attorney

ATTEST:

By: _____

Date: _____

Print Name: _____

City Clerk

Section VII.

Single Agreement: This Interagency Agreement may be signed in multiple counterparts, which together will constitute a single Interagency Agreement.

This agreement is executed as follows:

Placer County Water Agency

By: _____

Date: _____

Print Name: _____

Andrew Fecko,
Director of Resource Development

Section VII.

Single Agreement: This Interagency Agreement may be signed in multiple counterparts, which together will constitute a single Interagency Agreement.

This agreement is executed as follows:

San Juan Water District

By: _____

Date: _____

Print Name: _____



COUNCIL COMMUNICATION

CC #: 9357

File #: 0215

Title: Amendment to Master Schedule of User and Regulatory Fees

Contact: Brandy LeBeau 916-774-5278 blebeau@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.17.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution amending the master Schedule of User and Regulatory Fees effective July 1, 2018 through June 30, 2019 to include additional information pertaining to the Environmental Utilities tenant improvement plan review fee, amending a mathematical error in "Table B" of the Building permit fees and addition of the wireless telecommunication in the public right-of-way permit fee.

BACKGROUND

The City's Schedule of User and Regulatory Fees identifies fees for services and activities provided at the request of, or on behalf of, a single party as opposed to the public at large. The fee schedule is intended to be reviewed annually, with staff conducting bi-annual studies to identify the city's cost of providing fee-related services based on current labor rates and service delivery methods. The most recent fee study and master schedule was approved by the Council at its May 2, 2018 meeting and is effective July 1, 2018 through June 30, 2019.

Amendment to Adopted Fees

Fee for Environment Utilities Review of Tenant Improvements

At the May 2nd council meeting, the Council asked staff to provide additional information regarding the circumstances under which the Environmental Utilities Department (EUD) tenant improvement (TI) plan review fee would be assessed. Specifically, the question was asked if the "same use" fee would apply to a small TI that may only involve moving a wall or other minor improvements. To provide additional clarity, staff proposes to add the following footnotes to the EUD TI plan review fee in the Schedule of Regulatory and User Fees:

- "Same Use" fee applies to any tenant improvement that requires review (by applicable statute) by the Placer County Department of Environmental Health (typical uses include restaurants, hair salons, and medical/dental offices), or tenant improvements that result in changes to equipment such as (but not limited to) triple compartment sinks, sewer lines within kitchen and maintenance

areas, grease waste capturing equipment and tanks, water services including fire, domestic and irrigation, and exterior trash enclosures, etc. The fee does not apply to tenant improvements that do not involve new or modifications to existing plumbing. Examples of tenant improvements where the same use fee would not apply include: addition of new fixtures (sinks, toilets, etc) where no modification to plumbing is proposed, and addition or relocation of interior walls. The fee shall also not apply to minor tenant improvements charged the minimum building permit fee based on project valuation.

- “Change of Use” fee applies to tenant improvements that result in a change from one use to another, such as (but not limited to) office/retail to restaurant, or office/retail to dental/medical office. The change in use fee also applies to plan review of modifications to commercial landscaping for compliance with water efficient landscape requirements.

Building Permit Fees – Table B

The Council approved an inflationary adjustment to the building permit fees when it adopted the updated to the master fee schedule in May. Following the Council’s approval during input of the new fees into the City’s permitting system, an arithmetic error was discovered in “Table B” of the building permit fee schedule.

Building permit fees are based upon the valuation of the proposed structure. The valuation is determined in “Table A” based on the use, square footage and construction type of the project using multipliers developed by the International Conference of Building Officials. Once valuation is determined, “Table B” establishes the cost of the building permit fee.

In reviewing Table B calculations for the Building permit fees, the yearly 3% inflationary increase was incorrectly applied to only the first column dollar amount rather than factoring in the valuation range amounts resulting in a mathematical disparity between the multiplier factors and respective valuation ranges. The connections result in an insignificant increase in the maximum fee amount by \$0.02 to \$10.66.

FISCAL IMPACT

The proposed fee changes is estimated to generate approximately \$75,000 annually in offsetting revenue. It is important to note that while adjusting fees will provide a fiscal impact in the form of additional revenue, the revenue is not intended to be used to fund new services, rather the revenue is intended to offset the costs of providing existing services that are recoverable from fees.

ECONOMIC DEVELOPMENT / JOBS CREATED

Periodically adjusting fees to recover some or all of the costs of providing services provides multiple benefits including, but not limited to:

- Increasing the availability of General Fund revenues to be used for services and activities available to all Roseville residents and businesses, such as public safety services or citywide economic development initiatives.
- Avoiding fee spikes that are more likely to occur when municipalities leave fees unchanged for a multi-year period.
- Providing fee payers (e.g. developers and residents), city staff, and city policymakers with a pattern of consistency that provides information for forecasting and decision-making purposes.

ENVIRONMENTAL REVIEW

Adoption of the fee adjustments are not considered a project as defined by the California Environmental Quality Act (CEQA) based on Section 15273 of the CEQA Guidelines. No other CEQA action is required.

Respectfully Submitted,

Brandy LeBeau, Administrative Analyst

Mike Isom, Acting Development Services Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-270

EU TI Amend Fee Schedule

Table B - Building Permit Fees Update

Building Permit Fee - Table B

Planning Fee Amend - Wireless Telecommunications Fee

RESOLUTION NO. 18-270

AMENDING THE SCHEDULE OF USER AND REGULATORY FEES

WHEREAS, user and regulatory fees are established by the City Council; and

WHEREAS, on January 18, 2017, City Council adopted an initial Schedule of User and Regulatory Fees to allow for consolidation of the schedule of fees and help formally establish a pattern for annual review and update, including annual inflationary adjustments; and

WHEREAS, at the May 2, 2018 City Council meeting, Council asked staff to provide additional information regarding the circumstances under which the Environmental Utilities Department (EUD) tenant improvement (TI) plan review fee would be assessed; and

WHEREAS, to provide additional clarify, staff proposes to add the following footnotes to the EUD TI plan review fee in the Schedule of Regulatory and User Fees:

- “Same Use” fee applies to any tenant improvement that requires review (by applicable statute) by the Placer County Department of Environmental Health (typical uses include restaurants, hair salons, and medical/dental offices), or tenant improvements that result in changes to equipment such as (but not limited to) triple compartment sinks, sewer lines within kitchen and maintenance areas, grease waste capturing equipment and tanks, water services including fire, domestic and irrigation, and exterior trash enclosures, etc. The fee does not apply to tenant improvements that do not involve new or modifications to existing plumbing. Examples of tenant improvements where the same use fee would not apply include: addition of new fixtures (sinks, toilets, etc.) where no modification to plumbing is proposed, and addition or relocation of interior walls where no new or modification to existing plumbing is proposed. The fee shall also not apply to minor tenant improvements charged the minimum building permit fee based on project valuation.
- “Change of Use” fee applies to tenant improvements that result in a change from one use to another, such as (but not limited to) office/retail to restaurant, or office/retail to dental/medical office. The change in use fee also applies to plan review of modifications to commercial landscaping for compliance with water efficient landscape requirements.

WHEREAS, also at the May 2, 2018 City Council meeting, Council approved an inflationary adjustment to the building permit fees when it adopted the master fee schedule; and

WHEREAS, in reviewing Table B calculations for the building permit fees, staff realized a portion of the fees had been calculated incorrectly and now wishes for Council to adopt the corrected version; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Roseville that the proposed footnotes are hereby incorporated into the City’s master Schedule of User and Regulatory Fees.

BE IT FURTHER RESOLVED that a corrected version of Table B to the Schedule of

Regulatory and User Fees is hereby adopted to replace the version adopted in May.

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

Building Fees

F. Administration Fee - In addition to the permit fee, an administration fee is established for the city to recover the cost of permit application processing, permit issuance, and plan review and shall be applied as follows:

Fee Description		FY 18-19 Fee	Y'rly In'fltr
1	Permits Requiring Plan Submittal for Review	95% of the Building Permit Fee	N
2	Over the Counter Permits Requiring Minimal or No Plan Review	25% of the Hourly Rate or Actual Cost (for time in excess of 1/2 hour)	N
3	Tenant Improvement Environmental Utilities Review		
	a) Same Use ¹	\$339	Y
	b) Change of Use ²	\$926	Y
4	Production Home Permits	37% of the Building Permit Fee	N
5	Plans Submitted for the Purposes of Being Mastered	95% of the Building Permit Fee (based on SF valuation of proposed design)	N
6	Emergency Water Heater Repair	Exempt From the Admin Fee (allocated one inspection visit. If add'l visits are required re-inspection fees apply for add'l visits)	N

Determination of Tenant Improvement (TI) Environmental Utilities Review Fee:

¹“Same Use” fee applies to any tenant improvement that requires review (by applicable statute) by the Placer County Department of Environmental Health (typical uses include restaurants, hair salons, and medical/dental offices), or tenant improvements that result in changes to equipment such as (but not limited to) triple compartment sinks, sewer lines within kitchen and maintenance areas, grease waste capturing equipment and tanks, water services including fire, domestic and irrigation, and exterior trash enclosures, etc. The fee does not apply to tenant improvements that do not involve new or modifications to existing plumbing. Examples of tenant improvements where the same use fee would not apply include: addition of new fixtures (sinks, toilets, etc) where no modification to plumbing is proposed, and addition or relocation of interior walls. The fee shall also not apply to minor tenant improvements charged the minimum building permit fee based on project valuation.

² “Change of Use” fee applies to tenant improvements that result in a change from one use to another, such as (but not limited to) office/retail to restaurant, or office/retail to dental/medical office. The change in use fee also applies to plan review of modifications to commercial landscaping for compliance with water efficient landscape requirements.

Table B - Permit Fees

FY 18-19 Permit Fee

Total Valuation			FY 18-19 Permit Fee										
\$1 to \$500	\$	52.53									calculated max/min fee		difference in max/min fee
\$501 to \$1000	\$	52.53	for the first	\$	500.00	plus	\$ 2.63	for each additional	\$ 100.00	or fraction thereof, to and including	\$ 1,000.00	\$ 65.68	\$ 0.02
\$1001 to \$3000	\$	65.66	for the first	\$	1,000.00	plus	\$ 2.89	for each additional	\$ 100.00	or fraction thereof, to and including	\$ 3,000.00	\$ 123.48	\$ 0.03
\$3001 to \$25000	\$	123.45	for the first	\$	3,000.00	plus	\$ 11.56	for each additional	\$ 1,000.00	or fraction thereof, to and including	\$ 25,000.00	\$ 377.80	\$ 10.35
\$25001 to \$50000	\$	367.45	for the first	\$	25,000.00	plus	\$ 9.46	for each additional	\$ 1,000.00	or fraction thereof, to and including	\$ 50,000.00	\$ 614.30	\$ 10.47
\$50001 to \$100000	\$	603.83	for the first	\$	50,000.00	plus	\$ 6.57	for each additional	\$ 1,000.00	or fraction thereof, to and including	\$ 100,000.00	\$ 942.80	\$ 10.66
\$100001 to \$500000	\$	932.14	for the first	\$	100,000.00	plus	\$ 5.25	for each additional	\$ 1,000.00	or fraction thereof, to and including	\$ 500,000.00	\$ 3,042.80	\$ 9.46
\$500001 to \$1000000	\$	3,033.34	for the first	\$	500,000.00	plus	\$ 3.94	for each additional	\$ 1,000.00	or fraction thereof, to and including	\$ 1,000,000.00	\$ 5,012.80	\$ 7.48
\$1000001 and up	\$	5,005.32	for the first	\$	1,000,000.00	plus	\$ 2.10	for each additional	\$ 1,000.00	or fraction thereof			

Table B - Permit Fees

Revised FY 18-19 Permit Fee

Total Valuation												
\$1 to \$500	\$	52.53										
\$501 to \$1000	\$	52.53	for the first	\$	500.00	plus	\$ 2.63	for each additional	\$ 100.00	or fraction thereof, to and including	\$ 1,000.00	
\$1001 to \$3000	\$	65.68	for the first	\$	1,000.00	plus	\$ 2.89	for each additional	\$ 100.00	or fraction thereof, to and including	\$ 3,000.00	
\$3001 to \$25000	\$	123.48	for the first	\$	3,000.00	plus	\$ 11.56	for each additional	\$ 1,000.00	or fraction thereof, to and including	\$ 25,000.00	
\$25001 to \$50000	\$	377.80	for the first	\$	25,000.00	plus	\$ 9.46	for each additional	\$ 1,000.00	or fraction thereof, to and including	\$ 50,000.00	
\$50001 to \$100000	\$	614.30	for the first	\$	50,000.00	plus	\$ 6.57	for each additional	\$ 1,000.00	or fraction thereof, to and including	\$ 100,000.00	
\$100001 to \$500000	\$	942.80	for the first	\$	100,000.00	plus	\$ 5.25	for each additional	\$ 1,000.00	or fraction thereof, to and including	\$ 500,000.00	
\$500001 to \$1000000	\$	3,042.80	for the first	\$	500,000.00	plus	\$ 3.94	for each additional	\$ 1,000.00	or fraction thereof, to and including	\$ 1,000,000.00	
\$1000001 and up	\$	5,012.80	for the first	\$	1,000,000.00	plus	\$ 2.10	for each additional	\$ 1,000.00	or fraction thereof		

Building Fees

E. Permit Fees - Subject to any applicable minimum permit fees stated elsewhere in this schedule, Table B and B.1, shall apply for the purpose of establishing minimum permit fees.

Table B - Permit Fees

Total Valuation	FY 18-19 Permit Fee				Y'rly In'fltr
\$1 to \$500	\$52.53				Y
\$501 to \$1,000	\$52.53	for the first \$500	plus	\$2.63 for each add'l \$100 or fraction thereof, to and including \$1,000	Y
\$1,001 to \$3,000	\$65.68	for the first \$1,000	plus	\$2.89 for each add'l \$100 or fraction thereof, to and including \$3,000	Y
\$3,001 to \$25,000	\$123.48	for the first \$3,000	plus	\$11.56 for each add'l \$1,000 or fraction thereof, to and including \$25,000	Y
\$25,001 to \$50,000	\$377.80	for the first \$25,000	plus	\$9.46 for each add'l \$1,000 or fraction thereof, to and including \$50,000	Y
\$50,001 to \$100,000	\$614.30	for the first \$50,000	plus	\$6.57 for each add'l \$1,000 or fraction thereof, to and including \$100,000	Y
\$100,001 to \$500,000	\$942.80	for the first \$100,000	plus	\$5.25 for each add'l \$1,000 or fraction thereof, to and including \$500,000	Y
\$500,001 to \$1,000,000	\$3,042.80	for the first \$500,000	plus	\$3.94 for each add'l \$1,000 or fraction thereof, to and including \$1,000,000	Y
\$1,000,001 and up	\$5,012.80	for the first \$1,000,000	plus	\$2.10 for each additional \$1,000 or fraction thereof	Y

Production Home Permit Fees - Building permits for production homes (those homes that are one and two family homes having an approved master plan, which is a complete set of building plans from which multiple homes may be constructed) shall have a minimum permit fee as calculated in Table B.1.

Table B.1 - Production Home Permit Fees

Total Valuation	FY 18-19 Permit Fee				Y'rly In'fltr
\$0 to \$120,000	\$1,242.86				Y
\$120,001 and up	\$1,242.86	for the first \$120,000	plus	\$8.40 for each add'l \$11,000 or fraction thereof	Y

Planning (Entitlement) Fees

Fee Description		FY 18-19 Fixed Fee	FY 18-19 Deposit	Note	Y'rly In'fltr
4	Planning Department Plot Plan Review (Bundles of 10)	\$158			Y
5	Radius List Prep-Previously Developed Area	\$131			Y
6	Preparation Undeveloped Area/Mailing	\$337			Y
7	Farmer's Market Permit	\$494			Y
8	Home Occupation Permit	\$142			Y
9	Parking In-Lieu Fee (DTSP Only)	\$9,680		[d]	N
10	In-Lieu Tree Mitigation Fee (Per Inch)	\$118		[e]	N
11	CUP - Vernon St. and Historical District Only	\$1,414			Y
12	Technology Fee	3.0%			N
13	Wireless Telecommunications Facilities Permit		\$1,200		Y

Full Cost Deposits and Deposit Replenishment

Applicants for Full Cost Entitlement Applications shall pay for all City staff time required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule (as determined by the Development Services Director) will be subject to a full cost reimbursement agreement to be approved by the City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.

Initial deposits as shown on the fee schedule will be collected and held by the City in a deposit account at the time the application is submitted. The cost of staff time will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.

When more than one Full Cost application is submitted, the sum total of the initial full cost deposit amount can be reduced by 20%.

Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. The deposit account will be held open for 90 days after project approval for City to complete any miscellaneous clean up items and to account for all project related costs. Any deposit amounts remaining after final project close out will be returned to applicant. In the event that the deposit account is exhausted prior to final close out, the balance owed to the City will be credited against the plan check and inspection fee deposit at time of improvement plan review.

As may be required by the Development Services Department for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

** Note regarding annual inflationary adjustment: The Initial deposit amounts will not be inflated annually, but the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*



COUNCIL COMMUNICATION

CC #: 9359

File #: 1008 & 0800-06 & 0400-04-18-1

Title: Campus Oaks Master Plan - Reimbursement Agreement

Contact: Guy Howes 916-774-5430 ghowes@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.18.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council approve a reimbursement agreement between the City and BBC Roseville Oaks, LLC for the construction of required public improvements identified in the City's Capital Improvement Program (CIP), and adopt a resolution authorizing the Acting City Manager to execute said agreement.

BACKGROUND

On August 19, 2015, a development agreement was entered into between the City and BBC Roseville Oaks, LLC for the Campus Oaks Master Plan. This development agreement was the 4th amendment to the original development agreement executed on August 1, 1996 between the City and Hewlett-Packard Company.

In accordance with the development agreement, Section 4.2.1 - Reimbursements for Road Improvements, "roadway improvements including the installation or modification of traffic signals along Woodcreek Oaks Boulevard, Blue Oaks Boulevard, and HP Way (Roseville Parkway), in excess of required frontage improvements, and constructed by Landowner pursuant to said agreement shall be subject to reimbursement."

Presently, major backbone infrastructure improvements for the Campus Oaks Master Plan, including: roadway widening, concrete curb and gutter, underground utilities and traffic signals have been accepted by the City. Only minor improvements such as median landscaping remains.

The breakdown of costs and original bid package documents were submitted from the project developer to the City Engineer for review and approval. The reimbursement of \$1,647,154.21 will be funded through Traffic Mitigation Fees (TMF), which are used to fund the Developer Reimbursement Account.

FISCAL IMPACT

The actions requested as part of this item will have no impact to the City's General Fund. Construction costs were paid by the developer.

ECONOMIC DEVELOPMENT / JOBS CREATED

A national economic development study has shown that one (1) job is created for every \$92,000.00 invested in public projects.

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 action of approving a reimbursement agreement for traffic signal improvements does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Guy Howes, Senior Engineer

Mike Isom, Acting Development Services Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-272

Campus Oaks Reimbursement Agreement with attachments

RESOLUTION NO. 18-272

APPROVING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND BBC ROSEVILLE OAKS, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a City/Developer Reimbursement Agreement regarding traffic signal improvements at 1485 Blue Oaks Boulevard, by and between the City of Roseville and BBC Roseville Oaks, 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 Acting City Manager is authorized to execute it on behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

CITY/DEVELOPER
REIMBURSEMENT AGREEMENT

(Project: 1485 BLUE OAKS BLVD. EN 14-0103; CWJ# 140060)

THIS AGREEMENT is made and entered into this ____ day of _____, 20__, by
and between the City of Roseville, a municipal corporation, ("CITY") and
BBC ROSEVILLE OAKS, LLC an Illinois Limited Liability Company
_____, _____ corporation
("DEVELOPER"); and

W I T N E S S E T H:

A. DEVELOPER is the owner of a certain parcel of real property under development
within the City of Roseville, located at: 1485 blue Oaks Boulevard
_____ and described as Assessor's Parcels Number
017 - 232 - 019 (the "Traffic Signal Improvement Property").

B. DEVELOPER has agreed to construct and install certain Public Improvements as
shown within Exhibit "A" and described within Exhibit "B," attached hereto and made part of
this agreement ("Public Improvements").

C. DEVELOPER and CITY will substantially benefit from the construction and
installation of the Public Improvements as described in paragraph B above.

D. The total cost of constructing the Public Improvements as estimated using current
prevailing wages and in accordance with the Improvement Plans is estimated as approximately
One Million Six Hundred Forty-Seven Thousand One Hundred
and Fifty-Four Dollars (\$1,647,154)

("Improvement Costs"), as more particularly set out in the breakdown of costs ("Breakdown of Costs"), Exhibit "C," attached and incorporated by this reference.

E. Pursuant to the Breakdown of Costs, the parties have determined that the obligation of Improvement Costs will be allocated between CITY, and DEVELOPER as follows:

DEVELOPER	\$ <u>0</u>
CITY	\$ <u>1,647,154</u>
TOTAL	\$ <u>1,647,154</u>

F. DEVELOPER and CITY desire to enter into this Agreement providing for the direct installation by DEVELOPER of the Public Improvements in accordance with the approved Improvement Plans, for subsequent reimbursement of the total Improvement Costs by CITY directly to DEVELOPER.

NOW, THEREFORE, in consideration of the covenants set forth herein, CITY and DEVELOPER hereby agree as follows:

1. Construction of the Public Improvements. DEVELOPER shall cause the Public Improvements to be constructed and installed in accordance with the approved Improvement Plans. DEVELOPER is also required, and the specifications and bid and contract documents shall require all contractors and subcontractors, to pay prevailing wages and to otherwise comply with applicable provisions of the California Labor Code, Government Code, and Public Contracts Code relating to public works projects of cities and/or as may be required by CITY standards and procedures.

2. Contractor Registration. No contractor or subcontractor may be listed on a bid proposal for the Public Improvements or work on the Public Improvements unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

DEVELOPER shall be responsible for ensuring that these contractor registration requirements are adhered to since this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

3. Reimbursement of the Costs of the Public Improvements. In consideration of the satisfactory completion of the Public Improvements, CITY shall reimburse DEVELOPER for those portions of the Improvement Costs attributable to CITY as set forth in Recital E, hereof (the "Reimbursable Costs"). CITY and DEVELOPER acknowledge that the actual Reimbursable Costs may vary from the estimated costs, depending upon the actual costs of constructing and installing the Public Improvements. Any variation in costs shall be agreed to by the parties.

The Reimbursable Costs shall include the contract bid amount for the Public Improvements as reflected on the Breakdown of Costs and reasonable change orders, as approved by CITY.

4. Timing of Reimbursements. CITY shall reimburse DEVELOPER for the total Reimbursable Costs following acceptance by CITY of the Public Improvements and within thirty (30) days after submission by DEVELOPER and approval by CITY of itemized invoices evidencing the costs for which reimbursement is to be provided in accordance with this Agreement.

5. Permits. DEVELOPER shall be responsible for obtaining all necessary permits. CITY shall approve all plans prior to issuing any permit.

6. Changes in the Scope of Work. If during the course of construction field conditions require a change of scope different than contemplated in either Exhibit "A," "B" or "C" as referenced above, and prior to making any changes that will effect the scope of this Agreement, the DEVELOPER shall contact CITY and get approval by CITY for those changes.

7. Prior To Commencement of Work. Prior to commencement of Work, DEVELOPER shall comply with the following: (1) obtain pre-approval from CITY of DEVELOPER's construction documents; (2) cause its contractor to obtain an encroachment permit from City prior to commencement of construction activities in CITY's right of way (and adjacent thereto); and, (3) cause its contractor to provide insurance and related documentation to CITY in accordance with Paragraph 9 of this Agreement. In addition, as required by California Labor Code Section 1773.3, DEVELOPER shall notify the Department of Industrial Relations of the project within five (5) days of the award of a contract to a contractor for the Public Improvements.

8. Indemnification. To the fullest extent allowed by law, DEVELOPER 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 DEVELOPER'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 or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

DEVELOPER'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.

9. Insurance. Prior to the issuance of an encroachment permit and commencement of any field construction for those certain improvements as shown on Exhibit "A," the DEVELOPER shall, or shall cause its contractor to, have on file with CITY throughout the duration of construction and maintain in full force the following policies of insurance:

<u>POLICY</u>	<u>LIMITS OF LIABILITY</u>
Commercial General Liability, Including endorsements for comprehensive form, premises operations, products/completed operations, broad form property damage, independent contractors, contractual, personal injury, explosion/collapse and underground hazard	Bodily Injury: \$2,000,000 each occurrence \$4,000,000 aggregate Property Damage: \$2,000,000 each occurrence Personal Injury: \$2,000,000 each occurrence \$4,000,000 aggregate
Workers' Compensation	Statutory
Automobile Liability	\$1,000,000 combined single limit

a. Form. DEVELOPER 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. DEVELOPER 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, prior to undertaking any work

hereunder. Such insurance shall specifically cover the contractual liability of DEVELOPER. The additional insured coverage under the DEVELOPER'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. DEVELOPER 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. Contractors. DEVELOPER agrees to include in its contracts with all contractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the contractor's work. Furthermore, DEVELOPER shall require its contractors to agree to be bound to DEVELOPER and CITY in the same manner and to the same extent as DEVELOPER is bound to CITY under

this Agreement. Additionally, DEVELOPER shall obligate its contractors to comply with these same provisions with respect to any subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the contractor or any 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. DEVELOPER hereby agrees to waive subrogation which any insurer of DEVELOPER may acquire from DEVELOPER 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 DEVELOPER, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve DEVELOPER 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.

10. Obligations Arising From Agreement. Neither the General Fund, nor any other fund or monies of CITY, except for Roseville Traffic Mitigation Fees or similar traffic

mitigation funds or accounts, shall be utilized for payment of any obligations arising from this Agreement. Neither the credit nor the taxing power of CITY is pledged for the payment of any obligations arising from this Agreement. CITY's obligations arising from this Agreement are not a debt of CITY, or a legal or equitable pledge, charge, lien or encumbrance upon any of its property, or upon any of its income, receipts or revenues.

11. Successors and Assigns. Each and every provision of this Agreement shall be binding and inure to the benefit of the successors and assigns of the parties hereto.

12. 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.

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

14. 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.

15. 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 DEVELOPER has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
Acting City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

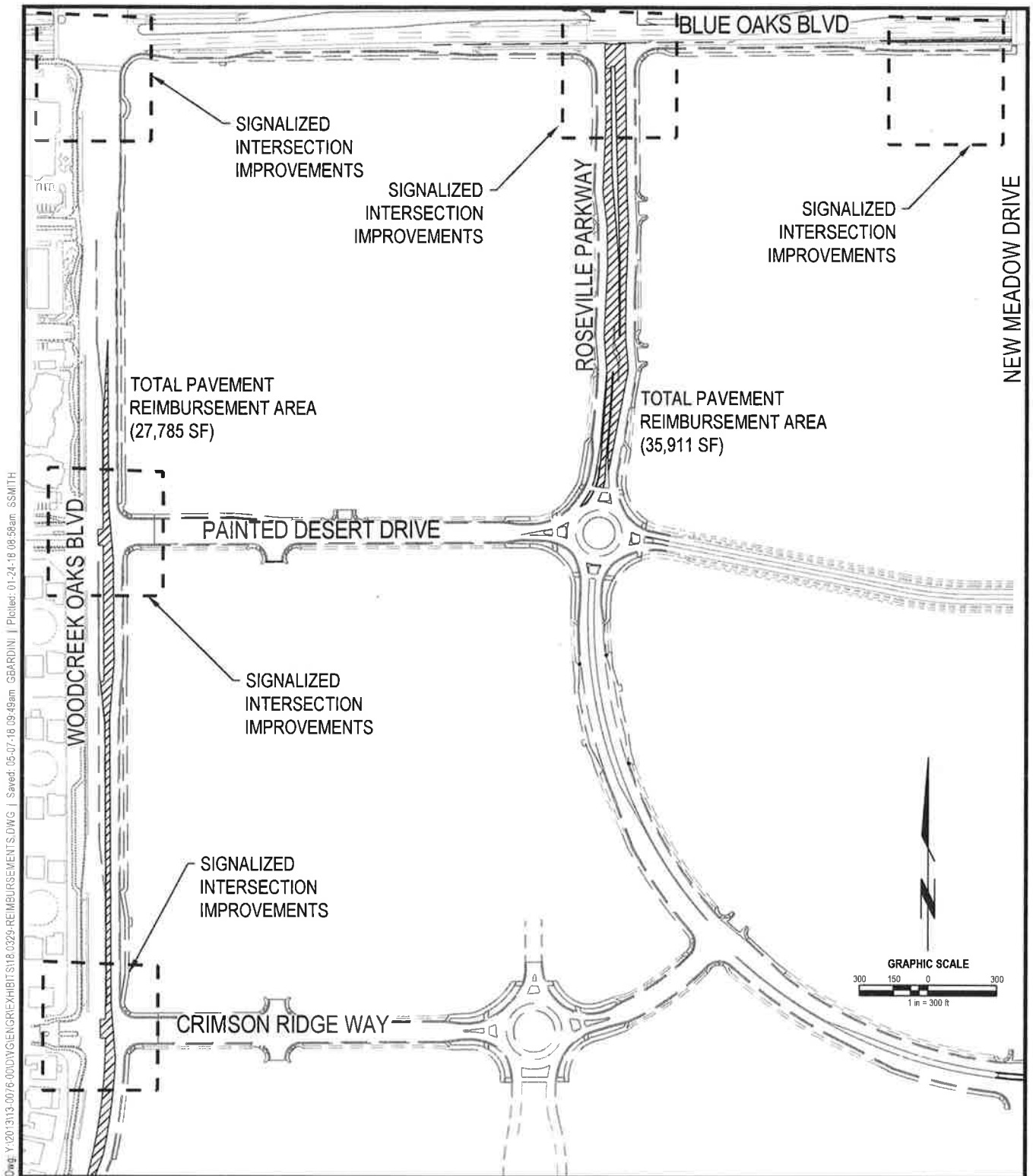
BY: 
MARC STOUT
City Engineer

BBC Roseville Oaks, LLC,
an Illinois limited liability company

BY: 
its: Stephen L. Des Jardins, Member
and

BY: _____
its: _____

EXHIBIT "A"



Dwg: Y:1201313.0076.000D:\G\ENG\EXHIBIT\18.0229.REIMBURSEMENTS.DWG | Saved: 05-07-18 09:49am. CBOARD\W | Plotted: 01-24-18 08:58am. SSMITH



MORTON & PITALO, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 Folsom • Sacramento • Fresno
 2870 Gateway Oaks Drive, Suite #120
 Sacramento, CA 95833
 phone: (916) 927-2400
 survey email: slaking@mpengr.com • web: www.mpengr.com

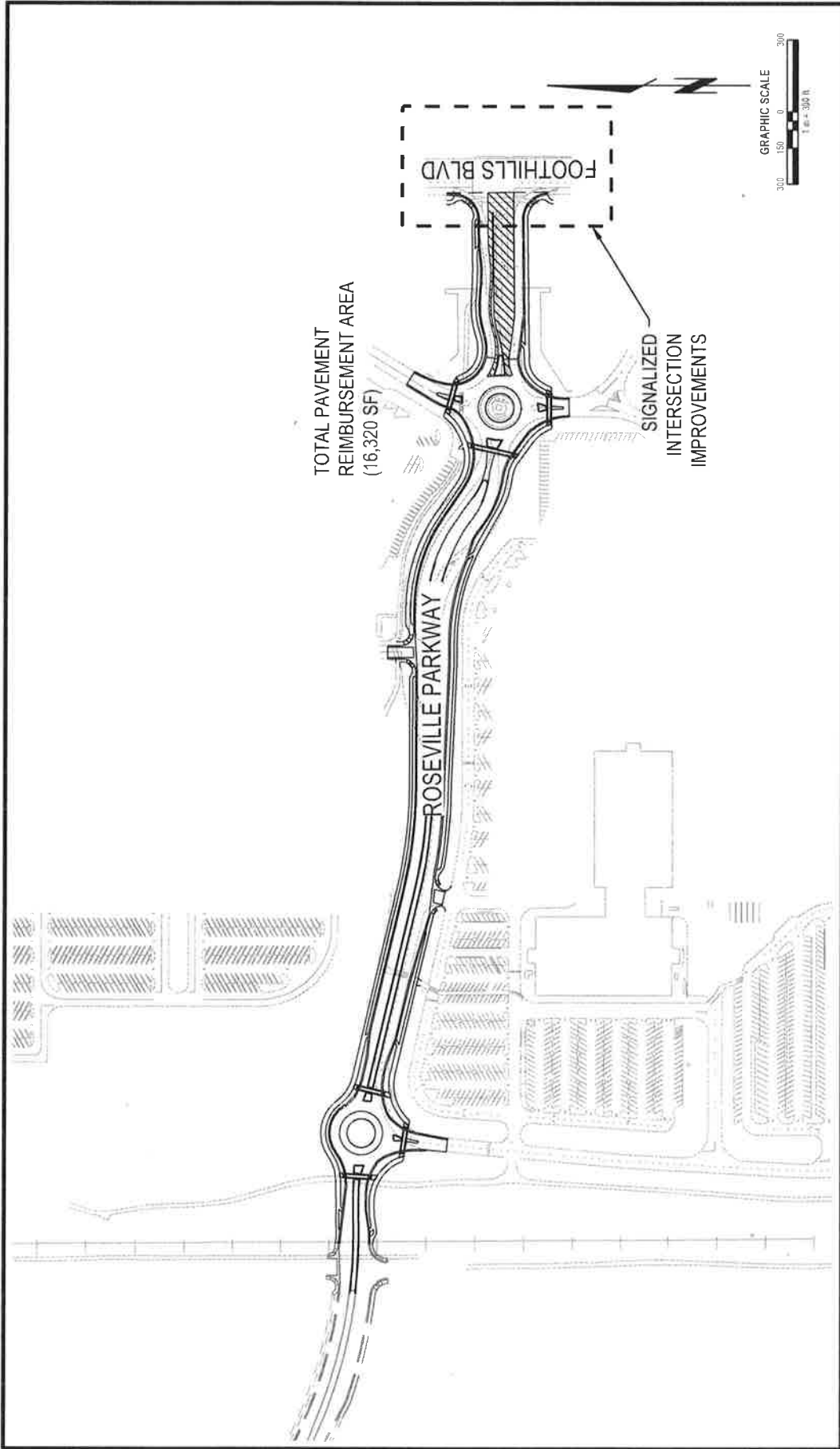
DRAWN:	JRO	JOB NO:	13-0076-00
CHECKED:	SMS	DATE:	05.07.2018
SCALE:	1:300	SHEET:	1 of 2

CAMPUS OAKS MASTER PLAN REIMBURSEMENT AGREEMENT

ROSEVILLE, CA

EXHIBIT "A"

Dwg: Y:\2013\13-0076-00\DWG\ENG\EXHIBITS\18-0329-REIMBURSEMENTS.DWG | Saved: 05-07-18 09:52am G.BARDINI | Plotted: 01-24-18 08:58am SSMITH



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
725 Kent Point Circle, Suite 120 • Folsom, CA 95630
phone: 916/954-6701 • fax: 916/954-6717 • survey fax: 916/333-6770
survey email: mking@mnpeng.com • web: www.mnpeng.com

DRAWN: CHECKED: SCALE:	SMS	JOB NO:	13-0076-00
	GJB	DATE:	05-07-2018
	1"=300'	SHEET:	2 of 2

EXHIBIT FOR
**CAMPUS OAKS MASTER PLAN
REIMBURSEMENT AGREEMENT**

ROSEVILLE, CA



Civil Engineering ♦ Land Planning ♦ Land Surveying

CAMPUS OAKS
MASTER PLAN

DESCRIPTION OF PUBLIC IMPROVEMENTS
EXHIBIT B

EN 14-0103
CWJ#140060
May 7, 2018

DESCRIPTION OF PUBLIC IMPROVEMENTS (AS SHOWN IN EXHIBIT A)

Developer Obligation

Curb & Gutter

18' Pavement, Bus Pocket and Turn Flare

City Obligation

Excess Pavement on roadways having more than one lane of travel in excess of the Developer's Obligation

Traffic Signals

Traffic Signal Modifications

EXHIBIT "C"

Morton & Pitalo, Inc.

Engineering - Planning - Surveying
2870 Gateway Oaks #120
Sacramento, CA 95833
Telephone (916) 927-2400

Job Number: 13-0076-00
Date: 5/7/18
Prepared By: GJB
Checked By:

TOTAL CONSTRUCTION RELATED COSTS FOR TRAFFIC SIGNALS

HP Way Phase 1 & 2, Blue Oaks Blvd, and Woodcreek Oaks Blvd.

Item No.	Description	Quantity	Unit	Unit Price	Cost
HP Way Phase 1					
1	Remove & Relocate Traffic Signal Light	1	EA	\$2,725.00	\$2,725.00
2	Traffic Signal Modification	1	EA	\$151,125.00	\$151,125.00
3	Signal Interconnect	1	LS	\$75,550.00	\$75,550.00
				SUBTOTAL	\$229,400.00
HP Way Phase 2					
4	Remove & Relocate Traffic Signal Light	2	EA	\$2,350.00	\$4,700.00
5	Traffic Signal Modification	1	EA	\$142,211.00	\$142,211.00
6	Signal Interconnect	1	LS	\$35,300.00	\$35,300.00
				SUBTOTAL	\$182,211.00
Blue Oaks Blvd					
7	Remove & Relocate Signal Pole	1	EA	\$7,800.00	\$7,800.00
8	Traffic Signal Modification	1	EA	\$38,500.00	\$38,500.00
				SUBTOTAL	\$46,300.00
Woodcreek Oaks Blvd					
9	R&R Traffic Signal Box	3	EA	\$345.00	\$1,035.00
10	Traffic Signal (New)	2	EA	\$226,615.00	\$453,230.00
11	Traffic Signal Modification	1	EA	\$6,700.00	\$6,700.00
				SUBTOTAL	\$460,965.00

TOTAL CONTRACTS: **\$918,876.00**

Project Change Orders

CCO#

22	Video Detection at HP / BO	\$	10,582.95
33	New Meadow Traffic Loop Relocation	\$	21,590.10

TOTAL OF CHANGE ORDERS: **\$ 32,173.05**

TOTAL OF CONSTRUCTION COSTS: **\$ 951,049.05**

CITY OF ROSEVILLE AR NUMBER DS00884
PROJECT SOFT COSTS

18%

\$ 51,407.70
\$ 171,188.83

TOTAL OF REIMBURSEMENT SINGALS: **\$ 1,173,645.58**

Pavement in excess of the Developer's Obligation

Roseville Parkway Phase 1

1	GRADING	-	SF	\$0.51	\$0.00
2	AC PAVE SECT (4.5" AC / 14.5" AB)	35,910	SF	\$4.25	\$152,617.50
				SUBTOTAL	\$152,617.50

Roseville Parkway Phase 2

1	GRADING	-	SF	\$0.51	\$0.00
2	AC PAVE SECT (4.5" AC / 14.5" AB)	16,320	SF	\$4.00	\$65,280.00
				SUBTOTAL	\$65,280.00

Woodcreek Oaks Blvd

1	GRADING	-	SF	\$1.77	\$0.00
2	AC PAVING SECTION (7" AC / 20" AB)	27,785	SF	\$6.60	\$183,381.00
				SUBTOTAL	\$183,381.00

TOTAL CONTRACTS: **\$401,278.50**

PROJECT SOFT COSTS

18%

\$ 72,230.13

TOTAL OF REIMBURSEMENT PAVEMENT: **\$ 473,508.63**

TOTAL OF REIMBURSEMENT ROADWAYS: **\$ 1,647,154.21**



COUNCIL COMMUNICATION

CC #: 9399

File #: 0316 & 1008 & 0400-04-04

Title: North Central Roseville Specific Plan Parcel 49 Signal Loop - Reimbursement Agreement

Contact: Jeffrey Hendrix 916-774-5463 jhendrix@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.19.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve a reimbursement agreement by and between the City of Roseville and BSO, LLC, and adopt a resolution to authorize the Acting City Manager to execute said agreement.

BACKGROUND

On February 26, 2015, a Major Project Permit (MPP) Stage 1 was approved to establish a site development master plan for the approximately 59-acre NCRSP Parcel 49 Phase 1 Site Improvements including the Topgolf development on Parcel 8 and associated landscaping and necessary utility improvements, located at 9000 Washington Boulevard.

As a condition of the Phase 1 improvements for this project, the applicant was required to construct, if not already constructed, a traffic signal at the intersection of Washington Boulevard and Street "A", now known as Freedom Way. These improvements were to be eligible for reimbursement through the City's Traffic Mitigation Fund (TMF).

At time of construction, the majority of the required traffic signal had been completed via an adjacent development, minus the signal loops and striping associated with the Freedom Way street stub.

The public improvements proposed to be constructed are estimated to be valued at \$10,312.50. This estimate includes the full cost for the design, construction and project management of the proposed signal loops, conduit installation and necessary signage and striping that are to be completed with the project. By entering into a reimbursement agreement, the property owner will be eligible to request full reimbursement for all work associated with the project once the work is deemed complete and accepted by the City.

FISCAL IMPACT

The actions requested as part of this item will have no impact to the City's General Fund. This project will be funded through the City's Traffic Mitigation Fund (TMF) collected over time and

specifically from the Developer Reimbursement Account.

ECONOMIC DEVELOPMENT / JOBS CREATED

Note; a national economic development study has shown that 1 job is created for every \$92,000.00 invested in public projects.

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 action of approving a reimbursement agreement for the Parcel 49 Phase 1 Site Improvements does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Jeffrey Hendrix, Assistant Engineer

Mike Isom, Acting Director of Development Services

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-301

EN15-0175 - Reimbursement Agreement

RESOLUTION NO. 18-301

APPROVING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT BY AND
BETWEEN THE CITY OF ROSEVILLE AND BSO, LLC, AND AUTHORIZING THE
ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a City/Developer Reimbursement Agreement regarding Parcel 49, NCRSP, 9000 Washington Blvd., Phase I Improvement Plans, by and between the City of Roseville and BSO, 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 Acting City Manager is authorized to execute it on behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

CITY/DEVELOPER
REIMBURSEMENT AGREEMENT

(Project: Parcel 49, NCRSP, 9000 Washington Blvd., Phase I Improvement Plans)

THIS AGREEMENT is made and entered into this 30th day of April, 2018, by
and between the City of Roseville, a municipal corporation, ("CITY") and
BSO, LLC, a California Limited Liability Company
("DEVELOPER"); and

W I T N E S S E T H:

A. DEVELOPER is the owner of a certain parcel of real property under development
within the City of Roseville, located at: Parcel 49, NCRSP
9000 Washington Blvd. and described as Assessor's Parcels Number
363 - 022 - 019 (the "Parcel 49 Property").

B. DEVELOPER has agreed to construct and install certain Public Improvements as
shown within Exhibit "A" and described within Exhibit "B," attached hereto and made part of
this agreement ("Public Improvements").

C. DEVELOPER and CITY will substantially benefit from the construction and
installation of the Public Improvements as described in paragraph B above.

D. The total cost of constructing the Public Improvements as estimated using current
prevailing wages and in accordance with the Improvement Plans is estimated as approximately
Ten thousand, three hundred, twelve & 50 cents (\$ 10,312.50)

("Improvement Costs"), as more particularly set out in the breakdown of costs ("Breakdown of Costs"), Exhibit "C," attached and incorporated by this reference.

E. Pursuant to the Breakdown of Costs, the parties have determined that the obligation of Improvement Costs will be allocated between CITY, and DEVELOPER as follows:

DEVELOPER	\$ <u>0.00</u>
CITY	\$ <u>10,312.50</u>
TOTAL	\$ <u>10,312.50</u>

F. DEVELOPER and CITY desire to enter into this Agreement providing for the direct installation by DEVELOPER of the Public Improvements in accordance with the approved Improvement Plans, for subsequent reimbursement of the total Improvement Costs by CITY directly to DEVELOPER.

NOW, THEREFORE, in consideration of the covenants set forth herein, CITY and DEVELOPER hereby agree as follows:

1. Construction of the Public Improvements. DEVELOPER shall cause the Public Improvements to be constructed and installed in accordance with the approved Improvement Plans. DEVELOPER is also required, and the specifications and bid and contract documents shall require all contractors and subcontractors, to pay prevailing wages and to otherwise comply with applicable provisions of the California Labor Code, Government Code, and Public Contracts Code relating to public works projects of cities and/or as may be required by CITY standards and procedures.

2. Contractor Registration. No contractor or subcontractor may be listed on a bid proposal for the Public Improvements or work on the Public Improvements unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

DEVELOPER shall be responsible for ensuring that these contractor registration requirements are adhered to since this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

3. Reimbursement of the Costs of the Public Improvements. In consideration of the satisfactory completion of the Public Improvements, CITY shall reimburse DEVELOPER for those portions of the Improvement Costs attributable to CITY as set forth in Recital E, hereof (the "Reimbursable Costs"). CITY and DEVELOPER acknowledge that the actual Reimbursable Costs may vary from the estimated costs, depending upon the actual costs of constructing and installing the Public Improvements. Any variation in costs shall be agreed to by the parties.

The Reimbursable Costs shall include the contract bid amount for the Public Improvements as reflected on the Breakdown of Costs and reasonable change orders, as approved by CITY.

4. Timing of Reimbursements. CITY shall reimburse DEVELOPER for the total Reimbursable Costs following acceptance by CITY of the Public Improvements and within thirty (30) days after submission by DEVELOPER and approval by CITY of itemized invoices evidencing the costs for which reimbursement is to be provided in accordance with this Agreement.

5. Permits. DEVELOPER shall be responsible for obtaining all necessary permits. CITY shall approve all plans prior to issuing any permit.

6. Changes in the Scope of Work. If during the course of construction field conditions require a change of scope different than contemplated in either Exhibit "A," "B" or "C" as referenced above, and prior to making any changes that will effect the scope of this Agreement, the DEVELOPER shall contact CITY and get approval by CITY for those changes.

7. Prior To Commencement of Work. Prior to commencement of Work, DEVELOPER shall comply with the following: (1) obtain pre-approval from CITY of DEVELOPER's construction documents; (2) cause its contractor to obtain an encroachment permit from City prior to commencement of construction activities in CITY's right of way (and adjacent thereto); and, (3) cause its contractor to provide insurance and related documentation to CITY in accordance with Paragraph 9 of this Agreement. In addition, as required by California Labor Code Section 1773.3, DEVELOPER shall notify the Department of Industrial Relations of the project within five (5) days of the award of a contract to a contractor for the Public Improvements.

8. Indemnification. To the fullest extent allowed by law, DEVELOPER 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 DEVELOPER'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 or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

DEVELOPER'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.

9. Insurance. Prior to the issuance of an encroachment permit and commencement of any field construction for those certain improvements as shown on Exhibit "A," the DEVELOPER shall, or shall cause its contractor to, have on file with CITY throughout the duration of construction and maintain in full force the following policies of insurance:

<u>POLICY</u>	<u>LIMITS OF LIABILITY</u>
Commercial General Liability, Including endorsements for comprehensive form, premises operations, products/completed operations, broad form property damage, independent contractors, contractual, personal injury, explosion/collapse and underground hazard	Bodily Injury: \$2,000,000 each occurrence \$4,000,000 aggregate Property Damage: \$2,000,000 each occurrence Personal Injury: \$2,000,000 each occurrence \$4,000,000 aggregate
Workers' Compensation	Statutory
Automobile Liability	\$1,000,000 combined single limit

a. Form. DEVELOPER 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. DEVELOPER 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, prior to undertaking any work

hereunder. Such insurance shall specifically cover the contractual liability of DEVELOPER.

The additional insured coverage under the DEVELOPER'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. DEVELOPER 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. Contractors. DEVELOPER agrees to include in its contracts with all contractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the contractor's work. Furthermore, DEVELOPER shall require its contractors to agree to be bound to DEVELOPER and CITY in the same manner and to the same extent as DEVELOPER is bound to CITY under

this Agreement. Additionally, DEVELOPER shall obligate its contractors to comply with these same provisions with respect to any subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the contractor or any 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. DEVELOPER hereby agrees to waive subrogation which any insurer of DEVELOPER may acquire from DEVELOPER 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 DEVELOPER, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve DEVELOPER 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.

10. Obligations Arising From Agreement. Neither the General Fund, nor any other fund or monies of CITY, except for Roseville Traffic Mitigation Fees or similar traffic

mitigation funds or accounts, shall be utilized for payment of any obligations arising from this Agreement. Neither the credit nor the taxing power of CITY is pledged for the payment of any obligations arising from this Agreement. CITY's obligations arising from this Agreement are not a debt of CITY, or a legal or equitable pledge, charge, lien or encumbrance upon any of its property, or upon any of its income, receipts or revenues.

11. Successors and Assigns. Each and every provision of this Agreement shall be binding and inure to the benefit of the successors and assigns of the parties hereto.

12. 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.

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

14. 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.

15. 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 DEVELOPER has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
ROB JENSEN
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
MARC STOUT
City Engineer

BSO, LLC

_____,
a California Limited Liability Company

BY: Bayside Covenant Church, a California religious Corporation,
as Trustee for Bayside Supporting Organization
its: Sole Member

and

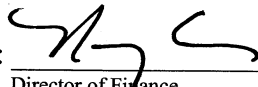
BY: 
its: Director of Finance



EXHIBIT B

BSO LLC has agreed to install two traffic sensor loops related to the traffic signal located at Washington Blvd. and Freedom Way.

As this is a public traffic signal, the materials and labor costs accrued through this installation are reimbursable via the City's traffic mitigation fund. These improvements are shown on Exhibit 'A'.

Exhibit C

BSO LLC
8205 SIERRA COLLEGE BLVD.
ROSEVILLE CA 95661
(916) 791-1244

INVOICE

DATE: 04/20/2018
TO: CITY OF ROSEVILLE
ATTN: MARK STOUT
FOR: Reimbursement for construction improvement project for signalization of
Washington Blvd. and Freedom Point Way.

AMOUNT: \$10,312.50 (Please make check payable to BSO LLC)

Recap of final billing:

Teichert Construction	\$ 9,375.00
10% Management Fee	\$ 937.50
TOTAL	\$10,312.50

**TEICHE CONSTRUCTION**4401 DULUTH AVE
ROSEVILLE, CA 95678
Phone: (916) 645-4800 Fax: (916) 645-4801CO #16
Listed as #10 on
bill.Change Request
16

CUSTOMER #: 303781

NAME: BSO, LLC

ADDRESS: 8205 Sierra College BLVD

DATE SUBMITTED: March 24, 2016

JOB #: 1701234

JOB NAME: Parcel 49

CITY, STATE, ZIP: ROSEVILLE, CA 95661

ITEM	OWNER ITEM	DESCRIPTION OF WORK	QUANTITY	UOM	UNIT PRICE	AMOUNT
9029		Install Traffic loops on Freedom way, per TSD Dwg #C6.0	1	LS	\$ 9,375.00	\$ 9,375.00

TSD Dwg # C6.0 is attached.

This work was agreed to at Lump Sum (LS).

CHARGE FOR ABOVE WORK IS: \$ 9,375.00

Above additional work to be performed under same conditions specified in original contract unless otherwise stipulated.

Owner Signature

Print Name

Nancy Short

Date

Title

5/17/16

Director Finance

We hereby agree to furnish labor and materials complete in accordance with the above specifications, at the stated price.

Authorized Signature

Corey Kodet

Date

3/24/16

TEICHERY CHANGE REQUEST # 16

Note: This Revision becomes part of and in conformance with the existing contract.

4-1-16



COUNCIL COMMUNICATION

CC #: 9404

File #: 0400-04-04 & 0800-06

Title: North Central Roseville Specific Plan Parcels 29A and 31A - Memorandum of Understanding Regarding Proposed Dedication of Property and Grant Deed
Contact: Derek Ogden 916-746-1348 dogden@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.20.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council accept the land dedication of parcels 29A and 31A of the North Central Roseville Specific Plan (NCRSP) through the following actions:

1. Adopt a resolution authorizing the Acting City Manager to execute the Memorandum of Understanding between the City of Roseville and Roseville Open Space, LLC (ROS) which sets forth the terms and conditions of the dedication of North Central Roseville Specific Plan Parcels 29A and 31A to the City.
2. Adopt a resolution authorizing the Acting City Manager to execute the Acceptance of Conveyance for the Grant Deed transferring the parcels to the City.
3. Direct the City Clerk or her designee to record the Grant Deed at the Placer County Recorder's Office.

BACKGROUND

Parcels 29A and 31A of the NCRSP are privately owned open space parcels. These parcels are located directly south of the Creekside Ridge commercial center. As part of the specific plan, both of these parcels were set aside in a slope easement due to the gradient of the topography at this location and native oak trees that are located on-site. The property is currently owned by Roseville Open Space, LLC (ROS).

Recently, the City has been made aware that ROS and Cal Trans have been in discussions to secure an access easement across the property, enabling construction of improvements associated with the Highway 65/I-80 project. This is a project of regional significance and this access would allow construction vehicles to access the north side of Antelope Creek without having to cross it. Cal Trans and ROS had come to an impasse over Cal Trans securing an access easement across parcel 31A, primarily because ROS does not want to retain ownership of both open space parcels.

In the past, ROS has expressed a desire to dedicate both Parcel 29A and 31A, which are in

private open space, to the City. In these past discussions, the City has expressed a concern with receiving these properties as public open space, due to the lack of a mechanism to fund the on-going maintenance costs. The City has recognized that this is a project of regional significance, and in order to assist in addressing the construction access, the City is willing to receive both parcels based on the following provisions:

Conditions of Property Transfer:

1. Roseville Open Space, LLC will enter into a Memorandum of Understanding (MOU) with the City of Roseville regarding the proposed disposition of the property;
2. As a provision of the MOU, Roseville Open Space LLC will provide a one-time payment to the City in the amount of \$79,000. This funding will be utilized by the City as an on-going maintenance endowment fund for the property;
3. Funding from ROS will be provided at the time of the property transfer;
4. City of Roseville will bear no costs in accepting these properties. Property transfer costs to be borne by Roseville Open Space LLC; and,
5. Cal Trans has provide the City with a Letter of Intent (LOI) to secure a permanent access easement for the construction of the current improvements to Highway 65/I-80 and for future maintenance (Attachment 1).

Property Use following Transfer:

1. As part of a future action, Cal Trans will secure approvals from the City for a Purchase and Sale Agreement (PSA) for a permanent access easement across parcel 31A; and,
2. In consideration of this access easement they will compensate the City with a one-time payment of \$21,000 which will supplement the maintenance endowment fund.

With the completion of both the property transfer and purchase of the easement, a maintenance endowment that consists of \$100,000 will be available to help offset the City's average annual cost for maintenance (\$6,500/yr.). It is anticipated that this will fund approximately 50% of the overall annual cost for maintenance. Given the importance to the City and the region of the Highway 65/I-80 improvement and the long-term maintenance of the bridge structure the nominal cost to the City appears warranted.

FISCAL IMPACT

A \$100,000 maintenance endowment will be established for the two parcels. The interest generated by this endowment is estimated to cover 50% of the annual maintenance costs. The remaining cost will be absorbed within the Parks maintenance fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

This action does not have a direct economic development benefit that can be easily quantified. Given the traffic impacts that will be significantly reduced by the Highway 65/I-80 widening project and the improved access to the adjacent commercial uses, it will have a positive benefit to our local economy.

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 NCRSP Parcels 29A and 31A Land Dedication project does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Derek Ogden, Senior Planner

Mike Isom, Acting Development Services Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-307

MOU

Letter of Intent with Easement Map

Resolution No. 18-308

Grant Deed

RESOLUTION NO. 18-307

APPROVING A MEMORANDUM OF UNDERSTANDING BY AND
BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE OPEN SPACE, LLC
REGARDING PROPOSED DEDICATION OF PROPERTY, AND AUTHORIZING THE
ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE
CITY OF ROSEVILLE

WHEREAS, a Memorandum of Understanding Between The City of Roseville and Roseville Open Space, LLC Regarding Proposed Dedication of Property, regarding Parcel 29A and 31A of the Creekside Center, located within the North Central Roseville Specific Plan (NCRSP), has been reviewed by the City Council;

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

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

AYES COUNCIL MEMBER:

NOES COUNCIL MEMBER:

ABSENT COUNCIL MEMBER:

Mayor

ATTEST:

City Clerk

**MEMORANDUM OF UNDERSTANDING BY AND BETWEEN
THE CITY OF ROSEVILLE AND ROSEVILLE OPEN SPACE, LLC
REGARDING PROPOSED DEDICATION OF PROPERTY**

This Memorandum of Understanding ("MOU") is entered into this _____ day of _____, 2018, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), and ROSEVILLE OPEN SPACE, LLC, a Delaware limited liability company ("Landowner") (collectively, the "Parties").

RECITALS

A. Landowner owns real property in the City of Roseville, commonly known as North Central Roseville Specific Plan (NCRSP) Parcel 29A (APN 015-166-005) and NCRSP Parcel 31A (APN 015-166-015) of the Creekside Center. Parcel 29A is approximately 9.51 acres and Parcel 31A is approximately 8.63 acres, as described in Exhibit "A" and shown on Exhibit "B," attached hereto and incorporated herein by this reference (both parcels collectively, the "Property").

B. Landowner proposes to dedicate to City by grant deed the Property for long term use as open space and to provide an access area for ingress and egress to highway improvements constructed and owned by the State of California, acting by and through the Department of Transportation ("State").

C. City has expressed an interest in receiving the dedication from Landowner of the Property, subject to certain conditions being satisfied by Landowner.

NOW, THEREFORE, the Parties hereby agree as follows:

AGREEMENT

1. Incorporation of Recitals. The preamble, the Recitals and all defined terms set forth in both are hereby incorporated into this MOU as if set forth herein in full.

2. Dedication of Property. City agrees to accept the dedication by Landowner of the Property in the Property's as-is condition without any representation or warranty. Upon full execution of this MOU, Landowner shall deliver an executed grant deed to City, in a form acceptable to the City Attorney, for conveyance of Parcel 29A and Parcel 31A by Landowner to City. City in its sole and absolute discretion may require separate grant deeds for Parcel 29A and

Parcel 31A. Recordation of the grant deed(s) shall be at the request of City pursuant to California Government Code provisions governing recordation of grant deeds by a local agency, and such recordation shall occur within five business days following City approval of this MOU.

3. Administrative and Maintenance Costs. To partially fund City's administrative costs incurred with the proposed open space property dedication and City's ongoing open space management and maintenance costs for the Property in perpetuity, Landowner shall pay to City upon full execution of this MOU, a one-time endowment fee of seventy-nine thousand dollars (\$79,000). By separate agreement between the City and the State, City shall sell an access easement to the State over Parcel 31A for the amount of twenty-one thousand dollars (\$21,000), which shall be deposited along with the seventy-nine thousand dollars (\$79,000) into an endowment fund to fully fund the City's costs associated with open space management and maintenance of the Property.

4. Effect of Dedication. Upon payment by Landowner to City of the seventy-nine thousand dollar (\$79,000) endowment fee, City acceptance of the dedication, and recordation of the grant deed(s) for Parcel 29A and Parcel 31A, Landowner shall have no further obligation whatsoever with respect to Parcel 29A and Parcel 31A, both of which shall be solely within the ownership, control and authority of City. City agrees to indemnify and hold Landowner and its member harmless from any and all cost, liability, loss damage or expense, including, without limitation, reasonable attorneys' fees, to the extent resulting from damage or injury to persons or property on or after the date on which the grant deed(s) is recorded as provided for herein.

5. General Provisions.

A. This MOU shall take effect or otherwise be enforceable upon action by the City Council to approve the MOU.

B. Any amendments to this MOU shall be in writing and executed by both of the Parties.

C. This MOU constitutes the entire agreement between the Parties concerning the subject matter hereof.

D. This MOU may be executed in counterparts, each of which, when executed, shall constitute an original of the MOU.

E. The drafting of this MOU has been a joint effort by the Parties and shall not be deemed proposed or drafted by any one of the Parties.

F. Any action brought to enforce the terms of this MOU by one or both of the Parties shall only be filed in the County of Placer. This MOU shall be governed by and construed in accordance with the laws of the State of California.

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this MOU 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 _____, 2018, and Landowner has caused this MOU to be executed.

CITY OF ROSEVILLE,
a municipal corporation

ROSEVILLE OPEN SPACE, LLC,
a Delaware limited liability
company

By: _____
Dominick Casey
Acting City Manager

BY: _____
Dante V. Petrocchi, President

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM:

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Kevin Payne
Acting Assistant City Manager

EXHIBIT A
Legal Description

Lot 29A

Lot 29A, as shown on the map entitled "Creekside Center", filed in the office of the Recorder of Placer County on December 24, 1998, in Book V of Maps, at Page 17.

APN: 015-166-005

Lot 31A

Lot 31A, as shown on the map entitled "Creekside Center", filed in the office of the Recorder of Placer County on December 24, 1998, in Book V of Maps, at Page 17.

Excepting therefrom from that portion granted to the City of Roseville, a municipal corporation, by Grant Deed recorded June 30, 2006, Series No. 2006-0070535, Official Records, described as follows:

All that portion of Lot 31A, as shown on the map entitled "Creekside Center", filed in the office of the Recorder of Placer County on December 24, 1998 in the Book V of Maps at Page 17, lying Northerly of the North one of Highway 65, as said Highway 65 is described in a deed recorded in Book 3213, Page 69, Official Records of Placer County.

APN: 015-166-015

EVILLE

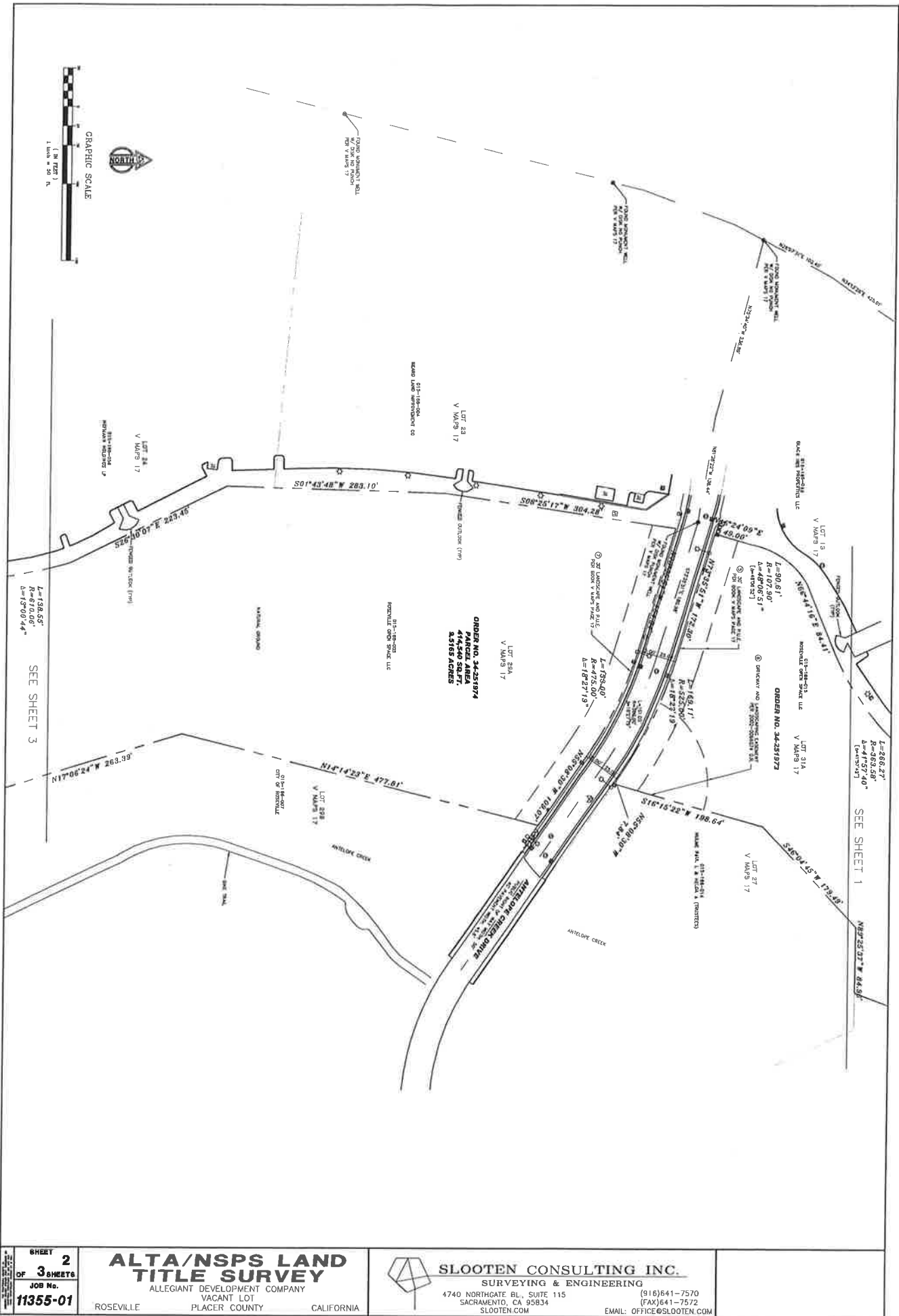
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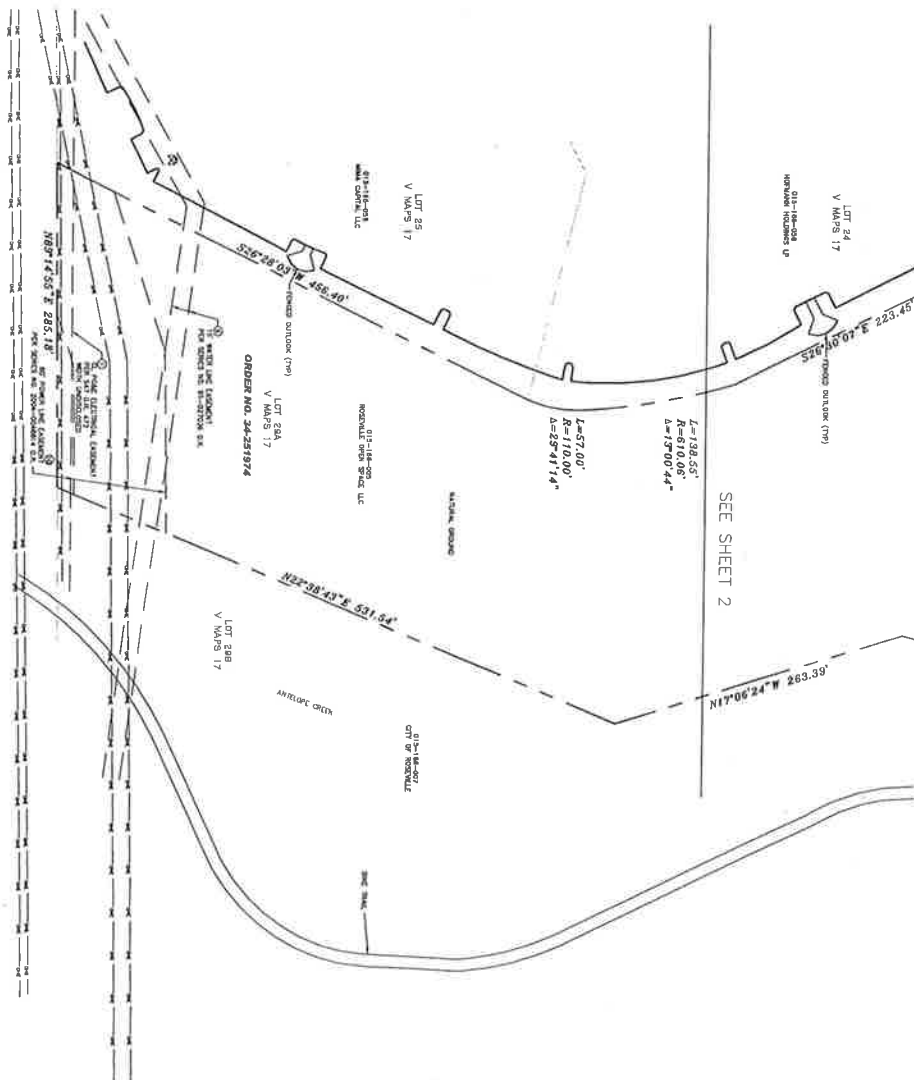
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7570
7572
FEN.COM

	ADULT	MW	POST
AGE	ATTENTION PRACT. NUMBER	KIN	PLAN
CDD	BACK FLOW PRECIPIT.	PA	PAPER
SP	BUILDING HEIGHT LOCATION	CP	POWER
BS	BULLDO		







DEPARTMENT OF TRANSPORTATION**DISTRICT 3**

703 B STREET

MARYSVILLE, CA 95901

PHONE (530) 741-4233

FAX (530) 741-4245

TTY 711

www.dot.ca.gov/dist3

*Making Conservation
a California Way of Life.*

June 18, 2018

City of Roseville
Attention Kevin Payne
Acting Assistant City Manager
311 Vernon Street
Roseville, CA 95678

Dear Mr. Payne:

This letter affirms the Department's intent to purchase a permanent access easement over and across the parcel of land identified as Placer County Assessor's Parcel Number 015-166-015.

The Department of Transportation (Caltrans) requires the access easement to provide access to and from our current project, which will improve the 80/65 connection in Roseville. In addition, the easement will allow for ongoing inspections of the structure and access for future projects in this area. While Caltrans was unsuccessful in securing access from the current owners, Roseville Open Space, LLC, working with the assistance of the City of Roseville (City), an agreement has been reached with the owner to convey the land to the City. After the conveyance, Caltrans will purchase the needed easement directly from the City.

Caltrans agrees to pay \$21,000 for the 60-foot-wide permanent access easement, as depicted on the enclosed map, to the City of Roseville upon execution of a purchase agreement and easement deed granting the easement to Caltrans free of all other liens and encumbrances which might prevent the full use and enjoyment of the access easement. Caltrans will complete the transaction upon an agreed upon schedule between the City and Caltrans, but to be completed no later than 90 days from City acceptance of the property. The City of Roseville intends to apply the \$21,000 purchase price toward the required endowment owed by Roseville Open Space, LLC.

I conclude this letter by expressing my appreciation for the tremendous efforts provided by you and your team at the City of Roseville. Should you have any questions regarding this letter of intent I invite you to contact me either by phone at (530) 741-4499 or by e-mail at john.ballantyne@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink, reading "John Ballantyne".

JOHN BALLANTYNE
Chief, North Region Right of Way

enclosure

RESOLUTION NO. 18-308

AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE AN ACCEPTANCE OF
CONVEYANCE FOR THE GRANT DEED TRANSFERRING PARCELS 29A AND 31A OF
NORTH CENTRAL ROSEVILLE SPECIFIC PLAN

WHEREAS, Parcels 29A and 31A of the North Roseville Specific Plan (NCRSP) are open space parcels owned by Roseville Open Space, LLC (ROS); and

WHEREAS, the California Department of Transportation (CalTrans) is interested in securing an access easement across the property but has been unable to reach an agreement with ROS; and

WHEREAS, ROS has previously expressed a desire to dedicate both Parcels 29A and 31A to the City; and

WHEREAS, ROS has agreed to transfer both Parcels 29A and 31A to the City of Roseville through a Grant Deed; and

WHEREAS, staff recommends that the City Council authorize the Acting City Manager to execute the Acceptance of Conveyance from the Grant Deed for Parcels 29A and 31A; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the Council hereby accepts the Grant Deed to Parcels 29A and 31A of the NCRSP on behalf of the City of Roseville, and authorizes the Acting City Manager to execute the Acceptance of Reconveyance.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record the Grant Deed at the Placer County Recorder's Office 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,
RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor hereby declares under penalty of perjury that the conveyance under this Grant Deed is exempt from the documentary transfer tax under Revenue and Taxation Code Section 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ROSEVILLE OPEN SPACE, LLC, a Delaware limited liability company, hereby GRANT(s) to THE CITY OF ROSEVILLE, a municipal corporation, the following described real property (the "Property") in the City of Roseville, County of Placer, State of California:

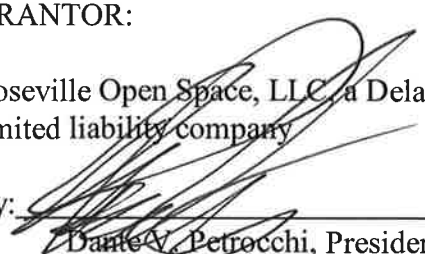
See Exhibit "A" (legal description), attached hereto and incorporated herein by reference.

SUBJECT TO the following: (a) all liens, encumbrances and other matters of record; (b) all matters which would be disclosed by an accurate ALTA survey of the Property; (c) all liens securing the payment of taxes and assessments for the current year not yet due and payable; and (d) building and zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property.

Dated this 14 day of June, 2018.

GRANTOR:

Roseville Open Space, LLC, a Delaware
limited liability company

By: 
Dante V. Petrocchi, President

NOTARY
CERTIFICATE(S)
ATTACHED 

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Sacramento }

On 14th of June 2018 before me,

Carina Macias Notary Public
(Here insert name and title of the officer)

personally appeared Dante Virgil Petrocchi,
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]
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

ACCEPTANCE OF CONVEYANCE

IN WITNESS WHEREOF, Grantee hereby accepts this conveyance herein subject to the conditions described in this Grant Deed.

Dated: _____, 2018

GRANTEE:

City of Roseville, a
municipal corporation

By: _____

Name: _____

Its: _____

EXHIBIT A
Legal Description

Lot 29A

Lot 29A, as shown on the map entitled "Creekside Center", filed in the office of the Recorder of Placer County on December 24, 1998, in Book V of Maps, at Page 17.

APN: 015-166-005

Lot 31A

Lot 31A, as shown on the map entitled "Creekside Center", filed in the office of the Recorder of Placer County on December 24, 1998, in Book V of Maps, at Page 17.

Excepting therefrom from that portion granted to the City of Roseville, a municipal corporation, by Grant Deed recorded June 30, 2006, Series No. 2006-0070535, Official Records, described as follows:

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APN: 015-166-015



COUNCIL COMMUNICATION

CC #: 9391

File #: 0400-04-12 & 0800-06

Title: Sierra Vista Specific Plan Mitigation Fee Administrative Duties - Professional Services Agreement

Contact: Chris Kraft 916-774-5373 ckraft@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.21.

RECOMMENDATION TO COUNCIL

Staff recommends that Council approve a Professional Service Agreement with Economic and Planning Systems, Inc., (EPS) and adopt a resolution to authorize the Acting City Manager to execute the agreement.

BACKGROUND

In May of 2010 the City Council approved the Development Agreement(s) (DA) for the Sierra Vista Specific Plan (SVSP). The DA's call for the implementation of the Owner-sponsored SVSP Fee Program that specifies the use of a third party administrator to organize and monitor the program to the fullest extent legally possible. In an effort to minimize the costs to the City, the City is to rely on the administrator to obtain, maintain, process and prepare the information required of the program to calculate and re-calculate the fees in accordance with the fee program.

April, 2011, the City Council approved an Ordinance to add Chapter 4.47 to the Roseville Municipal Code relating to the Sierra Vista Specific Plan (SVSP) Mitigation Fee. The Municipal code includes the original Nexus Study used to adopt the fees, completed by the firm Economic and Planning Systems, Inc. (EPS), and which has recently been updated by EPS (Attachment A).

This Professional Services Agreement with EPS is for the administrative duties associated with the implementation of the fee program comes at a time when the development of the Specific Plan is just getting underway. During the construction and development of the specific plan, the fee administrator will be responsible to coordinate with the developers, their engineers, their contractors, and the City to track and account for monies spent and reimbursed in the construction of the infrastructure that supports the specific plan area. During the length of the contract, 3-years with the ability to extend for an additional 2-years, annual updates will adjust the fees collected so that the implementation of the fee program is implemented consistently.

FISCAL IMPACT

There will be no fiscal impact to the City's general fund by the proposed action. Funds collected with the Fee Program will be used to pay for all administrative costs.

ECONOMIC DEVELOPMENT / JOBS CREATED

No jobs will be provided by this action. However, jobs will be created when contracts are let for consultant services.

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)). Approval of the EPS Professional Services Agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Chris Kraft, Engineering Manager

Mike Isom, Development Services Manager

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-294

Agreement

Exhibits

RESOLUTION NO. 18-294

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE
CITY OF ROSEVILLE AND ECONOMIC AND PLANNING SYSTEMS, INC. AND
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement regarding administrative services for the Sierra Vista Specific Plan Mitigation Fee, by and between the City of Roseville and Economic and Planning Systems, 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 Acting 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 _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

PROFESSIONAL SERVICES AGREEMENT

Project: SVSP Mitigation Fee Program – Administrative Services

THIS AGREEMENT is made and entered into this ____ day of _____, 20__,
by and between the City of Roseville, a municipal corporation (“CITY”), and Economic and
Planning Systems, Inc., a California corporation (“CONSULTANT”); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of the administration of the
Sierra Vista Specific Plan (SVSP) for the CITY; and

WHEREAS, CONSULTANT has prepared a proposal dated June 8, 2018, 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 administrative
services for the Sierra Vista Mitigation Fee Program.

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. Term. The term of this Agreement shall commence upon execution and expire on
June 30, 2021. The City Manager may, in his or her discretion, elect to extend the Agreement in

one (1) year increments for up to an additional two (2) years by giving CONSULTANT thirty (30) days advance written notice of each optional one (1) year renewal. Such extensions shall be memorialized by a written amendment to this Agreement.

3. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the hourly rates as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Any proposed increase in the effective rates for future services must be preceded by at least a 90-day written notice to the contracting department. Total compensation shall not exceed one hundred thousand dollars per year (\$100,000.00) for an overall total compensation for the initial term not to exceed three hundred thousand dollars (\$300,000.00). Total compensation for optional renewal years of this Agreement shall not exceed one hundred thousand dollars per year (\$100,000.00). Adjustment to the total compensation per year shall require a written amendment to this Agreement, subject to approval by the City Council.

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.

4. 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.

5. 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.

6. 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.

7. Time is of the Essence. Time is of the essence of this Agreement.

8. 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.

9. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

10. 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.

11. 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.

12. 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.

13. 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.

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

15. 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.

16. 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.

17. 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.

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

19. 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.

20. 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

Mike Isom
Development Services Director
311 Vernon Street
Roseville, CA 95678

CONSULTANT

Jamie Gomes, Managing Principal
400 Capitol Mall, 28th Floor
Sacramento, CA 95814

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

21. 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

ECONOMIC AND PLANNING
SYSTEMS, INC., a California corporation

BY: _____
DOMINICK CASEY
Acting City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
For MIKE ISOM
Acting Development Services Director

BY:  _____
its: David Zehnder
Vice President
and

BY:  _____
its: David Zehnder
Chief Financial Officer

EXHIBIT "A"

June 8, 2018

Chris Kraft
City of Roseville
311 Vernon Street
Roseville, CA 95678

Subject: Proposal to Provide Sierra Vista Specific Plan Mitigation Fee Program Administration; EPS #182078

Dear Chris:

The Economics of Land Use



Economic & Planning Systems, Inc. (EPS) appreciates the opportunity to submit this proposal to provide services as the Third-Party Fee Program Administrator for the Sierra Vista Specific Plan Mitigation Fee Program (SVSP Fee Program). EPS understands the goal of the proposed work effort will be to assist the City of Roseville (City) in administering the SVSP Fee Program.

EPS understands it is the City's desire to minimize City involvement in the administration as much as possible.

Scope of Work

The enclosed proposed Work Program (**Attachment A**) describes EPS's approach to the work and specific deliverables to be provided. The proposed Work Program includes all work efforts designed to assist the City with the SVSP Fee Program administration. This work includes the following general items:

- Developing a database to track all pertinent fee information for anticipated and actual development.
- Developing policies and procedures for coordinating with the City and developers to record and relay information as development and fee activity occurs.
- Calculating the total fee obligations net of credits before fee payment to the City for project development as needed.
- Engaging subconsultants, as necessary, for specific fee program administration efforts (e.g., engineering document review, geographic information systems services, appraisals, etc.).

*Economic & Planning Systems, Inc.
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax*

*Oakland
Sacramento
Denver
Los Angeles*

www.epsys.com

EPS understands individual landowners may request additional work. If a request is deemed to be beyond that which is necessary for general administration of the SVSP Fee Program, EPS understands any such additional requests will not be funded by this contract but rather are to be funded by the individual landowner, with any resulting analysis evaluation or documents to be available to all SVSP landowners to access and review.

Budget

The estimated budget to complete this work is **\$100,000** annually, including EPS's costs and the cost of subconsultants EPS may use as described above. EPS charges for its services on a direct-cost (hourly billing rates plus direct expenses), not-to-exceed basis; therefore, you will be billed only for the work completed up to the authorized budget amount. If additional work or meetings are required, EPS will request authorization for additional budget with the understanding that terms will be negotiated in good faith. EPS's Hourly Billing Rates are attached as part of this letter and scope. EPS is available to begin this work immediately.

Again, EPS appreciates your consideration of this proposal and looks forward to working with you on the assignment. To approve this proposal, please forward the appropriate contract documents to EPS for execution. If you have questions regarding the proposed Work Program or if you need additional information, please call me at (916) 649-8010.

Sincerely,

ECONOMIC & PLANNING SYSTEMS, INC. (EPS)



Jamie Gomes
Managing Principal

Attachments

Attachment A
Proposed Work Program
Sierra Vista Specific Plan
Mitigation Fee Program Administration

Background

Property owners in the Sierra Vista Specific Plan (SVSP) requested the City of Roseville (City) to consider a plan area fee program to equalize the allocation of costs for SVSP Mitigation Fee Program (SVSP Fee Program) facilities and land dedications amongst benefiting properties. In response, the City considered and adopted the SVSP Fee Program to pay for required public improvements and City park land dedication and to allocate the costs and burdens thereof throughout the areas approved for development in the SVSP.

The SVSP Fee Program is a City-implemented plan-area development impact fee program applicable only to SVSP land uses. It is independent and separate from all other City, Placer County, other agency, or regional development impact fees presently collected by the City. The SVSP Fee Program contains the following components:

- **City Park Land Fee Component:** Provides funding for the SVSP land to be dedicated for a 40-acre City park. This fee component does not cover neighborhood parks.
- **SVSP Infrastructure Fee Component:** Provides funding for the design and completion of improvements and to fund open space and right-of-way dedications (excluding the City park land referenced above). This fee component contains the following categories of improvements and costs:
 - Roadway facilities
 - Sanitary sewer facilities
 - Potable water facilities
 - Recycled water facilities
 - Storm drainage facilities
 - Paseos
 - Park-and-ride facilities
 - Open space land
 - Right-of-way land
- **Administration Fee Component:** Provides funding to the City for annual administration of the SVSP Fee Program.

The SVSP Fee Program adopted by the City was based on the best infrastructure improvement cost estimates, funding source information, administrative cost estimates, and land use information available at that time. The SVSP Fee Program implementation requires periodic reviews of infrastructure improvement costs, land uses, and other fee program changes over time and requires necessary adjustments to the SVSP Fee Program to account for these changes. A recently completed 2018 SVSP Fee Program Nexus Study Update details updated fees to account for development and cost changes since the original SVSP Fee Program Nexus Study was prepared in 2011.

As determined at the time of adoption, the SVSP Fee Program was designed to be administered by a third party for the benefit of SVSP landowners. The City agreed only to (a) employ or retain an administrator to organize, monitor, and administer the fee and (b) collect the fee. The specific provisions regarding SVSP Fee Program administration were identified in Appendix JJ of the Development Agreement entitled, "Sierra Vista Specific Plan Infrastructure Fee Terms and Conditions."

Supporting Documents

The following documents produced by or for the City are used to provide support and information to facilitate administration of the SVSP Fee Program:

- Sierra Vista Specific Plan Fee Program Nexus Study, dated May 2018.
- Sierra Vista Specific Plan Fee Program Nexus Study, dated March 2011.
- Sierra Vista Specific Plan Park Land Appraisal, prepared by Integra Realty Resources, dated February 23, 2018.
- Sierra Vista Specific Plan, dated March 19, 2010.
- Sierra Vista Preliminary Estimates, prepared by MacKay & Somps, dated August 6, 2010, as supplemented with updated information in December 2010 (Preliminary Estimates).
- Development Agreements By and Between the City and Certain Developers Relative to the Sierra Vista Specific Plan, May–June 2010 (each agreement is specific to each property owner).
- Exhibit JJ of the Development Agreement.

Scope of Work

Economic & Planning Systems, Inc. (EPS) and the City have had ongoing discussions regarding the roles EPS, as the third-party administrator, will play relative to obligations that will be assumed by City staff. The work effort anticipated to be completed by EPS to administer the SVSP Fee Program includes several components as outlined below:

- Develop a fee database to track the following items for each ownership entity:
 - Individual parcel information, including land use, acres, units, and building square feet.
 - Recordation of maps and subdivision of parcels.
 - Rezoning amendments and land use changes.
 - Reimbursements owed and made for constructed infrastructure.
 - Fee credits authorized and used by parcel and in total.
 - Fee obligation net of fee credits by parcel and in total.
 - Fees paid by parcel.
- Provide builders and the City with total SVSP Fee Program fees payable to the City for given projects.
- Provide builders with necessary documentation, as appropriate, for submittal to the City before building permit issuance, or small lot entitlements, as described in the Development Agreements.
- Establish policies and procedures for the City collection of fees when due.
- Identify the fee administration tasks for which the City, EPS, and the builders will be responsible. Establish the procedures and schedule for transmitting information between the City, EPS, and builders as development, infrastructure construction, or fee payment activity occurs.
- Assist the City with preparing fee credit/reimbursement agreements for City Council consideration.
- Provide quarterly reporting of fee credits used and outstanding fee credit/reimbursement balances.
- Engage subconsultants, on an as-needed basis, to assist EPS with specialized tasks related to ongoing SVSP Fee Program administration. Examples of these tasks include engineering document review and audit, geographic information systems development, and preparation of annual appraisals. EPS will be responsible for and will include all subconsultant billings in individual invoices submitted by EPS to the City.
- Attending project-related meetings at the City as required.

Other Requested Analyses

In addition to work performed under this proposed Work Program, EPS understands one or more landowners may request additional analysis or technical support. In the opinions of EPS and the City, if a request is deemed to be beyond that which is necessary for general administration of the SVSP Fee Program, EPS understands any such additional requests are to be separately funded by the individual landowner, with any resulting analysis, evaluation, or documents to be made available to all SVSP landowners to access and review.

EXHIBIT “B”

Budget

The estimated budget to complete this work is **\$100,000** annually, including EPS's costs and the cost of subconsultants EPS may use as described above. EPS charges for its services on a direct-cost (hourly billing rates plus direct expenses), not-to-exceed basis; therefore, you will be billed only for the work completed up to the authorized budget amount. If additional work or meetings are required, EPS will request authorization for additional budget with the understanding that terms will be negotiated in good faith. EPS's Hourly Billing Rates are attached as part of this letter and scope. EPS is available to begin this work immediately.

2018 HOURLY BILLING RATES

Sacramento Office

Managing Principal	\$260-\$290
Senior Principal	\$300
Principal	\$230-\$245
Executive/Senior Vice President	\$230
Vice President	\$205
Senior Technical Associate	\$190
Senior Associate	\$175
Associate	\$160
Research Analyst II	\$120
Research Analyst I	\$90
Production and Administrative Staff	\$80

Billing rates updated annually.





COUNCIL COMMUNICATION

CC #: 9368

File #: 0400-04-12-1 & 0400-07

Title: Westbrook - Phase 2 Village 4 Final Map and Subdivision Agreement

Contact: Jeff Hendrix 916-774-5463 jhendrix@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.22.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council approve the final map on file with the City Clerk and accept on behalf of the public, subject to improvement, lots A through G and the rights of way and easements offered thereon, approve the abandonment of the easements listed thereon, and adopt the attached resolution approving the Subdivision Agreement and authorizing the Acting City Manager to execute the agreement on behalf of the City.

BACKGROUND

The Development Services, Engineering section, has reviewed the subject final map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance and all conditions of the tentative map have been met.

This map will be creating 100 residential lots and 7 miscellaneous lots.

FISCAL IMPACT

No fiscal impact to the City's General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

Pursuant to the City of Roseville CEQA Implementing Procedures and the California Environmental Quality Act (CEQA) this project is consistent with the Sierra Vista Specific Plan FEIR (SCH# 2008032017) and the Mitigated Negative Declaration (MND) and associated

Mitigation Monitoring Program approved by the City of Roseville on June 6, 2012.

Respectfully Submitted,

Jeff Hendrix, Assistant Engineer

Mike Isom, Acting Development Services Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-276

WB-4 - Subdivision Agreement

WB-4 - Final Map

RESOLUTION NO. 18-276

APPROVING A SUBDIVISION AGREEMENT BETWEEN THE CITY OF ROSEVILLE
AND WOODSIDE 05N, LP, AND AUTHORIZING THE ACTING CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a subdivision agreement between the City of Roseville and Woodside 05N, LP, for the Westbrook - Phase 2, Village 4 Subdivision (Subdivision No. PL16-0410), 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 approved and that the Acting 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

**RECORDING REQUESTED BY AND WHEN
RECORDED, PLEASE RETURN TO:**

**City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678**

SUBDIVISION AGREEMENT

Westbrook Ph 2-Village 4 SUBDIVISION

THIS AGREEMENT, made and entered into this ____ day of _____,
20__, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and
Woodside 05N, LP,
a California Limited Partnership, ("SUBDIVIDER"),

W I T N E S S E T H:

WHEREAS, SUBDIVIDER is possessed of a tract of land lying in the City of Roseville,
County of Placer, known as "Westbrook Ph 2-Village 4 Subdivision" (Subdivision
no. PL 16-0410; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning
Commission on the 20 day of April, 2016, and the final map of the Subdivision
has been approved subject to the execution of this Agreement; and

WHEREAS, the final map has been filed on the ____ day of _____, 20__ in
Book _____ of Parcel/Subdivision Maps at Page _____ in the Official Records, Placer
County Recorder, file no. _____; and

WHEREAS, Section 18.20.110 of the Roseville Municipal Code, regulating the subdivision of land in the City, requires that SUBDIVIDER shall execute and file an agreement between itself and CITY relating to the improvements to be made in a subdivision, prior to the approval by the City Council of the final map.

NOW, THEREFORE, the parties agree as follows:

1. Rights-of-Way. Except as otherwise provided by this Agreement, CITY rejects all lands, right-of-ways, and easements offered for dedication on the final map of the Subdivision. All such offers shall, however, remain open, and shall constitute irrevocable offers of dedication in accordance with Government Code Section 66477.2. All such offers may be accepted by CITY in its sole discretion at any later date without further notice to SUBDIVIDER as provided by law.

By way of explanation only, it is the current intention of CITY to accept all or part of such irrevocable offers to dedicate upon acceptance of the improvements called for in this Agreement.

2. Improvements - Time Limit. SUBDIVIDER agrees to cause all improvements to be made and constructed in the Subdivision to fully comply with the requirements of the Roseville Municipal Code and the Subdivision Map Act of the State of California according to the improvement plans for the Subdivision prepared by MacKay & Soms Civil Engineers, Inc., dated September 2017 and approved by the City Engineer and including any changes or alterations to such improvements required by the City Engineer, and to install, on or before December 31, 2019, such survey monuments as may be required by the City Engineer ("the Work"). SUBDIVIDER agrees to pay for any materials, provisions or other supplies used in, upon, for or about the performance of the Work, or for any work or labor of any kind done in

connection with the Work, or for any amounts due under the Unemployment Insurance Act with respect to such work or labor.

SUBDIVIDER agrees to complete all of the Work on or before twenty-four (24) months from the date of this Agreement. If in the opinion of the City Engineer of CITY, an extension of this Agreement is not detrimental to the public welfare, he or she is, in his or her sole discretion, hereby authorized to extend the time within which the Work shall be completed for a period not to exceed twelve (12) months. Upon a written application made by SUBDIVIDER, further extensions, not to exceed an additional six (6) months, shall be reviewed and approved at the discretion of the City Engineer of CITY. Any such application extension request by SUBDIVIDER shall fully state the grounds and facts relied upon for the granting of additional extensions.

In the event that SUBDIVIDER shall fail to complete the Work within the time provided by this Agreement, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, enter upon the Subdivision and complete the Work and recover the full cost and expense of such construction from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

If at anytime prior to the expiration of the time provided by this Agreement the City Engineer of CITY determines that a safety hazard exists within an existing public right-of-way, the City Engineer shall give written notice to SUBDIVIDER to eliminate the safety hazard. If SUBDIVIDER fails to eliminate the safety hazard within five (5) calendar days of the written notice, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, eliminate the safety hazard and recover the full cost and expense of such work from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

3. Acquisition and Dedication of Easements or Rights-of-Ways. If any of the Work is to be constructed or installed on land not within the Subdivision or already existing public right-of-way, no construction or installation shall be commenced before:

a. The irrevocable offer of dedication or conveyance to CITY of appropriate right-of-ways, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or

b. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law. SUBDIVIDER shall comply in all respects with any such order of possession.

Nothing in this Section 3 shall be construed as authorizing or granting an extension of time to SUBDIVIDER for completion of the Work.

4. Inspection Fees and Costs. The City Engineer shall inspect all of the Work improvements made in the Subdivision to see that they comply with CITY's subdivision regulations and specifications. SUBDIVIDER shall deposit the estimated inspection fee and reimburse CITY for the cost of such inspections in accordance with Roseville Municipal Code section 18.20.070.

5. Securities.

a. SUBDIVIDER shall file with this Agreement two (2) improvement securities as set forth in Roseville Municipal Code Sections 18.20.150 and 18.20.160. Each security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Work as determined by the City Engineer which amount is the sum of \$3,789,906. One improvement security shall secure faithful performance of this Agreement as required by Section 66499.3(a) of the Government Code of the State of California (the "faithful performance" security). The second improvement security shall, as required by Section 66499.3(b) of the Government Code of the State of California, secure the obligations set forth in Title 15

(commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California for payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the Work (the "payment security"). The improvement securities required under this paragraph shall also secure placement of monumentation and guarantee payment therefor as provided by California Government Code section 66496.

b. SUBDIVIDER shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the City Engineer's estimated cost of the Work as set forth in Section 18.20.170 of the Roseville Municipal Code to guarantee and warrant the Work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, as required by Section 66499(a)(5) of the Government Code of the State of California. The guarantee and warranty security shall be released upon SUBDIVIDER's request following expiration of the warranty period and subject to the reasonable determination of the City Engineer that SUBDIVIDER's warranty obligations have been satisfied.

c. Any bonds submitted as security pursuant to this section shall be executed by a surety company authorized to transact a surety business in the State of California. All required securities shall be in a form approved by the City Attorney of CITY.

6. Successors and Assigns – Covenant Running with the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. It shall be recorded in the Office of the Recorder of Placer County concurrently with the final map of the Subdivision, and shall constitute a covenant running with the land and an equitable servitude upon the real property within the Subdivision.

7. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the Work, in accordance with this Agreement, CITY agrees to accept the Work and its

improvements and the offers of dedication described in paragraph 1, subject to the provisions of paragraphs 1 and 10 of this Agreement.

8. Notice Regarding Construction. SUBDIVIDER shall notify the City Engineer of CITY in writing three (3) days prior to the commencement of construction of the Work.

9. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the Work, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition which may exist in the Work, and will take all reasonable actions to protect the public from any such dangerous condition.

10. Warranty.

a. SUBDIVIDER guarantees and warrants the public improvements which constitute the Work required by this Agreement, and agrees to remedy any defects in the improvements or the Work arising from faulty or defective materials or construction of said improvements or the Work occurring within twelve (12) months after their acceptance by CITY. SUBDIVIDER agrees to permit inspection of all improvements in the Subdivision by the City Engineer of CITY for such period, and to reimburse CITY for the cost of such inspections.

b. If, within the warranty period, the Work or improvement or any part of the Work done, furnished, installed, or constructed fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications, SUBDIVIDER shall, without delay or cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work. CITY may, at its sole option, perform such repair or replacement itself if SUBDIVIDER has failed to commence such repair within twenty (20) days after CITY has mailed written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety. In such event, SUBDIVIDER agrees to pay the cost of such repair and replacement by CITY and CITY may, at its option, recover such cost as a lien against the Subdivision should the cost exceed the inspection fee deposited pursuant to paragraph 4 of this Agreement.

Should CITY determine that the public safety requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work. SUBDIVIDER shall pay to CITY the cost of such repairs and CITY may at its option recover such cost as a lien against the Subdivision.

11. Indemnification. To the fullest extent allowed by law, SUBDIVIDER 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 SUBDIVIDER '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 or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

SUBDIVIDER'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.

12. Insurance. SUBDIVIDER agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE

General Liability

Automobile Liability

LIMITS OF LIABILITY

\$2,000,000 per occurrence

\$4,000,000 aggregate

Personal Injury:

\$2,000,000 per occurrence

\$4,000,000 aggregate

\$1,000,000 combined single limit

a. Form. SUBDIVIDER 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. SUBDIVIDER 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, for ongoing and completed operations. Such insurance shall specifically cover the contractual liability of SUBDIVIDER. The additional insured coverage under the SUBDIVIDER'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. SUBDIVIDER 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. 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.

f. Waiver of Subrogation. SUBDIVIDER hereby agrees to waive subrogation which any insurer of SUBDIVIDER may acquire from SUBDIVIDER 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 SUBDIVIDER, its employees, agents and subcontractors.

g. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve SUBDIVIDER 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.

13. Irrevocability of Security. The improvement securities furnished pursuant to paragraph 5 shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period specified in paragraph 10) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer of CITY.

14. Attorney's Fees; Venue; Governing Law. Any action by any party to this Agreement, or any action concerning a security furnished pursuant to paragraph 5, shall be

brought in the appropriate court of competent jurisdiction within the County of Placer, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, or the security therefor, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be determined by the Court. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. Release of Faithful Performance Security. Release of faithful performance security shall be in compliance with and pursuant to the procedures set forth in Government Code Section 66499.7. Upon the completion of all secured Work by SUBDIVIDER and written acceptance of that completed Work by CITY, and the furnishing of the warranty security as required by paragraph 5(b), the City Engineer shall authorize the release of the remaining faithful performance security.

16. Release of Payment Security. Thirty-five (35) days after a notice of completion is recorded with respect to the Work, the City Engineer of CITY may authorize the release of the payment security, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess of the total of the claims made against it, plus a reasonable amount of costs and attorney's fees.

17. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement and any lien pursuant hereto shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot to a bona-fide good faith

purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that: (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Maintenance CFD required by Section 3.20 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

18. Failure of Performance. In addition to any other remedies provided in this Agreement or by law, in the event SUBDIVIDER fails to perform one or more of the covenants or conditions of this Agreement, CITY shall have recourse to the security given to guarantee the performance of such acts. CITY may do, or cause to be done, those acts required of SUBDIVIDER, and shall have recourse against so much of the security as is necessary to discharge the responsibility of SUBDIVIDER. In the event CITY seeks recourse against a security, CITY shall also have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Section 66499.4 of the Government Code, incurred by CITY, in addition to the costs of the improvements, shall be a proper charge against the security and SUBDIVIDER.

19. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

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

21. Notices. Any notices sent to the parties relating to this Agreement shall be sent by first class mail, postage prepaid or delivered to the following addresses:

Marc Stout, City Engineer
City of Roseville
311 Vernon Street
Roseville, CA 95678

Woodside 05N, LP
111 Woodmere Road, Suite 190
Folsom, CA 95630

Either party may amend its address by giving written notice to the other.

22. 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.

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

CITY OF ROSEVILLE, a
municipal corporation,

Woodside 05N, LP
a California Limited Partnership

BY: _____
DOMINICK CASEY
Acting City Manager

BY: Beth
its: Authorized Agent

ATTEST:

and

BY: _____

BY: _____

its: _____

SONIA OROZCO
City Clerk

(NOTARIZATION REQUIRED)

APPROVED AS TO FORM:

BY: 
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUFFICIENCY:

BY: 
MARC STOUT
City Engineer

ALL PURPOSE ACKNOWLEDGMENT

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

State of California
County of Sacramento

On May 10, 2018 before me, E. Bennett, Notary Public, personally appeared Brian Cutting, 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 _____

E. Bennett

(Seal)



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "WESTBROOK - PHASE 2 VILLAGE 4" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

- (A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A, B, C, D, E, F AND G AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT-OF-WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- (A) AS PUBLIC RIGHT OF WAY (INCLUDING IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS MOONRAKER COURT, NEW MOON DRIVE, MOONRAKER LANE AND SPLENDOR LANE AND LOTS A, B, C, D, E, F AND G.
- (B) LOTS A, B, C, D, E, F AND G SHALL BE DEDICATED IN FEE FOR LANDSCAPING AND AS PUBLIC RIGHT-OF-WAY.

WOODSIDE 05N LP, A CALIFORNIA LIMITED PARTNERSHIP DBA WOODSIDE HOMES OF NORTHERN CALIFORNIA, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____
SCOTT HOISINGTON,
VICE PRESIDENT

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO
ON _____ BEFORE ME, _____ E. BENNETT _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____ SCOTT HOISINGTON
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 OFFICAL SEAL.

SIGNATURE _____ E. BENNETT

MY PRINCIPAL PLACE OF BUSINESS IS: SACRAMENTO COUNTY

MY COMMISSION EXPIRES: MARCH 20, 2020 MY COMMISSION NUMBER: 2147106

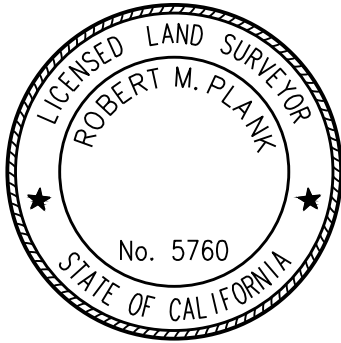
SURVEYOR'S STATEMENT

THIS FINAL MAP OF "WESTBROOK - PHASE 2 VILLAGE 4" 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 ORDINANCES AT THE REQUEST OF WESTPARK S.V. 400, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN FEBRUARY 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2019 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

ROBERT M. PLANK, PLS 5760
EXPIRATION DATE: JUNE 30, 2018

DATE: _____



CITY ENGINEER'S STATEMENT

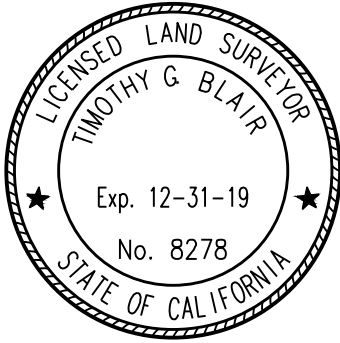
I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "WESTBROOK - PHASE 2 VILLAGE 4" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2018

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "WESTBROOK - PHASE 2 VILLAGE 4" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATE: _____
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2019



CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "WESTBROOK - PHASE 2 VILLAGE 4", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS A, B, C, D, E, F, G AND THE RIGHTS-OF-WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE EASEMENTS LISTED HEREON WITH NOTE 6 ON SHEET 2.

DATE: _____ CITY CLERK, CITY OF ROSEVILLE
BY: _____ ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

RECORDED OF PLACER COUNTY
STATE OF CALIFORNIA
DOCUMENT NO.: _____
BY: _____ FEE: \$ _____
DEPUTY

FINAL MAP OF
WESTBROOK - PHASE 2
VILLAGE 4
SUBDIVISION No. PL16-0410

BEING A SUBDIVISION OF LOT 18 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "WESTBROOK - PHASES 2 & 3 LARGE LOT SUBDIVISION" FILED FOR RECORD ON DECEMBER 8, 2016 IN BOOK DD OF MAPS, AT PAGE 79, PLACER COUNTY RECORDS, SECTION 26, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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MAY 2018



BASIS OF BEARINGS:
THE BEARING N 00°16'44" W, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF WESTBROOK BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "WESTBROOK - PHASE 1 - LARGE LOT FINAL MAP" FILED FOR RECORD ON JUNE 27, 2014 IN BOOK CC OF MAPS, AT PAGE 85, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:
(1) DD MAPS 79

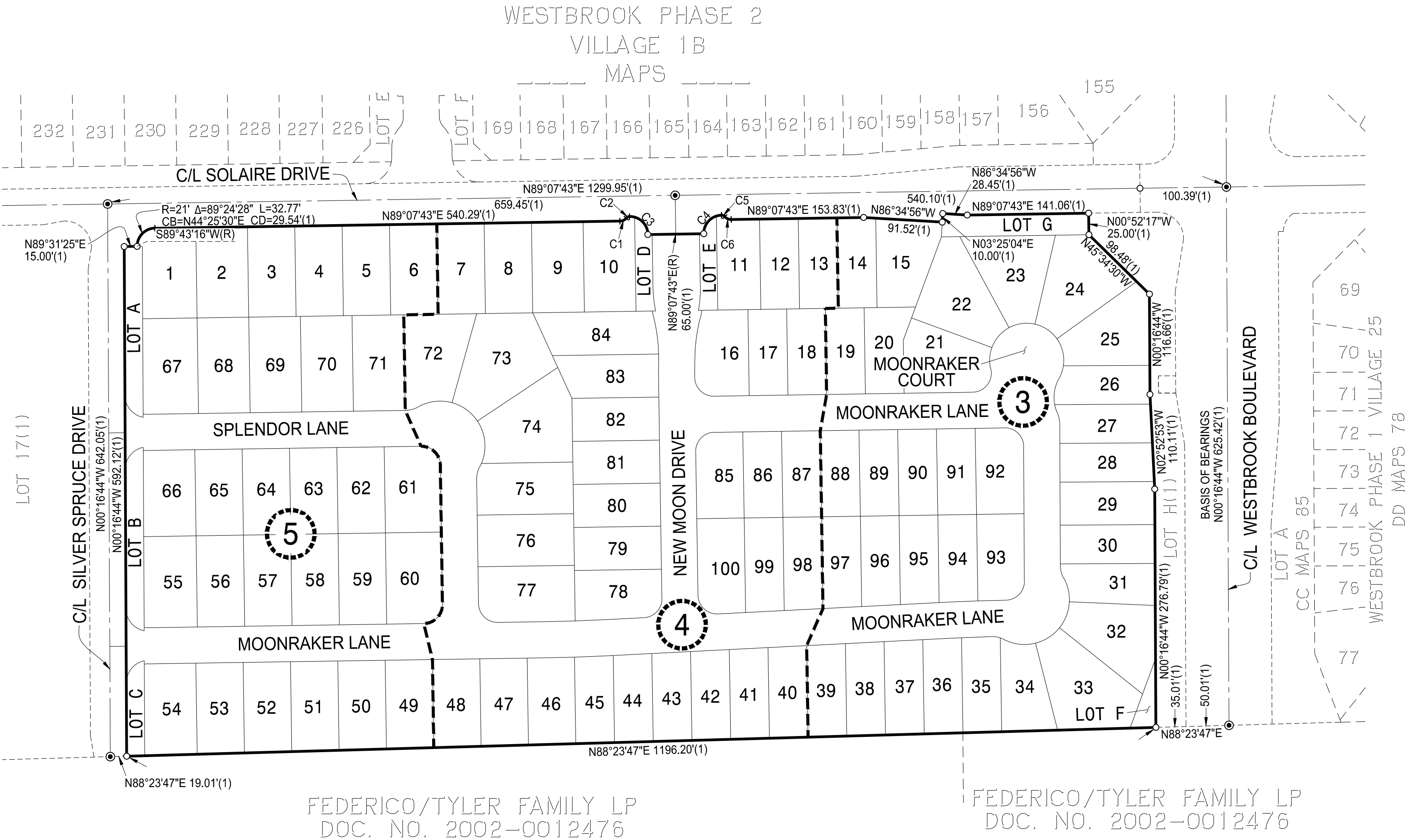
NOTES:

- TOTAL AREA OF THIS SUBDIVISION IS 16.45± ACRES +/-, GROSS, CONSISTING OF 100 RESIDENTIAL LOTS AND 7 MISCELLANEOUS LOTS.
- ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
- A PRELIMINARY SOILS REPORT WAS PREPARED BY ENGEO DATED MARCH 20, 2014; PROJECT NUMBER 10814.000.000 AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT, FILE No. 308-807.
- ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 5760" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 5760".
- PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED:

A. THE VARIABLE WIDTH PUBLIC UTILITY EASEMENTS OVER LOT 18 DEDICATED WITH THAT CERTAIN FINAL MAP ENTITLED "WESTBROOK - PHASES 2 & 3 LARGE LOT SUBDIVISION", FILED FOR RECORD ON DECEMBER 8, 2016 IN BOOK DD OF MAPS, AT PAGE 79, PLACER COUNTY RECORDS.

LEGEND

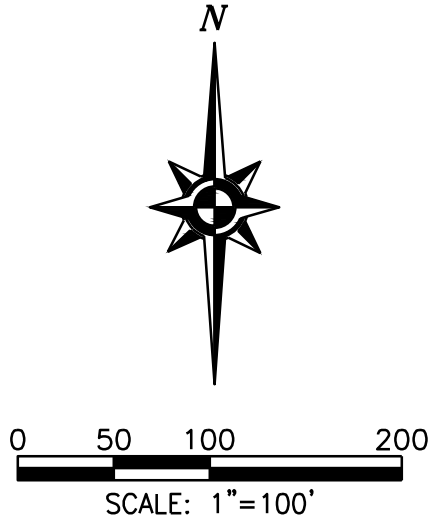
- FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- ⊙ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 5760" PER CITY OF ROSEVILLE STANDARDS
- DIMENSION POINT (NOTHING FOUND OR SET)
- CB CHORD BEARING
- CD CHORD DISTANCE
- C/L CENTERLINE
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- S.F.± SQUARE FEET
- () DENOTES RECORD INFORMATION
- (X) SHEET NUMBER



FEDERICO/TYLER FAMILY LP
DOC. NO. 2002-0012476

FEDERICO/TYLER FAMILY LP
DOC. NO. 2002-0012476

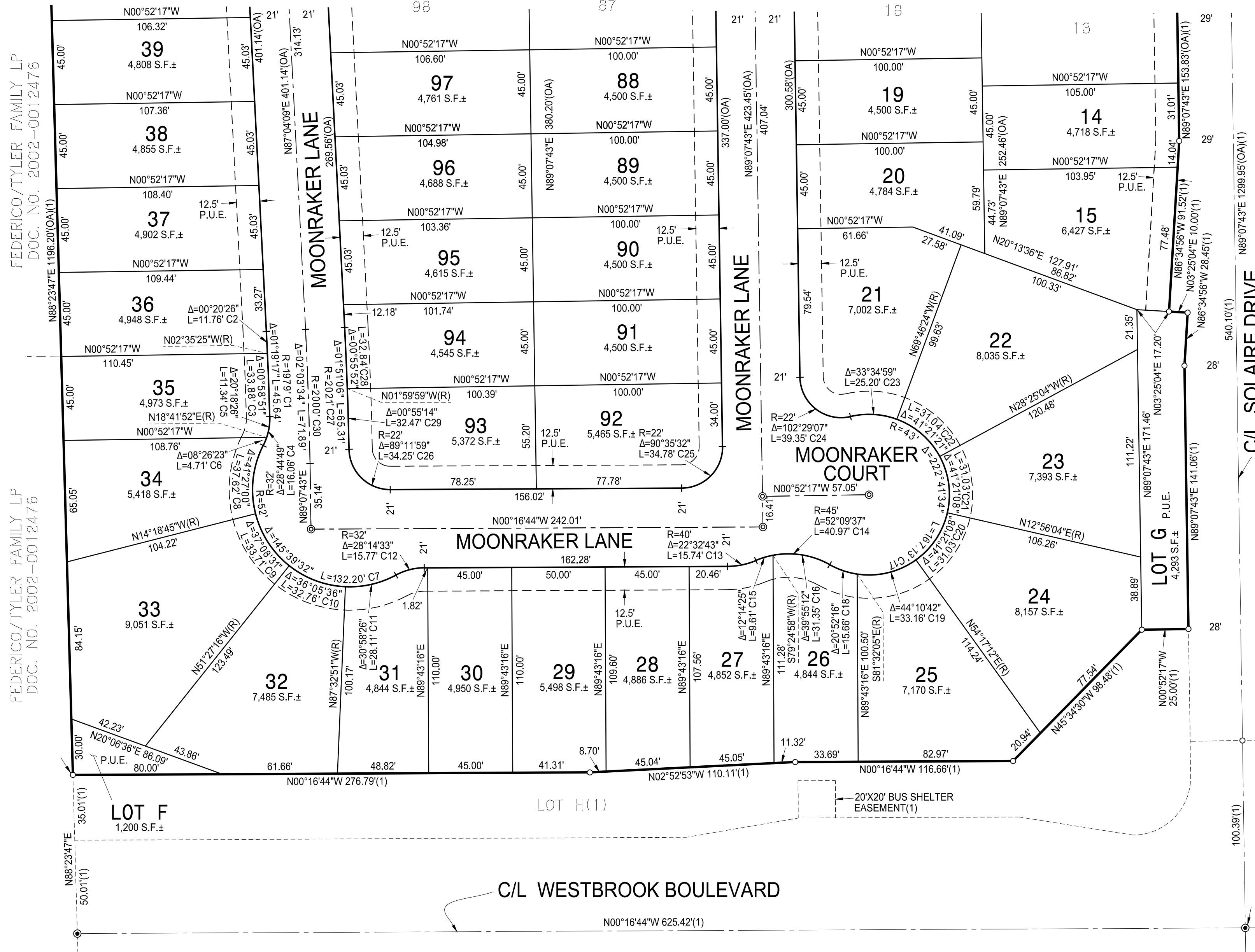
CURVE TABLE(1)					
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	10'	48°11'23"	8.41'	N65°02'02"E	8.16'
C2	5'	48°11'23"	4.21'	N65°02'02"E	4.08'
C3	21'	90°00'00"	32.99'	N45°52'17"W	29.70'
C4	21'	90°00'00"	32.99'	N44°07'43"E	29.70'
C5	5'	48°11'23"	4.21'	N66°46'35"W	4.08'
C6	10'	48°11'23"	8.41'	N66°46'35"W	8.16'



FINAL MAP OF
WESTBROOK - PHASE 2
VILLAGE 4
SUBDIVISION No. PL16-0410
BEING A SUBDIVISION OF LOT 18 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "WESTBROOK - PHASES 2 & 3 LARGE LOT SUBDIVISION" FILED FOR RECORD ON DECEMBER 8, 2016 IN BOOK DD OF MAPS, AT PAGE 79, PLACER COUNTY RECORDS, SECTION 26, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
Mackay & SompS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189
MAY 2018
SHEET 2 OF 5 18437.WB4

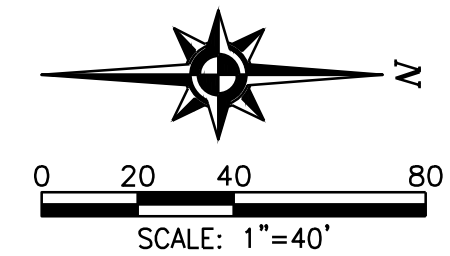
40

SEE SHEET 4



CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
C1	N87°43'347"E	45.64'
C2	N87°14'22"E	11.76'
C3	N87°54'00"E	33.88'
C4	N77°14'10"W	15.89'
C5	N81°27'21"W	11.28'
C6	N87°04'57"W	4.71'
C7	N44°18'29"E	99.36'
C8	N83°35'15"W	36.80'
C9	N44°18'29"E	99.36'
C10	N20°29'57"E	32.22'
C11	N13°02'04"W	27.77'
C12	N14°24'01"W	15.61'
C13	N11°33'05"W	15.64'
C14	N03°15'22"E	39.57'
C15	N16°42'14"W	9.60'
C16	N09°22'34"E	30.72'
C17	N82°00'37"W	80.10'
C18	N18°54'12"E	15.58'
C19	N13°37'27"W	32.34'
C20	N56°23'22"W	30.37'
C21	N82°15'30"E	30.37'
C22	N40°54'16"E	30.37'
C23	N03°26'06"E	24.84'
C24	N37°53'10"E	34.31'
C25	N45°34'30"W	31.21'
C26	N44°19'15"E	30.89'
C27	N87°59'42"E	65.31'
C28	N87°32'05"E	32.84'
C29	N88°27'38"E	32.47'
C30	N88°05'56"E	71.89'



FINAL MAP OF
WESTBROOK - PHASE 2
VILLAGE 4
SUBDIVISION No. PL16-0410

BEING A SUBDIVISION OF LOT 18 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED
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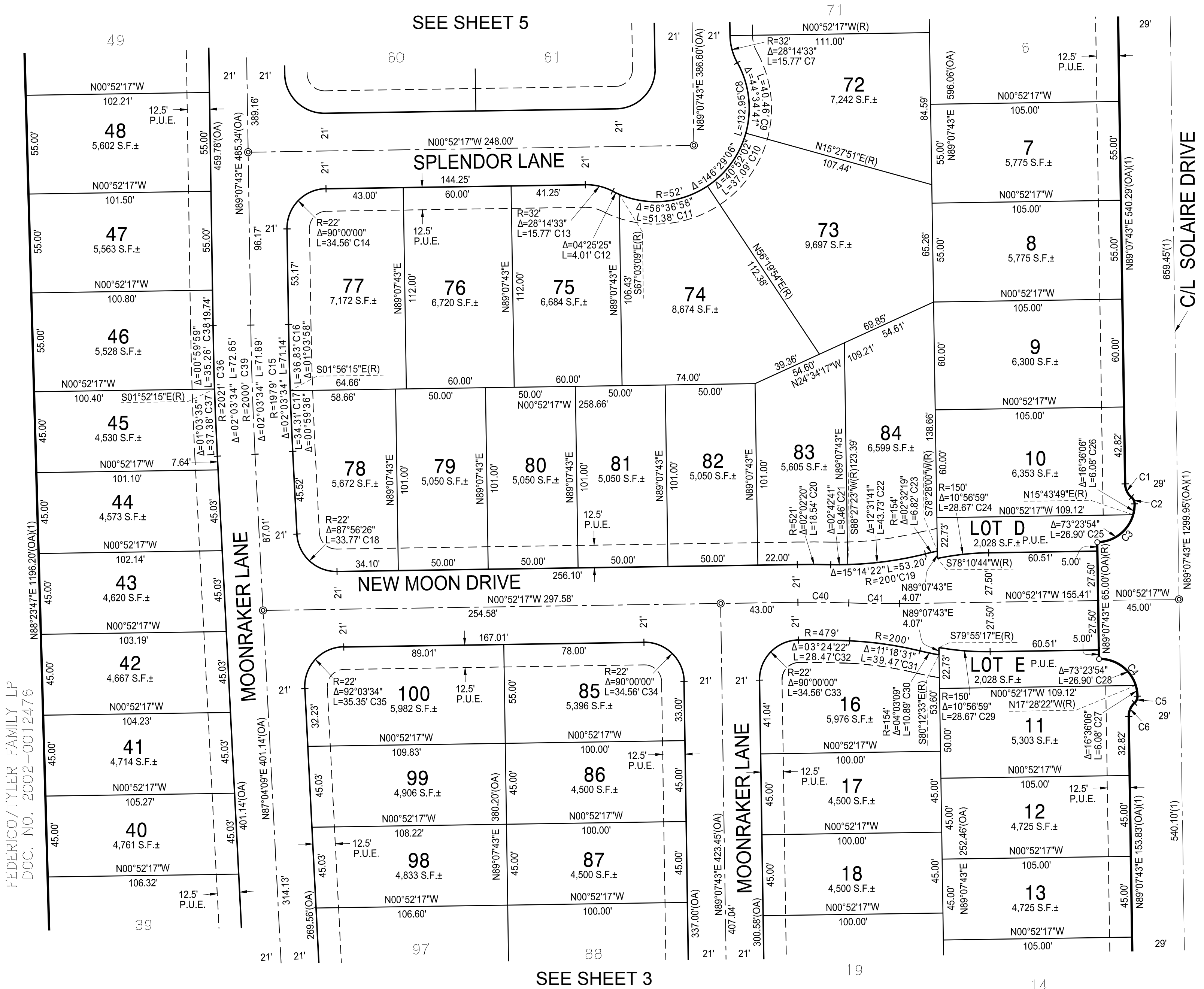
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MAY 2018

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND,
NOTES AND REFERENCES.

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ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

SHEET 3 OF 5 18437.WB4

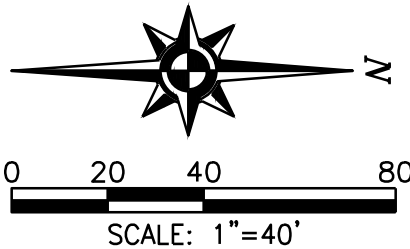


CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
C7	N75°00'27"E	15.61'
C8	N45°52'17"W	99.58'
C9	N83°10'31"E	39.44'
C10	N54°06'08"W	36.31'
C11	N05°21'38"W	49.32'
C12	N25°09'34"E	4.01'
C13	N13°15'00"E	15.61'
C14	N45°52'17"W	31.11'
C15	N88°05'56"E	71.13'
C16	N88°35'44"E	36.83'
C17	N87°33'57"E	34.31'
C18	N43°05'56"E	30.55'
C19	N06°27'07"W	53.04'
C20	N00°08'54"E	18.54'
C21	N00°11'17"W	9.46'
C22	N07°48'28"W	43.64'
C23	N12°48'09"W	6.82'
C24	N06°20'46"W	28.62'
C25	N37°34'14"W	25.10'
C26	N82°34'14"W	6.06'
C27	N80°49'41"E	6.06'
C28	N35°49'41"E	25.10'
C29	N04°36'13"E	28.62'
C30	N11°49'01"E	10.89'
C31	N08°11'20"E	39.41'
C32	N00°49'54"E	28.47'
C33	N45°52'17"W	31.11'
C34	N44°07'43"E	31.11'
C35	N46°54'04"W	31.67'
C36	N88°05'56"E	72.64'
C37	N87°35'57"E	37.88'
C38	N88°37'44"E	35.26'
C39	N88°05'56"E	71.89'

CURVE TABLE(1)

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	10'	48°11'23"	8.41'	N65°02'02"E	8.16'
C2	5'	48°11'23"	4.21'	N65°02'02"E	4.08'
C3	21'	90°00'00"	32.99'	N45°52'17"W	29.70'
C4	21'	90°00'00"	32.99'	N44°07'43"E	29.70'
C5	5'	48°11'23"	4.21'	N66°46'35"W	4.08'
C6	10'	48°11'23"	8.41'	N66°46'35"W	8.16'
C40	500'	03°14'39"	28.31'	N00°45'03"E	28.31'
C41	500'	03°14'39"	28.31'	N00°45'03"E	28.31'



FINAL MAP OF
WESTBROOK - PHASE 2
VILLAGE 4
SUBDIVISION No. PL16-0410

BEING A SUBDIVISION OF LOT 18 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED
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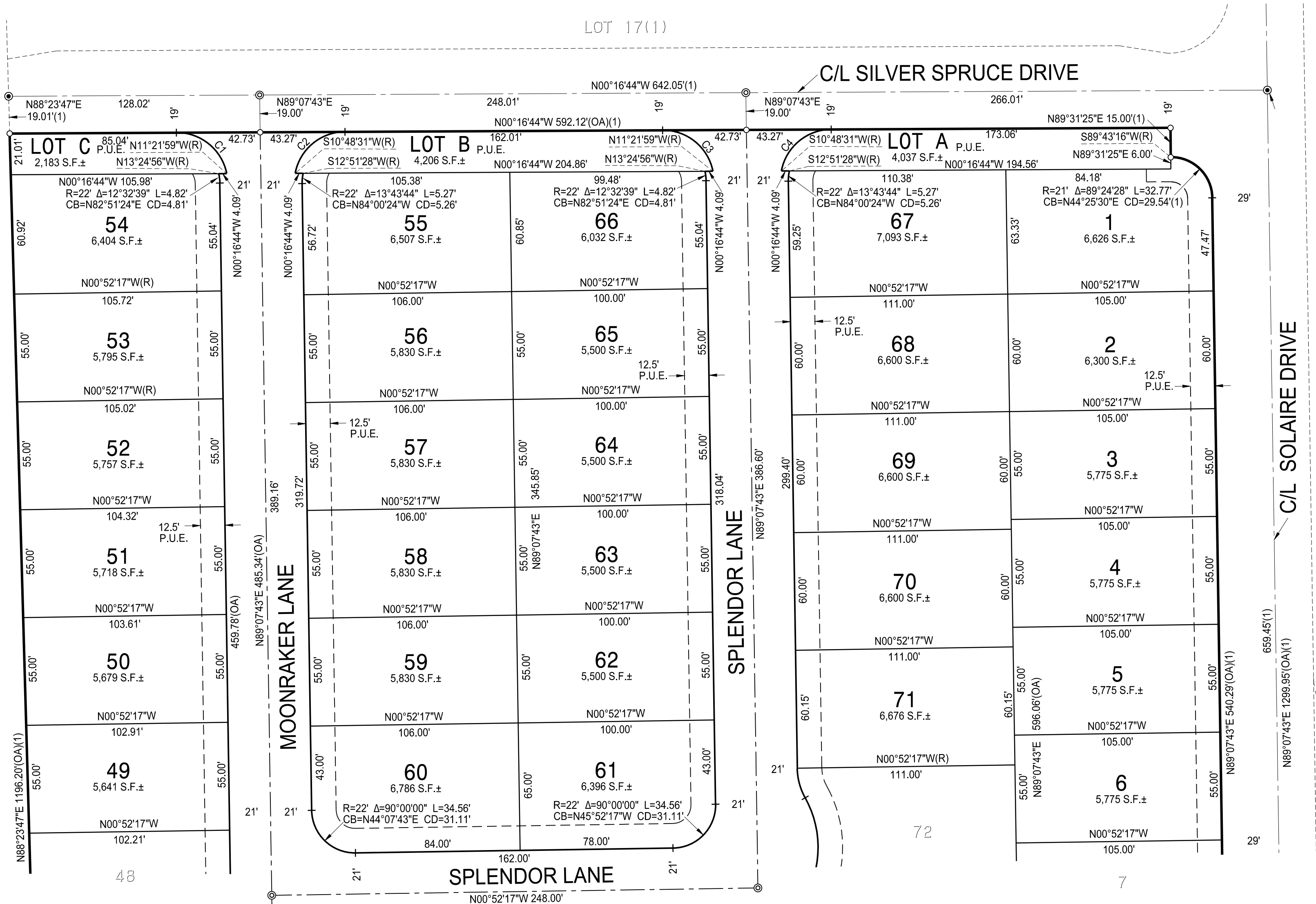
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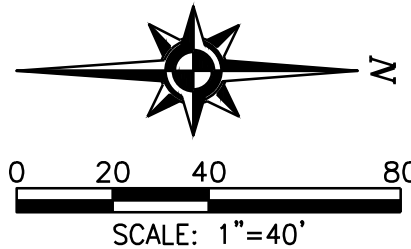
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND,
NOTES AND REFERENCES.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

FEDERICO/TYLER FAMILY LP
DOC. NO. 2002-0012476



CURVE TABLE						
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH	
C1	26'	78°54'45"	35.81'	N39°10'38"E	33.05'	
C2	26'	78°54'45"	35.81'	N39°44'07"W	33.05'	
C3	26'	78°54'45"	35.81'	N39°10'38"E	33.05'	
C4	26'	78°54'45"	35.81'	N39°44'07"W	33.05'	



FINAL MAP OF
WESTBROOK - PHASE 2
VILLAGE 4
SUBDIVISION No. PL16-0410

BEING A SUBDIVISION OF LOT 18 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED
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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND,
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MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189



COUNCIL COMMUNICATION

CC #: 9369

File #: 0110 & 0106-01

Title: 2018 Economic Development Agreement and Expenditure of Membership Funds

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

Meeting Date: 7/11/2018

Item #: 6.23.

RECOMMENDATION TO COUNCIL

Memo from Acting Economic Development Director Laura Matteoli recommending that the City Council:

1. Adopt a Resolution to approve an Economic Development Agreement by and between the City of Roseville and the Greater Sacramento Economic Council (GSAC), a non-profit corporation for purposes of business attraction, retention and expansion, job creation and create sustainable businesses in the amount of \$50,782, see Attachment 1.
2. Authorize the expenditure of membership funds for:
 - Greater Sacramento Economic Council (GSAC) in the amount of \$50,782,
 - Roseville Chamber of Commerce in the amount of \$40,000, and
 - Advantage Roseville in the amount of \$50,000.

Funding for all three memberships was included in the Economic Development Department's FY2018-19 budget.

BACKGROUND

The City of Roseville in the FY18-19 budget allocated financial support, in the form of memberships, to the Greater Sacramento Economic Council (GSAC), the Roseville Chamber of Commerce, and Advantage Roseville. The purpose of the memberships with each organization is to attract, grow, support and expand business and job creation, assist small businesses and entrepreneurs and promote the City as a place to do business. Below is a listing of each membership organization with details on their benefits and goals:

Greater Sacramento Economic Council

The Greater Sacramento Economic Council (aka. Greater Sacramento) is a public-private partnership; the majority of funding comes from the private sector with a collaboration between local and state governments, market leaders, influencers, and stakeholders, with the sole mission of driving economic growth. The organization's goal is to implement a new approach to economic development with multi-year financial commitments that allows for more time and resources to be dedicated to business recruitment and retention, rather than ongoing fundraising. Specifically,

the membership focuses on the retention, attraction, growth and scale of new businesses, developing advanced industries and creating jobs and investment throughout a six-county region. Along with the City's support and participation in Greater Sacramento's efforts the City has single voting representation, by the City's Mayor or designee, on the Greater Sacramento Board of Directors.

The proposed 2018 Economic Development Agreement with The Greater Sacramento Economic Council is the City's fourth annual agreement for participation. The City's membership dues are based upon our population, specifically \$0.40 per capita applied to the population as reported by the Department of Finance. See Attachment 1 for a copy of the FY2018-19 Economic Development Agreement by and between the Greater Sacramento Economic Council and the City of Roseville.

Roseville Chamber of Commerce

The Roseville Chamber of Commerce membership focuses on business support, retention, expansion and tourism. The City's membership benefits include City participation in Chamber events to strengthen our partnership efforts and to elevate the awareness of this partnership. The City's financial support is identified as a "Signature" level member in the President's Circle. As a Signature level member the City receives:

- Installation Dinner Sponsor Table = 1 table of 10 persons
- Roseville 2018 Sponsor & Tickets = 2 tables of 8 persons plus 2 vendor booths
- Splash Sponsor & Tickets = 24 tickets
- Ignite Power Lunch Sponsor = 2 tickets
- Ignite Winter Bash Sponsor & Tickets = 10 tickets
- Chamber Breakfast & Lunch for the year = 2 tickets to each
- Business Showcase & Mixer = Exhibit space 1 vendor booth for each event
- Online Marketing Package included 5-star Lobby Advertising
- Insight Newsletter Advertising

The Chamber of Commerce has identified the total value for the City's "Signature" level membership at \$40,000.

Advantage Roseville

Advantage Roseville began with the vision of engaging the most committed and passionate leaders in the community. The initiative was launched in 2012 in partnership with the Roseville Community Development Corporation (RCDC), 21 business partners and the City of Roseville. Currently, there are 5 business partners and the City. This year, staff intends to focus on growing business partners to continue this partnership within the community.

Advantage Roseville participated in the creation of 1,045 jobs and \$128 million in capital investment for FY2017-18 and since inception has participated in the creation 6,215 of jobs and \$661 million in capital investment . The goal is to continue Roseville as the major force in the region growing jobs and investment to attract and grow business. Advantage Roseville's FY2018-19 goal is to continue to promote the City of Roseville and assist in the creation of 1,000 jobs and \$100 million in capital investment through the following actions:

1. Marketing & Business Attraction
2. Retention & Expansion

3. Development
4. Competiveness – Regional Emphasis
5. Small Business
6. Member Engagement

See Attachment 2 for details of FY2018-19 Advantage Roseville's work program and budget.

The City's continued financial support in terms of memberships with key organizations such as Greater Sacramento, the Roseville Chamber of Commerce and Advantage Roseville is key to our successful partnership and efforts relating to business recruitment, retention, expansion, support of small business and entrepreneurs, and tourism.

FISCAL IMPACT

The total dollar value of this request is \$140,782 and is funded by the General Fund. These funds are included in the FY18-19 Economic Development Department budget. Therefore, no new general fund monies are requested.

ECONOMIC DEVELOPMENT / JOBS CREATED

The continued memberships between Greater Sacramento Economic Council, the Roseville Chamber of Commerce and Advantage Roseville and the City will generate increased opportunities to promote economic growth and job creation within the City. The investment in the three memberships will assist in promoting Roseville as a community of choice for businesses and residents. These memberships will support programs that grow jobs and attract investment resulting in increased property values and retail sales.

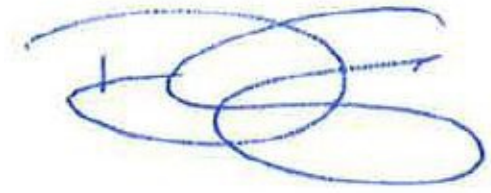
As stated by Barry Broome, CEO of Greater Sacramento Economic Council the City of Roseville is the only city in the region with a sustainable economy. The increase in property values and retail sales grows property tax and sales tax enhancing City revenues required for service delivery. Property tax and sales tax are the foundation of our sustainable economy.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonable foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Authorization for the expenditure of funds for these three memberships (Greater Sacramento Economic Council, Roseville Chamber of Commerce, and Advantage Roseville) does not include the potential for a significant environmental effect and therefore, is not subject to CEQA.

Respectfully Submitted,

Laura Matteoli, Acting Economic Development Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-277

2018 Economic Development Agreement between GSEC and City of Roseville

FY2018-2019 Advantage Roseville Budget

RESOLUTION NO. 18-277

APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE
GREATER SACRAMENTO ECONOMIC COUNCIL AND THE CITY OF ROSEVILLE,
AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, an Economic Development Agreement between The Greater Sacramento
Economic Council 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 Acting 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

**ECONOMIC DEVELOPMENT AGREEMENT BETWEEN
THE GREATER SACRAMENTO ECONOMIC COUNCIL
AND THE CITY OF ROSEVILLE**

This Economic Development Agreement (“Agreement”) is entered into by and between the City Council of the City of Roseville, a California municipality (the “Public Jurisdiction”), and the Greater Sacramento Economic Council (“Greater Sacramento”), a California non-profit corporation (each a “Party” and collectively referred to as the “Parties”). The Agreement shall be effective (“Effective Date”) upon signature of both Parties.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Public Jurisdiction and Greater Sacramento agree as follows:

I. RESPONSIBILITIES OF GREATER SACRAMENTO

A. MISSION: Greater Sacramento is an economic development organization working through a public-private partnership of local businesses and governments to retain, attract, grow, and create sustainable businesses in the six-county Sacramento Region, including El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties and the 23 cities therein.

B. GOALS: Greater Sacramento is guided by and strategically focused on the following specific long-range goals:

1. Develop and utilize in-depth data and analytics to guide strategic economic development efforts and improve the region’s competitive position.
2. Strategically market the region to generate qualified company prospects in targeted economic clusters.
3. Leverage public and private partners and resources to locate qualified prospects.

C. RETENTION AND EXPANSION POLICY:

1. Greater Sacramento’s primary role is developing the Sacramento Region’s market intelligence strategy for high-wage, base industry clusters in coordination with representatives of local communities.
2. Both Parties understand that retention and expansion of existing businesses within communities is primarily a local issue, but Greater Sacramento will confidentially assist local leaders on these projects.
3. Greater Sacramento will support communities’ efforts to retain and expand existing businesses through coordinating regional support and providing research on key retention and expansion projects, as requested by the local community.
4. Greater Sacramento will advise communities when an existing company contacts Greater Sacramento regarding a retention or expansion issue, subject to any legal and/or contractual non-disclosure obligations.

D. ACTION PLANS: In accordance with the Mission, Goals, and Retention and Expansion Policy set forth above and subject to the availability of adequate funding, Greater Sacramento shall implement strategic action plans adopted by its Board of Directors and Economic Development Directors Taskforce (EDDT). The Public Jurisdiction shall be entitled to provide input on these action plans through its participation in these advisory groups as specified in Sections III.A. and III.B. of this Agreement. The Public Jurisdiction acknowledges and agrees that Greater Sacramento may, in its reasonable judgment in accordance with its own practices and procedures, substitute, change, reschedule, cancel, or defer certain activities as required by a result of changing market conditions, funding availability, or other circumstances beyond Greater Sacramento's reasonable control.

E. PERFORMANCE TARGETS: Specific performance targets shall be established by Greater Sacramento's Board of Directors and shall be used to evaluate and report progress on Greater Sacramento's implementation of strategic action plans. Greater Sacramento will provide regular reports to the Public Jurisdiction detailing its progress in implementing such plans. As required by a result of changing market conditions, funding availability, or other circumstances beyond Greater Sacramento's reasonable control, these performance targets may be revised with the approval of the Board of Directors or a majority of the designated members of Greater Sacramento's EDDT.

F. ECONOMIC DEVELOPMENT DIRECTORS TASKFORCE (EDDT): Greater Sacramento will organize and lead the Economic Development Directors Taskforce (EDDT), which will develop and follow set protocol for issues such as: business attraction, retention, and expansion; external marketing and communications; and permitting streamlining. The Public Jurisdiction may appoint one representative to the taskforce as outlined in Section III.B. of this Agreement.

II. RESPONSIBILITIES OF THE PUBLIC JURISDICTION

A. STAFF SUPPORT OF GREATER SACRAMENTO'S EFFORTS: The Public Jurisdiction shall provide staff support to Greater Sacramento's economic development efforts as follows:

1. The Public Jurisdiction shall respond to leads or prospects referred by Greater Sacramento in a professional manner within the time frame specified by the lead or prospect if the Public Jurisdiction desires to compete and if the lead is appropriate for the Public Jurisdiction. When possible, the Public Jurisdiction agrees to provide its response in the format developed jointly by Greater Sacramento and the EDDT.
2. The Public Jurisdiction shall provide appropriate local hospitality, tours, and briefings for prospects visiting sites in the Public Jurisdiction.
3. The Public Jurisdiction shall provide an official economic development representative to represent the Public Jurisdiction on the EDDT, which advises Greater Sacramento's President & CEO.
4. The Public Jurisdiction shall cooperate in the implementation of Greater Sacramento/EDDT process improvement recommendations including presentation

formats, exchange of information on prospects with Greater Sacramento staff, use of shared data systems, land and building databases, and private sector real estate industry interfaces.

5. The Public Jurisdiction shall use its best efforts to respond to special requests by Greater Sacramento for specific information about the Public Jurisdiction within the time frame specified in such request.
6. In order to enable Greater Sacramento to be more sensitive and responsive to the Public Jurisdiction's requirements, the Public Jurisdiction shall, at its sole option, deliver to Greater Sacramento copies of any economic development strategies approved by the Public Jurisdiction, work plans, programs, and evaluation criteria. Greater Sacramento shall not disclose the information to outside parties.
7. The Public Jurisdiction shall use its best efforts to cause an economic development professional representing the Public Jurisdiction to attend all marketing events and other functions to which the Public Jurisdiction has committed itself.
8. The Public Jurisdiction agrees to work with Greater Sacramento to improve the Public Jurisdiction's competitiveness and market readiness to support the growth and expansion of targeted industries.

- B. RECOGNITION OF GREATER SACRAMENTO:** The Public Jurisdiction agrees to recognize Greater Sacramento as the Public Jurisdiction's officially designated regional economic development organization.

III. ADDITIONAL AGREEMENTS OF THE PARTIES

- A. BOARD OF DIRECTORS REPRESENTATION:** The Public Jurisdiction shall have a single voting representative on the Greater Sacramento Board of Directors so long as such Director will not cause Greater Sacramento to exceed the maximum number of authorized Directors. The Director under this paragraph shall be the highest-ranking non-elected official with the Public Jurisdiction. This highest-ranking non-elected official shall be permitted to delegate his or her position as Director to the highest-ranking elected official with the Public Jurisdiction to serve as an alternate to the Director, provided, however, that in the case that the Public Jurisdiction is a county, the highest-ranking elected official designated by the highest-ranking non-elected official may be any one of the county supervisors and need not be the chair of the county supervisors. Any such Director (the representative or his or her alternate) will be qualified to serve on the Board of Directors only if the Public Jurisdiction remains current on its annual contribution at an amount equal to or greater than its full formula allocation as determined from time to time by the Board of Directors and laid out in this contract in Section III.E.1., and as long as the Public Jurisdiction makes a long-term commitment to assist and carry out the mission and purpose of Greater Sacramento and fulfills the additional requirements set forth in this Agreement.
- B. ECONOMIC DEVELOPMENT DIRECTORS TASKFORCE (EDDT) REPRESENTATION:** The Public Jurisdiction shall also appoint one (1) economic development professional from its staff, local economic development partner organization, or other qualified community member, subject to the approval of Greater Sacramento, to

represent the Public Jurisdiction on Greater Sacramento's Economic Development Directors Taskforce (EDDT), which advises Greater Sacramento's President & CEO.

C. PARTICIPATION IN MARKETING EVENTS: Representative(s) of the Public Jurisdiction shall be entitled to participate in Greater Sacramento's marketing events provided that such participation shall not be at Greater Sacramento's expense.

D. PROVISION OF ASSISTANCE: When requested and appropriate, Greater Sacramento will use its best efforts to provide assistance and support to the Public Jurisdiction's economic development staff for business location prospects identified and qualified by the Public Jurisdiction and assist the Public Jurisdiction with presentations to prospects in the Public Jurisdiction or corporate locations.

E. COMPENSATION:

1. The Public Jurisdiction agrees to pay \$50,782 for services to be provided by Greater Sacramento pursuant to the Agreement during the fiscal year ending on June 30, 2019, as set forth in this Agreement. This amount is based on \$0.40 per capita applied to the Public Jurisdiction's population as reported in 2014 population estimates from the California Department of Finance Demographic Research Unit, which listed the Public Jurisdiction as having a population of 126,956. Any adjustment to this formula shall be reviewed and approved by the Board of Directors and presented in writing to the Public Jurisdiction for approval.
2. Nothing herein shall preclude the Public Jurisdiction from contracting separately with Greater Sacramento for services to be provided in addition to those to be provided hereunder, upon terms and conditions to be negotiated by the Public Jurisdiction and Greater Sacramento.
3. Greater Sacramento shall submit annual invoices to the Public Jurisdiction on or before July 1 each year. To allow the Public Jurisdiction to budget appropriately, Greater Sacramento shall submit to the Public Jurisdiction a letter indicating the rate structure and full contribution amount no later than May 1 each year. The Public Jurisdiction shall submit full payment within the first quarter of its fiscal year beginning July 1. The Public Jurisdiction is entitled to receive annual audit reports for Greater Sacramento and financial reports at Board of Directors meetings held at least four (4) times per year.

F. COOPERATION:

1. The purpose of this Agreement is to set forth the regional economic development program that Greater Sacramento agrees to undertake, the support that the Public Jurisdiction agrees to provide, the respective roles of Greater Sacramento and the Public Jurisdiction, and the payments of the Public Jurisdiction to Greater Sacramento for the fiscal year ending June 30, 2019.
2. The parties acknowledge that Greater Sacramento is a cooperative organization effort between Greater Sacramento and local communities. Accordingly, the Public Jurisdiction and Greater Sacramento covenant and agree to work together

in a productive and harmonious manner, to cooperate in furthering Greater Sacramento's goals for the 2018-2019 fiscal year.

3. The Public Jurisdiction agrees to work with Greater Sacramento, as necessary or appropriate, to revise the performance measures, benchmarks, and/or goals for the FY 2019-2020 contract.

IV. GENERAL PROVISIONS

- A. **INDEMNIFICATION AND HOLD HARMLESS:** During the term of this Agreement, Greater Sacramento shall indemnify, defend, hold, protect, and save harmless the Public Jurisdiction and any and all of its elected officials, officers, and employees from and against any and all actions, suits, proceedings, claims and demands, loss, liens, costs, expense, and liability of any kind and nature whatsoever, for injury to or death of persons, or damage to property, including property owned by Public Jurisdiction brought, made, filed against, imposed upon, or sustained by the Public Jurisdiction, its officers, or employees arising out of a third party action, suit, proceeding, claim or demand caused by the negligent performance of Greater Sacramento's obligations under this Agreement.

Any party entitled to indemnity shall promptly notify Greater Sacramento's President & CEO in writing of the existence of any claim, demand, or other matter to which Greater Sacramento's indemnification obligations would apply, shall investigate and mitigate the harm, and shall cooperate with and give to Greater Sacramento a reasonable opportunity to defend the same at its own expense and with counsel reasonably satisfactory to the indemnified party. To the extent that notice is not timely provided to Greater Sacramento and Greater Sacramento is prejudiced thereby, Greater Sacramento's indemnification obligations shall be reduced accordingly.

Nothing in this Subsection A shall be deemed to provide indemnification to any indemnified party with respect to any liabilities arising from the fraud, negligence, omissions, wrongful acts or willful misconduct of such indemnified party (including its officials, officers, employees and agents).

Greater Sacramento's aggregate liability arising out of or relating to this Agreement, regardless of the form of the cause of action, whether in contract, tort, statute or otherwise, shall be subject to the other terms of this Agreement and shall in no event exceed the amounts paid by the Public Jurisdiction to Greater Sacramento for services to be provided by Greater Sacramento pursuant to the Agreement during the fiscal year ending on June 30, 2019, as set forth in this Agreement.

Notwithstanding anything to the contrary contained in this Agreement, to the full extent permitted by applicable law, Greater Sacramento shall not, under any circumstances, be liable for any claim for any consequential, incidental, indirect, punitive, exemplary or special damages of any nature whatsoever, or for any damages resulting from, arising out of, or in connection with any delays, loss of data, lost revenues, lost profits, interference, interruption of service, or loss of business or anticipatory profits, regardless of the form of action, whether in contract, tort, strict liability or otherwise.

- B. INSURANCE:** Greater Sacramento shall procure and maintain for the duration of this Agreement, at Greater Sacramento's own cost and expense, insurance against claims for injuries to persons or damages to property which may arise from or in connection with this Agreement by Greater Sacramento, its agents, representatives, employees, or contractors.
- C. EQUAL EMPLOYMENT OPPORTUNITY:** During the performance of this Agreement, Greater Sacramento will not discriminate against any employee or applicant for employment because of race, color, religion, gender, sexual orientation, national origin, age, or disability. Greater Sacramento shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, gender, sexual orientation, national origin, age, or disability. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Greater Sacramento agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- D. NONLIABILITY OF OFFICIALS AND EMPLOYEES:** No member, official, or employee of the Public Jurisdiction will be personally liable to Greater Sacramento, or any successor in interest, in the event of any default or breach by the Public Jurisdiction or for any amount which may become due to Greater Sacramento or successor, or on any obligation under the terms of this Agreement. No member, official, or employee of Greater Sacramento will be personally liable to the Public Jurisdiction, or any successor in interest, in the event of any default or breach by the Greater Sacramento or for any amount which may become due to the Public Jurisdiction or successor, or on any obligation under the terms of this Agreement.
- E. NOTICE:** Any notice or other communication provided for herein or given hereunder to a Party hereto shall be in writing or delivered by electronic transmission, as designated by each Party, using the contact information below. Notices or communications in writing shall be given in person, by overnight courier, or by mail (registered or certified mail, postage prepaid, return-receipt requested) to the respective Parties. Notices or communications may be delivered by electronic mail or facsimile, as designated by each Party, in a manner that creates a record that is capable of being retained, retrieved, and reviewed, and that may thereafter be rendered into clearly legible tangible form, unless or until either party revokes consent of use of that means of transmission for communications or either Party is unable to deliver communications by that means.

If to Greater Sacramento:
Greater Sacramento Economic Council
Attn: Chief Executive Officer
400 Capitol Mall, Suite 2520
Sacramento, CA 95814

If to the Public Jurisdiction:

City of Roseville
Attn: City Manager
311 Vernon Street
Roseville, CA 95678

- F. CONFIDENTIAL INFORMATION:** Both Parties agree, during the term of this Agreement and thereafter, to hold in strictest confidence, and not to use, except for the benefit of the other Party, or to disclose to any person, firm, or corporation without the prior written authorization of either Party, any Confidential Information of either Party, except (i) as may be legally required to respond to a request pursuant to the California Public Records Act (provided, however, the Parties acknowledge and agree that Greater Sacramento is not subject to the California Public Records Act), or (ii) in accordance with a judicial or governmental order, provided, however, that, to the extent reasonably possible, Public Jurisdiction shall give Greater Sacramento reasonable notice prior to making any such disclosure under (i) or (ii) above so Greater Sacramento may contest or seek a protective order (including, without limitation, a temporary restraining order) to prevent such disclosure if it so chooses, and provided further that Public Jurisdiction shall disclose only that portion of the Confidential Information that it is legally required to disclose. “Confidential Information” means any of Greater Sacramento/the Public Jurisdiction’s proprietary and/or confidential information, technical data, trade secrets, or know-how, including, but not limited to, research, product plans, products, services, client lists, markets, trade secrets, software, developments, inventions, processes, formulas, technology, designs, drawings, engineering, hardware configuration information, marketing, finances, billing, charging, or other business information disclosed to one Party by the other, either directly or indirectly, which is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure. Either Party may use the Confidential Information to the extent necessary for negotiations, discussions, and consultations with authorized personnel or authorized representatives or for any other purpose that either Party may hereafter authorize in writing; provided, however, that such authorized use does not create any license to use or disclose such Confidential Information except as explicitly granted by either Party. The Parties acknowledges that they are neither responsible nor liable for any business decisions made by the other Party in reliance upon any Confidential Information. The Parties make no representations or warranties, express or implied, with respect to the accuracy or completeness of the Confidential Information. The Parties agree that in the event of any breach or threatened breach of this Section, either Party may obtain, in addition to any other legal remedies, which may be available, such equitable relief as may be necessary to protect it against any such breach or threatened breach.
- G. OWNERSHIP OF WORK PRODUCT:** Public Jurisdiction acknowledges and agrees that all work product or deliverables prepared for, arising from, related to, or incorporated in the services to be provided by Greater Sacramento including, without limitation, all ideas, concepts, inventions, expressions, information, material, works of authorship, plans, programs, programming code, systems, work notes, drafts, specifications, design documents, flow charts, software programs, analyses, data, surveys, print copy, artwork, plates, photo negatives and positives, boards, preliminary outlines, sketches, letters, invoices, proposals, databases, and reports (collectively, “Work Product”) shall be owned

solely and exclusively by Greater Sacramento, including without limitation, all corrections, modifications, and derivative works to such Work Product. The Work Product shall be considered Greater Sacramento's Confidential Information.

H. REPRESENTATIONS AND WARRANTIES: The Parties each represent and warrant as follows:

1. Each Party has full power, authority, and right to perform its obligations under the Agreement.
2. This Agreement is a legal, valid, and binding obligation of each Party, enforceable against it in accordance with its terms (except as may be limited by bankruptcy, insolvency, moratorium, or similar laws affecting creditors' rights generally and equitable remedies).
3. Entering into this Agreement will not violate the charter or bylaws of either Party or any material contract to which that Party is also a party or any law applicable to a Party.

I. RELATIONSHIP OF THE PARTIES; BENEFICIARIES: Nothing in this Agreement will be deemed to create an agency, employment, partnership, fiduciary or joint venture between the Parties. No Party (nor any agent or employee of that Party) shall make any representations or warranties or incur any liability on behalf of the other Party. There are no third-party beneficiaries of this Agreement.

J. MODIFICATIONS: No amendment, change, or modification of this Agreement shall be valid unless in writing and signed by both Parties.

K. ASSIGNMENT: This Agreement and the services contemplated hereunder are personal to Greater Sacramento and the Public Jurisdiction and neither Party shall have the right or ability to assign, transfer, or subcontract any rights or obligations under this Agreement without the advanced written consent of the other Party. This Agreement will be binding upon and inure to the benefit of the parties hereto, their successors, and assigns.

L. GOVERNING LAW: This Agreement shall be governed by the laws of the State of California.

M. COUNTERPARTS/ELECTRONIC SIGNATURES: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. For purposes of this Agreement, use of a facsimile, e-mail, or other electronic medium shall have the same force and effect as an original signature.

N. SEVERABILITY: Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect under any applicable law or rule in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other provision or any other jurisdiction, but this

Agreement will be reformed, construed, and enforced in such jurisdiction as if such invalid, illegal, or unenforceable provisions had never been contained herein.

- O. ENTIRE AGREEMENT, WAIVERS, AND AMENDMENTS:** This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the Public Jurisdiction or Greater Sacramento, and all amendments hereto must be in writing and signed by the appropriate authorities of the parties hereto.

[SIGNATURES ON FOLLOWING PAGE]

The Agreement is executed as follows:

I, Dominick Casey, acknowledge that I am the City Manager of the City of Roseville, a California municipality, and as such officer, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing as such officer.

CITY OF ROSEVILLE, a California municipality

By: _____
Dominick Casey, City Manager

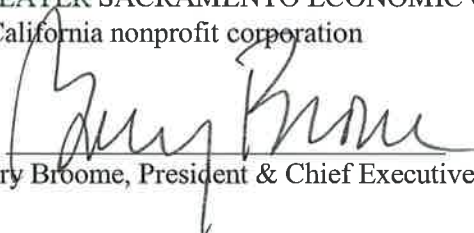
Date: _____

Attest:

Approved as to Form:

I, Barry Broome, acknowledge that I am the President & CEO of the Greater Sacramento Economic Council, a California nonprofit corporation, and as such officer, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing as such officer.

GREATER SACRAMENTO ECONOMIC COUNCIL,
A California nonprofit corporation

By: 
Barry Broome, President & Chief Executive Officer

Date: April 27, 2018



FY2018-19 ACTION PLAN

Advantage Roseville's purpose is to attract and grow business by promoting the City of Roseville. 2018's goal is to continue to promote the City of Roseville and assist in the creation of 1,000 new jobs and \$50 million in capital investment through the following actions:

1) Marketing & Business Attraction

- a) Domestic – Increase site selection outreach efforts and showcase City of Roseville assets
- b) Regional – Expand marketing efforts
 - i) Continue partnerships with the Roseville Chamber of Commerce
 - ii) Participate in opportunities with the South Placer agencies, CalBIZ, Go-Biz, and Greater Sacramento (GSAC) organizations
- c) Participate in travel to prospective businesses for face-to-face meetings with targeted companies (advanced manufacturing, financial and shared service support, healthcare and life sciences, information and communications technology, and education and knowledge creation)

2) Retention & Expansion

- a) Identify local companies and industry clusters/competencies with regional significance
- b) Utilize small to mid-sized investors to engage with targeted companies
- c) Use data collected to retain and grow existing companies and investment

3) Development

- a) Identify key real estate market potential; manufacturing, office warehouse and research and development
- b) Streamline permitting process to guarantee timeline and deliverables; educate staff and local business partners on new processes

4) Competiveness – Regional Emphasis

- a) Establish a database of “entitled and shovel ready” development sites for potential office 100,000+ sq. ft. users, and large industrial and warehouse opportunities

5) Small Business

- a) Support Entrepreneurs and Small and Evolving Businesses through education and partnerships (Small business Expos & Seminars and Sponsorships)

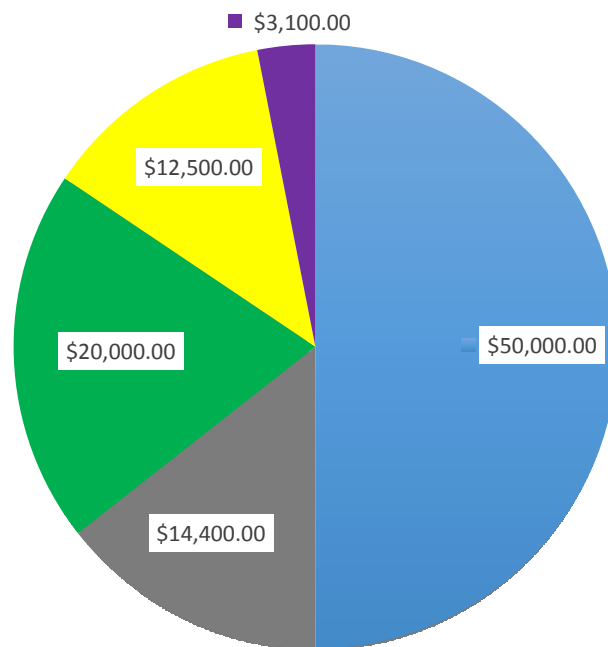
6) Member Engagement

- a) Plan Annual Events and report to ensure goals are being met and fulfilled and prepare monthly newsletters



ADVANTAGE ROSEVILLE

FY 2018-2019 Advantage Roseville Budget \$100,000



- Marketing: Business Attraction & Development
- Contract Services (Website)
- Sponsorships
- Member Engagement, Collateral & Travel
- Program Expenses (Printing & Legal)

* Advantage Roseville Goal = \$80,000 (\$20,000 from reserves)

PO Box 696 · Roseville, CA 95678

P 916.774.5284

AdvantageRoseville.com



COUNCIL COMMUNICATION

CC #: 9396
File #: 0800-03

Title: Fire Protection System Maintenance, Inspection and Testing - Service Agreement
Contact: Matthew Garner 916-746-1691 mgarner@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.24.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute the attached service agreement with COSCO Fire Protection Inc. to provide fire protection system maintenance, inspection and testing services at Roseville's power plants. Staff also requests authority for the City Manager or his or her designee to execute four additional one-year renewals, contingent on approval of the budget each year, without going back to City Council. Future year spending of approximately \$50,000.00 per year is subject to approval of future year budgets. The cost of the services will not exceed \$250,000.00 over a five year period.

BACKGROUND

Power generation facilities like those owned by Roseville Electric utilize complex fire suppressions systems for personnel and equipment safety. These systems, and their required maintenance and testing, are required by generation facility permitting agencies and facility insurers. The maintenance and testing can only be performed by technicians professionally licensed to maintain those systems. Roseville Electric does not staff for this maintenance and therefore needs to contract these services out to qualified contractors.

Roseville Electric Utility solicited vendor proposals through RFP 07-052 for fire protection system maintenance, inspection and testing services. Five vendor proposals were received and evaluated based on qualifications, experience, project understanding and plan, and proposed cost. Based on the proposal evaluations, COSCO Fire Protection Inc. was selected as the highest scoring vendor. COSCO Fire distinguished itself in demonstrating a clear understanding of the work scope and the resources need to complete the work.

FISCAL IMPACT

The cost of the services will not exceed \$250,000.00 over a five year period. Funding for the first year of the agreement in the amount of \$50,000.00 is included in the Electric FY2018-19 budget. Future year spending of approximately \$50,000.00 per year is subject to approval of future year Roseville Electric budgets. This item has no impact to the General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

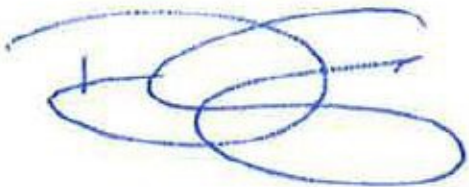
ENVIRONMENTAL REVIEW

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 (CEQA Guideline 15061(b)(3)). The fire protection system maintenance, inspection and testing services work does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Matthew Garner, Power Generation Superintendent

Michelle Bertolino, Electric Utility Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-299

Service Agreement COSCO Fire Protection Inc.

RESOLUTION NO. 18-299

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
COSCO FIRE PROTECTION, INC., AND AUTHORIZING THE ACTING CITY MANAGER
TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1804023) for fire protection system maintenance, inspection and testing services for City of Roseville power plants, between the City of Roseville and COSCO Fire Protection, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement renewal is approved and the Acting City Manager or his designee is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute four additional one-year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, a new contract with better pricing becomes available, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, 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

SERVICE AGREEMENT

No: **S1804023**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1817025 DATE: 3/27/18

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V37249
Telephone No.: 916-652-1306 Fax:
Email address: alow@coscofire.com
Contractor: COSCO FIRE PROTECTION, INC.
ATTN: ANNA LOW
4320 ANTHONY COURT, SUITE 8
ROCKLIN, CA 95677

Department: ELECTRIC

Acct. Code: 08616-5340/686549-30

Buyer: BECKY PHILIPP
Phone: 916-774-5724

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	4/18/19	Approved by Risk Mgt.	MATT GARNER

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL 07-052 AND CONTRACTOR'S PROPOSAL THERETO TITLED GENERATION-FIRE PROTECTION SYSTEMS MAINTENANCE, TESTING, INSPECTIONS AND REPAIRS DATED 2/2/18 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL 07-052 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS SERVICE AGREEMENT AND FULLY INCORPORATED BY REFERENCE. IN ADDITION, THE TERMS AND CONDITIONS SUBMITTED BY COSCO FIRE PROTECTION FOR RFP 07-052 ARE REJECTED BY THE CITY OF ROSEVILLE AND WILL NOT BE APPLICABLE TO THIS CONTRACT.

PLEASE CONTACT MATT GARNER AT 916-746-1691 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.

Total Cost of Service: \$ **50,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: _____ Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: _____

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR: _____

SIGNATURE

PRINT NAME

TITLE

By: _____

Dominick Casey, Acting City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the 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 or 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 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 a thirty (30) day notice.
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 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>.
- 10a. 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.
- 10b. 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.
- 10c. 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 Workers' Compensation) and for ongoing and completed operations. 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.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. 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.
- 10f. 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.
- 10g. 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.
- 10h. 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.
- 10i. 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 Service Agreement, the terms of this Service 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. 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.
18. (a) Contractor shall furnish the City of Roseville with a Faithful Performance Bond, in the form attached hereto in Attachment B, in an amount not less than 100% of this Agreement. This Faithful Performance Bond shall be provided at the time of execution of this Agreement by Contractor.
(b) Contractor's Faithful Performance Bond shall terminate upon completion of this Agreement and final acceptance of all items in accordance with this Agreement.
(c) Failure of Contractor to perform any of the service required by this Agreement within ten days of receipt of written demand for performance from City, or failure of Contractor to correct or replace defective goods or products within ten days from receipt of written demand therefor, shall constitute a total breach of this Agreement and shall cause this Agreement to terminate. In the event of such termination, the City of Roseville may call in the Faithful Performance Bond obligation.
19. (a) Contractor shall furnish the City of Roseville with a Labor and Materials Payment Bond, in the form attached hereto in Attachment B, in an amount not less than 100% of this Agreement. This Labor and Materials Payment Bond shall be provided at the time of execution of this Agreement by Contractor.
(b) Contractor's Labor and Materials Payment Bond shall terminate upon completion of this Agreement and final acceptance of all items in accordance with this Agreement.
(c) Failure of Contractor to perform any of the service required by this Agreement within ten days of receipt of written demand for performance from City, or failure of Contractor to correct or replace defective goods or products within ten days from receipt of written demand therefor, shall constitute a total breach of this Agreement and shall cause this Agreement to terminate. In the event of such termination, the City of Roseville may call in the Labor and Materials Payment Bond obligation.
20. Contractor agrees to warranty all work performed for a period of no less than one-year from acceptance by City.
21. 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.

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



ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
SERVICE AGREEMENTS OVER \$22,265 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 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	☐ Chemical/Environmental General Liability: \$3 Million/occurrence \$6 Million aggregate, Pollution – \$2 Million/Occurrence Auto - \$2 Million/Occurrence
☐ IT Services Professional Liability: \$1 Million/occurrence No auto required	☐ Professional Consultant Professional Liability: \$1 Million/occurrence	☐ 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

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



COUNCIL COMMUNICATION

CC #: 9408
File #: 0800-05

Title: Enterprise Resource Planning Project - Increase in Change Order Spending Authority
Contact: Nafees Coleman 916-774-5163 ncoleman@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.25.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to increase the Chief Financial Officer's (CFO's) change order authority for the Enterprise Resource Planning (ERP) project from the current level of \$882,143 to \$1,420,304, the currently approved project amount. Funding for the increased change order spending authority is currently budgeted and assigned to other portions of the project. Since this is a reallocation of funds currently approved within the project, no incremental funds are being requested.

BACKGROUND

As the ERP project has progressed, staff has been able to refine the original budgeted amounts for the various expense categories to better represent actual implementation costs. To reflect these budget reallocations, Change Order #2 with CherryRoad Technologies is required. In order to accomplish this, staff is requesting an increase in the change order spending authority for the CFO from \$882,143 to \$1,420,304. This amount reflects \$530,096 for change order #1 and \$750,000 for change order #2, leaving a balance of CFO spending authority of \$140,208.

The current service agreement in place with CherryRoad Technologies is for \$6,351,519. This amount includes \$2,660,279 for the funding of five years of software licenses and \$3,691,240 for consulting services and travel expenses. The change order #2 will increase consulting services by \$750,000.

FISCAL IMPACT

Funding for this change order is included in the original project budget amount as approved by Council and no additional funds are being requested. It will result in an increase in the CherryRoad contract to \$7,101,519 and a similar decrease in other areas of the overall project budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or foreseeable indirect physical change in the environment (CEQA 15061(b) (3). The implementation of the ERP Systems does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Nafees Coleman, ERP Project Manager

Jay Panzica, Chief Financial Officer

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-285

RESOLUTION NO. 18-285

APPROVING CHANGE ORDER AUTHORITY FOR THE
ENTERPRISE RESOURCE PLANNING PROJECT

WHEREAS, as the Enterprise Resource Planning (ERP) project has progressed, staff has been able to refine the original budgeted amounts for the various expense categories to better represent actual implementation costs; and

WHEREAS, staff is requesting an increase in change order authority from \$882,143.00 to \$1,560,512.00; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Chief Financial Officer or his designee is authorized to approve change orders for the project up to \$1,560,512.00, consistent with the contract terms.

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 #: 9371

File #: 0600

Title: Competency Development and Training - Professional Services Agreement Amendment

Contact: Hedy Dehghan 916-774-5205 hdehghan@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.26.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution approving a first amendment to a professional services agreement with Korn Ferry, and authorizing the Acting City Manager to execute it.

BACKGROUND

In June of 2017, the city entered into a Professional Services Agreement with Korn Ferry consulting services to continue the development of strategic inclusion and diversity initiatives, which included the training content and support material for the ongoing Appreciating Differences program. The cost of this service was \$19,750. During that time, their consultant continued to provide guidance and direction to the organization to define and embrace how these efforts will enhance and strengthen the City's culture for years to come.

As such, the City again requests Korn Ferry's assistance to continue the goal of its diversity initiative with the creation of City-specific, behaviorally-based interview questions, structured interpretive probes and interview guides for competency development and training. The cost of this service will include consultation and written recommendations for presentation materials, meeting/training agendas, facilitation preparation, process evaluations, and related Talent Management initiatives and will present a total cost \$19,250, to be paid in three separate installments.

FISCAL IMPACT

The total cost of these services will not exceed \$19,250. The Environmental Utilities and the Electric Departments will evenly split the cost of the services at \$9,625 per department from existing and available funds in the current FY 17/18 budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

No new jobs will be created by this action.

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 changes in the environment (CEQA Guidelines §15061(B)(3)). Adoption of an amendment to a professional services agreement for competency development and training does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Hedy Dehghan, Assistant Human Resources Director

Gayle Satchwell, Human Resources Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-279

agreement

Scope of Work

RESOLUTION NO. 18-279

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF ROSEVILLE AND KORN FERRY HAY GROUP, INC., AND
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement regarding competency development and training, by and between the City of Roseville and Korn Ferry Hay Group, Inc., 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 Acting 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: Competency Development and Training

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 Korn Ferry Hay Group, Inc., a Delaware 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 May 31, 2017 ("Agreement") regarding Competency Development and Training ("Project"); and

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT's letter/proposal dated March 23, 2018 , 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. Paragraph 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall pay nineteen thousand two hundred fifty dollars (\$19,250) 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 thirty nine thousand dollars (\$39,000)."

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

KORN FERRY HAY GROUP, INC., a
Delaware corporation

BY: _____
DOMINICK CASEY
Acting City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

BY: _____
its: Jonathan Kuai, Secretary

and

BY: _____
its: _____



[SIGNATURES CONTINUED ON FOLLOWING PAGE]

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

EXHIBIT “A”

STATEMENT OF WORK

This Exhibit is being entered into pursuant to amending the Professional Services Agreement (“Agreement”) between the City of Roseville, a municipal corporation (“**City**”) and Korn Ferry Hay Group, Inc., a Delaware corporation, (“**Consultant**”) dated March 17, 2017, and shall be effective from the date identified by the Parties below.

- 1. Effective Date.** At initiation of signature date.
- 2. Project Term.** At initiation of signature date through 30 November 2018.
- 3. Project Details.** Consultant will map the City’s custom All-Employees Competency Framework, six (6) competencies with four (4) behavioral-anchored ratings, differentiated by levels of contribution, to the Korn Ferry framework to determine what to leverage from our research-based, validated interviewing content library. Creation of City-specific behaviorally-based interviewing questions, structured interpretive probes and interview guide as deliverables. Consultant to review and contribute to City-specific competencies training initiatives, e.g. Provide consultation and written recommendations for presentation materials, meeting/training agenda, facilitation preparation, process evaluations, and related Talent Management initiatives.

Services

Training Number	1.
Training Name	City-specific Behavioral Interview Questions
Purpose	• Project planning and assignments • Create mapping of the City’s custom All-Employees Competency Framework to Korn Ferry’s interview questions. • 10 interview questions per competency X 6 competencies. • Per competency, 5 interview questions applicable for individual contributor – supervisor roles, 5 interview questions applicable for leadership roles. • Evaluate, review, and finalize total of 60 City-specific interview questions. • Final City-specific interview questions will reside in the City’s repository to be used at the City’s discretion.
Content	See Purpose.
Responsibility	Consultant and City
Participants/Roles	Consultant – lead project planning and perform the deliverables including content mapping, content creation, and final files in Word format. City – secure project team and assignments. Provide timely input and information for Consultant review.
Expected Result	• Align roles and responsibilities, timing, project objectives, deliverables. • Sign-off and finalize City-specific interview questions/library. • To be completed by 30 September, 2018.
Training Format	Phone and written communication.
Cost	\$10,500 (3 days)

Training Number	2.
Training Name	Creation of City-specific Behavioral Interpretative Guides
Purpose	• Project planning and assignments. • Korn Ferry to develop the interpretative guides for 60 City-specific interview questions. • Final City-specific interpretative guides will reside in the City's repository to be used at the City's discretion.
Content	• Based on final City-specific interview questions. • Creation of interpretative guides reflective of each interview question to include related experience of situation, behavior, and outcome. • Gain feedback from project team and make final adjustments. • Finalize City-specific interpretative guides.
Responsibility	Consultant and City
Participants/Roles	Consultant – Creation of 60 City-specific interviewing content – interpretative guides. Deliverable in Word format. City – provide input, review, and gain agreement.
Expected Result	• Behaviorally-based interpretative guides for the City's 60 interview questions for targeted identification of experience to evaluate future performance and potential. • To be completed by 19 October, 2018.
Training Format	Phone with written communication.
Cost	\$5,250 (1.5 days)

Training Number	3.
Training Name	Competency Education and Training Support
Purpose	Continue to support the City's efforts with City-specific competencies and behaviors education and training efforts
Content	• Review training materials with the City project team. • Provide subject matter expertise, input, advisement to the City's project stakeholders and team. • Facilitate calls, deliver presentations, phone or in person.
Responsibility	Consultant
Participants/Roles	Consultant – Provide input, support, and active engagement to the City's competency education and training efforts. Potential contributions may include; consultation and written recommendations for presentation materials, meeting/training agenda, facilitation preparation, process evaluations, and related Talent Management initiatives. Consultant and City - Partner to identify talent focused activities and initiatives where Competency models will be leveraged

	City – Develop and finalize education and training initiatives, develop training materials, i.e. Intended use, implementation phases, City-wide communication, etc.
Expected Result	• Cascade the City’s competencies initiative through educational training. • To be completed by 15 November, 2018
Training Format	Phone and/or in-person
Cost	\$3,500 (1 day/9 hours per day including review and preparation) Consultant travel expenses are additional.

4. Fees.

The parties further recognize that the compensation identified in Section 2 of the Agreement is hereby updated to include the fees and expenses identified in this Exhibit A. The parties acknowledge that the total compensation will exceed the amount stated in the Agreement.

Professional fees will be billed based on delivery, based on billing schedule below.

Billing Schedule Table

Deliverable	Billing Date (Approx.)	Amount
Creation of City-specific Behavioral Interview Questions	30 September, 2018	\$10,500
Creation of City-specific Behavioral Interpretative Guides	19 October, 2018	\$5,250
Competency Training and Education Support	15 November, 2018	\$3,500
Total		\$19,250

5. Cancellation/Postponement Requirements

KF will schedule and commit personnel and resources in order to provide the Services to you. We understand that your business conditions may change and we will always do our best to be flexible and accommodating. However, rescheduling or cancelling on short notice impacts our business and our ability to provide outstanding service to all of our customers. You may reschedule or cancel the provision of Services by paying the following fees in addition to the professional fees for the Services rendered.

- a) If rescheduling or cancelling more than 20 business days before the scheduled program, meeting or session, you will pay the actual expenses incurred as a result of the rescheduling or cancellation.
- b) If rescheduling or cancelling 20 or fewer business days before the scheduled program, meeting or session, cancellation/rescheduling fees will be calculated based on the number of business days’ notice provided as shown in the table below, plus actual expenses incurred.

Length of Program:		Less than 1 day	1-2 days	3-5 days
Notice from client (business days)	16-20	0	0	25%
	11-15	0	25%	50%
	6-10	0	50%	75%
	3-5	50%	75%	75%
	Less than 2	100%	100%	100%

“Actual expenses” means amounts paid by KF to others in anticipation of the Services (such as hotels, airfare) that are unrecoverable by KF on its termination of the bookings. In the event KF incurs additional penalties or fees due to changes or cancellations, KF will invoice you for these. Costs incurred for any materials KF prepares (e.g., for events, workshops, meetings) will be charged if the engagement is not rescheduled within two months.

These fees are reflective of the lost bookings for KF for the time scheduled for your team leader, team members and other resources, and are not penalties.

Cancellation. In the event you terminate this Agreement, all fees will be pro-rated up to the date of termination.

Accepted by:

**Korn Ferry Hay Group, Inc.
One Montgomery Street
Suite 2200
San Francisco CA 94104**

**City of Roseville
311 Vernon Street
Roseville, CA 95678**

By:



By:

Name: Jane Chang

Name: _____

Title: Senior Client Director

Title: _____

Date: 20 June, 2018

Date: _____



COUNCIL COMMUNICATION

CC #: 9394

File #: 0704

Title: Child Development Services Agreement

Contact: Rob Nakamura 916-774-5135 rnakamura@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.27.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the Acting City Manager to sign the agreement for child development services between the City of Roseville and the California Department of Education. Under this agreement, the City or Roseville can receive a maximum reimbursable amount of \$401,553.00 in FY2018-19 to offset direct program expense.

BACKGROUND

Beginning in 1996 the City of Roseville's Adventure Club program began offering subsidized child care for qualifying families through this California Department of Education grant. This grant currently provides child care services for over 80 children enrolled at Cirby, Kaseberg, Sargeant and Woodbridge Adventure Clubs. The California Department of Education has requested a resolution to authorize the Acting City Manager to sign the contract documents for FY2018-19.

FISCAL IMPACT

Under this agreement, the City can receive a maximum reimbursement of \$401,553.00 in FY2018-19 to offset direct program expense. Reimbursement revenues are budgeted within the Youth Development Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Grant funding allows for benefiting families to receive child care services based on their qualifying needs such as household income, employment status and/or education.

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 Child Development Services Agreement Renewal does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Rob Nakamura, Recreation Superintendent

Dion Louthan, Director, Parks, Recreation & Libraries

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-297

Agreement

RESOLUTION NO. 18-297

APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND THE CALIFORNIA DEPARTMENT OF EDUCATION, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, since 1996 the City of Roseville's Adventure Club program began offering subsidized childcare for qualifying families through a California Department of Education grant; and

WHEREAS, the California Department of Education has requested a resolution to authorize the current Acting City Manager to sign the contract documents for Fiscal Year 2018-19; and

WHEREAS, an Agreement to cover direct childcare expense by and between the City of Roseville and the California Department of Education, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Roseville authorizes entering into local agreement number CCTR-8164 and that the Acting City Manager is authorized to execute it and all related forms 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 CHECKLIST

Please note that every form in your package is required.

Contractor name City of Roseville Contract # CCTR-8164

Place a check mark next to each item being returned.

- ☐ Checklist
- ☐ Two (2) signed California Civil Rights Laws Certifications (CO-005)
- ☐ Two (2) signed Contractor Certification Clauses (CCC-4/2017)
 - Did you fill in ALL spaces including Federal ID Number?
- ☐ Two (2) signed Federal Certifications (CO.8)
 - Did you fill in the place of performance?
- ☐ Two (2) signed (in blue ink) child care contracts with original signatures
 - Did you include your printed name, title, and address?
 - Is all of the contract language visible?
- ☐ Two (2) Encumbrance pages
 - Informational only; do not sign.
- ☐ Board resolution or minutes authorizing execution of contract (if applicable)
- ☐ Board resolution or minutes, authorizing delegation of authority (if applicable)

Mail all signed contracts and completed documents *as soon as possible* to:

**Contracts, Purchasing, and Conference Services California
Department of Education
1430 N Street, Suite 1802
Sacramento, CA 95814-5901**

CALIFORNIA CIVIL RIGHTS LAWS CERTIFICATION

Pursuant to Public Contract Code section 2010, if a bidder or proposer executes or renews a contract in the amount of \$100,000 or more on or after January 1, 2017, the bidder or proposer hereby certifies compliance with the following:

1. **CALIFORNIA CIVIL RIGHTS LAWS:** For contracts \$100,000 or more, executed or renewed after January 1, 2017, the contractor certifies compliance with the Unruh Civil Rights Act (Section 51 of the Civil Code) and the Fair Employment and Housing Act (Section 12960 of the Government Code); and
2. **EMPLOYER DISCRIMINATORY POLICIES:** For contracts \$100,000 or more, executed or renewed after January 1, 2017, if a Contractor has an internal policy against a sovereign nation or peoples recognized by the United States government, the Contractor certifies that such policies are not used in violation of the Unruh Civil Rights Act (Section 51 of the Civil Code) or the Fair Employment and Housing Act (Section 12960 of the Government Code).

CERTIFICATION

I, the official named below, certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.		<i>Federal ID Number</i>
<i>Proposer/Bidder Firm Name (Printed)</i> City of Roseville		94-6000409
<i>By (Authorized Signature)</i>		
<i>Printed Name and Title of Person Signing</i> Dominick Casey, Acting City Manager		
<i>Date Executed</i>	<i>Executed in the County and State of</i> Placer, California	

CCC 04/2017

CERTIFICATION

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY that I am duly authorized to legally bind the prospective Contractor to the clause(s) listed below. This certification is made under the laws of the State of California.

<i>Contractor/Bidder Firm Name (Printed)</i> City of Roseville		<i>Federal ID Number</i> 94-6000409
<i>By (Authorized Signature)</i> 		
<i>Printed Name and Title of Person Signing</i> Dominick Casey, Acting City Manager		
<i>Date Executed</i> 	<i>Executed in the County of</i> Placer	

CONTRACTOR CERTIFICATION CLAUSES

1. **STATEMENT OF COMPLIANCE:** Contractor has, unless exempted, complied with the nondiscrimination program requirements. (Gov. Code §12990 (a-f) and CCR, Title 2, Section 11102) (Not applicable to public entities.)
2. **DRUG-FREE WORKPLACE REQUIREMENTS:** Contractor will comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:
 - a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.
 - b. Establish a Drug-Free Awareness Program to inform employees about:
 - 1) the dangers of drug abuse in the workplace;
 - 2) the person's or organization's policy of maintaining a drug-free workplace;
 - 3) any available counseling, rehabilitation and employee assistance programs; and,
 - 4) penalties that may be imposed upon employees for drug abuse violations.
 - c. Every employee who works on the proposed Agreement will:
 - 1) receive a copy of the company's drug-free workplace policy statement; and,

2) agree to abide by the terms of the company's statement as a condition of employment on the Agreement.

Failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both and Contractor may be ineligible for award of any future State agreements if the department determines that any of the following has occurred: the Contractor has made false certification, or violated the certification by failing to carry out the requirements as noted above. (Gov. Code §8350 et seq.)

3. NATIONAL LABOR RELATIONS BOARD CERTIFICATION: Contractor certifies that no more than one (1) final unappealable finding of contempt of court by a Federal court has been issued against Contractor within the immediately preceding two-year period because of Contractor's failure to comply with an order of a Federal court, which orders Contractor to comply with an order of the National Labor Relations Board. (Pub. Contract Code §10296) (Not applicable to public entities.)

4. CONTRACTS FOR LEGAL SERVICES \$50,000 OR MORE- PRO BONO

REQUIREMENT: Contractor hereby certifies that Contractor will comply with the requirements of Section 6072 of the Business and Professions Code, effective January 1, 2003.

Contractor agrees to make a good faith effort to provide a minimum number of hours of pro bono legal services during each year of the contract equal to the lessor of 30 multiplied by the number of full time attorneys in the firm's offices in the State, with the number of hours prorated on an actual day basis for any contract period of less than a full year or 10% of its contract with the State.

Failure to make a good faith effort may be cause for non-renewal of a state contract for legal services, and may be taken into account when determining the award of future contracts with the State for legal services.

5. EXPATRIATE CORPORATIONS: Contractor hereby declares that it is not an expatriate corporation or subsidiary of an expatriate corporation within the meaning of Public Contract Code Section 10286 and 10286.1, and is eligible to contract with the State of California.

6. SWEATFREE CODE OF CONDUCT:

a. All Contractors contracting for the procurement or laundering of apparel, garments or corresponding accessories, or the procurement of equipment, materials, or supplies, other than procurement related to a public works contract, declare under penalty of perjury that no apparel, garments or corresponding accessories, equipment, materials, or supplies furnished to the state pursuant to the contract have been laundered or produced in whole or in part by sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor, or with the benefit of sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor. The contractor further declares under penalty of perjury that they adhere to the Sweatfree Code of Conduct as set forth on the California Department of Industrial Relations website located at www.dir.ca.gov, and Public Contract Code Section 6108.

b. The contractor agrees to cooperate fully in providing reasonable access to the contractor's records, documents, agents or employees, or premises if reasonably required by authorized

officials of the contracting agency, the Department of Industrial Relations, or the Department of Justice to determine the contractor's compliance with the requirements under paragraph (a).

7. DOMESTIC PARTNERS: For contracts of \$100,000 or more, Contractor certifies that Contractor is in compliance with Public Contract Code section 10295.3.

8. GENDER IDENTITY: For contracts of \$100,000 or more, Contractor certifies that Contractor is in compliance with Public Contract Code section 10295.35.

DOING BUSINESS WITH THE STATE OF CALIFORNIA

The following laws apply to persons or entities doing business with the State of California.

1. CONFLICT OF INTEREST: Contractor needs to be aware of the following provisions regarding current or former state employees. If Contractor has any questions on the status of any person rendering services or involved with the Agreement, the awarding agency must be contacted immediately for clarification.

Current State Employees (Pub. Contract Code §10410):

1). No officer or employee shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.

2). No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

Former State Employees (Pub. Contract Code §10411):

1). For the two-year period from the date he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.

2). For the twelve-month period from the date he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

If Contractor violates any provisions of above paragraphs, such action by Contractor shall render this Agreement void. (Pub. Contract Code §10420)

Members of boards and commissions are exempt from this section if they do not receive payment other than payment of each meeting of the board or commission, payment for preparatory time and payment for per diem. (Pub. Contract Code §10430 (e))

2. LABOR CODE/WORKERS' COMPENSATION: Contractor needs to be aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and Contractor affirms to comply with such provisions before commencing the performance of the work of this Agreement. (Labor Code Section 3700)

3. AMERICANS WITH DISABILITIES ACT: Contractor assures the State that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 et seq.)

4. CONTRACTOR NAME CHANGE: An amendment is required to change the Contractor's name as listed on this Agreement. Upon receipt of legal documentation of the name change the State will process the amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said amendment.

5. CORPORATE QUALIFICATIONS TO DO BUSINESS IN CALIFORNIA:

a. When agreements are to be performed in the state by corporations, the contracting agencies will be verifying that the contractor is currently qualified to do business in California in order to ensure that all obligations due to the state are fulfilled.

b. "Doing business" is defined in R&TC Section 23101 as actively engaging in any transaction for the purpose of financial or pecuniary gain or profit. Although there are some statutory exceptions to taxation, rarely will a corporate contractor performing within the state not be subject to the franchise tax.

c. Both domestic and foreign corporations (those incorporated outside of California) must be in good standing in order to be qualified to do business in California. Agencies will determine whether a corporation is in good standing by calling the Office of the Secretary of State.

6. RESOLUTION: A county, city, district, or other local public body must provide the State with a copy of a resolution, order, motion, or ordinance of the local governing body which by law has authority to enter into an agreement, authorizing execution of the agreement.

7. AIR OR WATER POLLUTION VIOLATION: Under the State laws, the Contractor shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

8. PAYEE DATA RECORD FORM STD. 204: This form must be completed by all contractors that are not another state agency or other governmental entity.

C.O.B. (REV. 5/07)

FEDERAL CERTIFICATIONS

CERTIFICATIONS REGARDING LOBBYING; DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS; AND DRUG-FREE WORKPLACE REQUIREMENTS

Applicants should refer to the regulations cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations before completing this form. Signature on this form provides for compliance with certification requirements under 45 CFR Part 83, "New restrictions on Lobbying," and 45 CFR Part 76, "Government-wide Debarment and Suspension (Non procurement) and Government-wide requirements for Drug-Free Workplace (Grants)." The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Education determines to award the covered transaction, grant, or cooperative agreement.

1. LOBBYING

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 45 CFR Part 83, for persons entering into a grant or cooperative agreement over \$100,000 as defined at 45 CFR Part 83, Sections 83.105 and 83.110, the applicant certifies that:

(a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress in connection with the making of any federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal grant or cooperative agreement:

(b) If any funds other than federal appropriated funds have been or will be paid to any person for influencing or attempting to influence an employee of Congress, or any employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form -LLL, "Disclosure Form to Report Lobbying," in accordance with this instruction;

(c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subrecipients shall certify and disclose accordingly.

2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

As required by executive Order 12549, Debarment and Suspension, and other responsibilities implemented at 45 CFR Part 76, for prospective participants in primary or a lower tier covered transactions, as defined at 45 CFR Part 76, Sections 76.105 and 76.110.

A. The applicant certifies that it and its principals:

(a) Are not presently debarred, suspended proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

(b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and

(d) Have not within a three-year period proceeding this application had one or more public transactions (federal, state, or local) terminated for cause or default; and

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

3. DRUG-FREE WORKPLACE (GRANTEES OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 45 CFR Part 76, Subpart F, for grantees, as defined at 45 CFR Part 76, Sections 76.605 and 76.610-

A. The applicant certifies that it will or will continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

(b) Establishing an on-going drug-free awareness program to inform employees about-

(1) The danger of drug abuse in the workplace;

(2) The grantee's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in performance of the grant be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will -

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation;

(e) Notifying the agency, in writing, within 10 calendar days after receiving notice under subparagraph (d) (2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title,

to: Director, Grants, and Contracts Service, U.S. Department of Education, 400 Maryland Avenue, S.W., (Room 3124, GSA Regional Office Building No. 3), Washington, DC 20202-4571.

Notice shall include the identification number(s) of each affected grant:

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d) (2), with respect to any employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

B. The grantee shall insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

See Attached

Check ☐ if there are workplaces on file that are not identified here.

**DRUG-FREE WORKPLACE
(GRANTEES WHO ARE INDIVIDUALS)**

As required by the Drug-Free Workplace Act of 1988, and implemented at 45 CFR Part 76, Subpart F, for grantees, as defined at 45 CFR Part 76, Sections 76.605 and 76.610-

a. As a condition of the grant, I certify that I will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant, and

b. If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, I will report the conviction, in writing, within 10 calendar days of the conviction, to: Director, Grants and contracts Service, U.S. department of Education, 400 Maryland Avenue, S.W. (Room 3124, GSA Regional Office Building No. 3) Washington, DC 20202-4571. Notice shall include the identification numbers(s) of each affected grant.

ENVIRONMENTAL TOBACCO SMOKE ACT

As required by the Pro-Children Act of 1994, (also known as Environmental Tobacco Smoke), and implemented at Public Law 103-277, Part C requires that:

The applicant certifies that smoking is not permitted in any portion of any indoor facility owned or leased or contracted and used routinely or regularly for the provision of health care services, day care, and education to children under the age of 18. Failure to comply with the provisions of this law may result in the imposition of a civil monetary penalty of up to \$1,000 per day. (The law does not apply to children's services provided in private residence, facilities funded solely by Medicare or Medicaid funds, and portions of facilities used for in-patient drug and alcohol treatment.)

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above certifications.

NAME OF APPLICANT (CONTRACTOR) City of Roseville	CONTRACT # CCTR-8164
PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE Dominick Casey, Acting City Manager	
SIGNATURE	DATE

CO.8 Continued

Place of Performance

All Sites are located in the City of Roseville, Placer County

Cirby Adventure Club	814 Darling Way	Roseville, CA 95678
Kaseberg Adventure Club	1040 Main St.	Roseville, CA 95678
Sargeant Adventure Club	1200 Ridgecrest Way	Roseville, CA 95661
Woodbridge Adventure Club	515 Niles Ave.	Roseville, CA 95678
Administrative Office	316 Vernon St., Suite 400	Roseville, CA 95678



LOCAL AGREEMENT FOR CHILD DEVELOPMENT SERVICES

DATE: July 01, 2018

CONTRACT NUMBER: CCTR-8164

PROGRAM TYPE: GENERAL CHILD CARE &
DEV PROGRAMS

PROJECT NUMBER: 31-2191-00-8

CONTRACTOR'S NAME: CITY OF ROSEVILLE

This Agreement is entered into between the State Agency and the Contractor named above. The Contractor agrees to comply with the CONTINUED FUNDING APPLICATION FY 18-19, the GENERAL TERMS AND CONDITIONS* (GTC 04/2017), the GENERAL CHILDCARE AND DEVELOPMENT PROGRAM REQUIREMENTS*, and the FUNDING TERMS AND CONDITIONS* (FT&C), which are by this reference made a part of the Agreement. Where the GTC 04/2017 conflicts with either the Program Requirements or the FT&C, the Program Requirements or the FT&C will prevail.

Funding of this Agreement is contingent upon appropriation and availability of sufficient funds. This Agreement may be terminated immediately by the State if funds are not appropriated or available in amounts sufficient to fund the State's obligations under this Agreement.

The period of performance for this Agreement is July 01, 2018 through June 30, 2019. For satisfactory performance of the required services, the Contractor shall be reimbursed in accordance with the Determination of Reimbursable Amount section of the FT&C, at a rate not to exceed \$45.44 per child day of full time enrollment and a Maximum Reimbursable Amount (MRA) of \$401,553.00.

Service Requirements

Minimum Child Days of Enrollment (CDE) Requirement 8,837.0

Minimum Days of Operation (MDO) Requirement 247

Any provision of this Agreement found to be in violation of Federal or State statute or regulation shall be invalid, but such a finding shall not affect the remaining provisions of this Agreement.

Items shown with an asterisk (*) can be viewed at <https://www.cde.ca.gov/fg/aa/cd/ftc2018.asp>

STATE OF CALIFORNIA		CONTRACTOR			
BY (AUTHORIZED SIGNATURE)		BY (AUTHORIZED SIGNATURE)			
PRINTED NAME OF PERSON SIGNING Jaymi Brown,		PRINTED NAME AND TITLE OF PERSON SIGNING			
TITLE Contract Manager		ADDRESS			
AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 401,553	PROGRAM/CATEGORY (CODE AND TITLE) Child Development Programs		FUND TITLE		Department of General Services use only
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT \$ 0	(OPTIONAL USE) See Attached				
TOTAL AMOUNT ENCUMBERED TO DATE \$ 401,553	ITEM See Attached	CHAPTER	STATUTE	FISCAL YEAR	
OBJECT OF EXPENDITURE (CODE AND TITLE) 706					
I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure stated above.		T.B.A. NO.	B.R. NO.		
SIGNATURE OF ACCOUNTING OFFICER See Attached		DATE			

CONTRACTOR'S NAME: CITY OF ROSEVILLE

CONTRACT NUMBER: CCTR-8164

AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 103,460	PROGRAM/CATEGORY (CODE AND TITLE) Child Development Programs	FUND TITLE Federal		
PRIOR AMOUNT ENCUMBERED \$ 0	(OPTIONAL USE)0656 FC# 93.596 PC# 000321 13609-2191			
TOTAL AMOUNT ENCUMBERED TO DATE \$ 103,460	ITEM 30.10.020.001 6100-194-0890	CHAPTER B/A	STATUTE 2018	FISCAL YEAR 2018-2019
	OBJECT OF EXPENDITURE (CODE AND TITLE) 706 SACS: Res-5025 Rev-8290			

AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 47,560	PROGRAM/CATEGORY (CODE AND TITLE) Child Development Programs	FUND TITLE Federal		
PRIOR AMOUNT ENCUMBERED \$ 0	(OPTIONAL USE)0656 FC# 93.575 PC# 000324 15136-2191			
TOTAL AMOUNT ENCUMBERED TO DATE \$ 47,560	ITEM 30.10.020.001 6100-194-0890	CHAPTER B/A	STATUTE 2018	FISCAL YEAR 2018-2019
	OBJECT OF EXPENDITURE (CODE AND TITLE) 706 SACS: Res-5025 Rev-8290			

AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 250,533	PROGRAM/CATEGORY (CODE AND TITLE) Child Development Programs	FUND TITLE General		
PRIOR AMOUNT ENCUMBERED \$ 0	(OPTIONAL USE)0656 23254-2191			
TOTAL AMOUNT ENCUMBERED TO DATE \$ 250,533	ITEM 30.10.020.001 6100-194-0001	CHAPTER B/A	STATUTE 2018	FISCAL YEAR 2018-2019
	OBJECT OF EXPENDITURE (CODE AND TITLE) 706 SACS: Res-6105 Rev-8590			

I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure stated above.	T.B.A. NO.	B.R. NO.
SIGNATURE OF ACCOUNTING OFFICER	DATE	

**CALIFORNIA DEPARTMENT OF EDUCATION**

1430 N Street

Sacramento, CA 95814-5901

F.Y. 18 - 19**LOCAL AGREEMENT FOR CHILD DEVELOPMENT SERVICES****DATE:** July 01, 2018**CONTRACT NUMBER:** CCTR-8164**PROGRAM TYPE:** GENERAL CHILD CARE &
DEV PROGRAMS**PROJECT NUMBER:** 31-2191-00-8**CONTRACTOR'S NAME:** CITY OF ROSEVILLE

This Agreement is entered into between the State Agency and the Contractor named above. The Contractor agrees to comply with the CONTINUED FUNDING APPLICATION FY 18-19, the GENERAL TERMS AND CONDITIONS* (GTC 04/2017), the GENERAL CHILDCARE AND DEVELOPMENT PROGRAM REQUIREMENTS*, and the FUNDING TERMS AND CONDITIONS* (FT&C), which are by this reference made a part of the Agreement. Where the GTC 04/2017 conflicts with either the Program Requirements or the FT&C, the Program Requirements or the FT&C will prevail.

Funding of this Agreement is contingent upon appropriation and availability of sufficient funds. This Agreement may be terminated immediately by the State if funds are not appropriated or available in amounts sufficient to fund the State's obligations under this Agreement.

The period of performance for this Agreement is July 01, 2018 through June 30, 2019. For satisfactory performance of the required services, the Contractor shall be reimbursed in accordance with the Determination of Reimbursable Amount section of the FT&C, at a rate not to exceed \$45.44 per child day of full time enrollment and a Maximum Reimbursable Amount (MRA) of \$401,553.00.

Service Requirements

Minimum Child Days of Enrollment (CDE) Requirement 8,837.0

Minimum Days of Operation (MDO) Requirement 247

Any provision of this Agreement found to be in violation of Federal or State statute or regulation shall be invalid, but such a finding shall not affect the remaining provisions of this Agreement.

Items shown with an asterisk (*) can be viewed at <https://www.cde.ca.gov/fg/aa/cd/ftc2018.asp>

STATE OF CALIFORNIA		CONTRACTOR			
BY (AUTHORIZED SIGNATURE)		BY (AUTHORIZED SIGNATURE)			
PRINTED NAME OF PERSON SIGNING Jaymi Brown,		PRINTED NAME AND TITLE OF PERSON SIGNING			
TITLE Contract Manager		ADDRESS			
AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 401,553	PROGRAM/CATEGORY (CODE AND TITLE) Child Development Programs		FUND TITLE		Department of General Services use only
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT \$ 0	(OPTIONAL USE) See Attached				
TOTAL AMOUNT ENCUMBERED TO DATE \$ 401,553	ITEM See Attached	CHAPTER	STATUTE	FISCAL YEAR	
I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure stated above.		T.B.A. NO.			
SIGNATURE OF ACCOUNTING OFFICER See Attached		DATE			
		B.R. NO.			

CONTRACTOR'S NAME: CITY OF ROSEVILLE

CONTRACT NUMBER: CCTR-8164

AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 103,460	PROGRAM/CATEGORY (CODE AND TITLE) Child Development Programs	FUND TITLE Federal
PRIOR AMOUNT ENCUMBERED \$ 0	(OPTIONAL USE)0656 FC# 93.596 13609-2191	PC# 000321
TOTAL AMOUNT ENCUMBERED TO DATE \$ 103,460	ITEM 30.10.020.001 6100-194-0890	CHAPTER B/A STATUTE 2018 FISCAL YEAR 2018-2019
	OBJECT OF EXPENDITURE (CODE AND TITLE) 706 SACS: Res-5025 Rev-8290	

AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 47,560	PROGRAM/CATEGORY (CODE AND TITLE) Child Development Programs	FUND TITLE Federal
PRIOR AMOUNT ENCUMBERED \$ 0	(OPTIONAL USE)0656 FC# 93.575 15136-2191	PC# 000324
TOTAL AMOUNT ENCUMBERED TO DATE \$ 47,560	ITEM 30.10.020.001 6100-194-0890	CHAPTER B/A STATUTE 2018 FISCAL YEAR 2018-2019
	OBJECT OF EXPENDITURE (CODE AND TITLE) 706 SACS: Res-5025 Rev-8290	

AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 250,533	PROGRAM/CATEGORY (CODE AND TITLE) Child Development Programs	FUND TITLE General
PRIOR AMOUNT ENCUMBERED \$ 0	(OPTIONAL USE)0656 23254-2191	
TOTAL AMOUNT ENCUMBERED TO DATE \$ 250,533	ITEM 30.10.020.001 6100-194-0001	CHAPTER B/A STATUTE 2018 FISCAL YEAR 2018-2019
	OBJECT OF EXPENDITURE (CODE AND TITLE) 706 SACS: Res-6105 Rev-8590	

I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure stated above.	T,B,A. NO.	B.R. NO.
SIGNATURE OF ACCOUNTING OFFICER	DATE	



COUNCIL COMMUNICATION

CC #: 9377

File #: 0309-01 & 1003

Title: Cirby-Linda-Dry Creek Flood Control Project - Agreements for Sale of Real Property
Contact: Raul R. Cervantes 916-746-1300 rcervantes@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.28.

RECOMMENDATION TO COUNCIL

Staff requests Council approve the attached Agreements For Sale of Real Property from Kathryn Elaine Gibb, (Trustee of the Everett M. and Ruth M. Matzigkeit Revocable Living Trust UTD 7/15/1988 Trust dated July 15, 1988, as to an undivided 50%) and Marcia E. Olson, (Trustee of the Thornhill Tax Credit Trust, as to an undivided 50% interest) and adopt the attached resolution authorizing the Acting City Manager to sign the agreements on behalf of the City. Purchase of the properties will complete the mitigation obligations for the City's Cirby-Linda-Dry Creek Flood Control Project. The combined purchase price of the property is \$18,500.00.

BACKGROUND

As a condition of the US Army Corp of Engineers 404 Permit that was issued in 1999 for the City's Cirby-Linda-Dry Creek Flood Control Project, the City was required to use its best effort to acquire vacant lots along Meadow Lane and Hurst Way. These lots back up to Linda Creek and are in the floodplain. The acquisition of these final two lots, 2202 and 2208 Hurst Way, fulfills the City's permit obligations. The attached Exhibit shows the location of the lots to be acquired with this action, and the other lots that are already owned by the City.

In the early 2000's, the City made an offer to purchase the properties. However, the owners had passed away and their possessions were placed into probate. Due to various legal reasons, probate was not resolved until recently. Kathryn Gibb and Marcia Olson were designated as Trustees of the properties.

The City's offer of \$8,000.00 for 2202 Hurst Way and \$10,500.00 for 2208 Hurst Way have been accepted by the Trustees. The offers are consistent with the appraisals completed on the properties.

FISCAL IMPACT

Funds to purchase the two lots are available in the project account for the Cirby-Linda-Dry Creek

Flood Control Project. No additional funds are needed.

ECONOMIC DEVELOPMENT / JOBS CREATED

Since this is the purchase of real property, no jobs are expected to be directly created by this action.

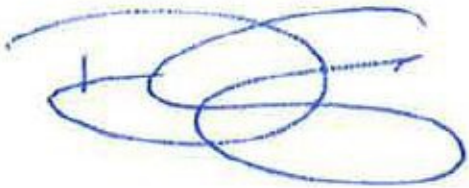
ENVIRONMENTAL REVIEW

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 property acquisition alone does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Raul R. Cervantes, Senior Engineer

Rhon Herndon, Public Works Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-282

Property Exhibit

Agreement For Sale of Real Property (2202 Hurst Way)

Agreement For Sale of Real Property (2208 Hurst Way)

RESOLUTION NO. 18-282

APPROVING AGREEMENTS FOR SALE OF REAL PROPERTY AND
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE THEM
ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, two Agreements for Sale of Real Property regarding the property located at 2202 Hurst Way and 2208 Hurst Way, by and between the City of Roseville and Kathryn Elaine Gibb, (Trustee of the Everett M. and Ruth M. Matzigkeit Revocable Living Trust UTD 7/15/1988 Trust dated July 15, 1988, as to an undivided 50%) and Marcia E. Olson, (Trustee of the Thornhill Tax Credit Trust, as to an undivided 50% interest), have been reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreements are approved and that the Acting City Manager is authorized to execute them 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

CHAMPION OAKS DR.

HURST

LINDA CREEK

MEADOW LN.

WY.

2200

2202

2204

2206

2208

1210

1212

1214

1217

1219

1206

1208

1209

1211

1213

1215

1216

1218

2101

2103

2105

2107

 CITY OWNED
PROPERTIES TO BE PURCHASED

AGREEMENT FOR SALE OF REAL PROPERTY

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the **CITY OF ROSEVILLE**, a municipal corporation, as grantee ("CITY") and **KATHRYN ELAINE GIBB**, Trustee of the **Everett M. and Ruth M. Matzigkeit Revocable Living Trust UTD 7/15/1988 Trust**, dated July 15, 1988, as to an undivided 50% and **MARCIA E. OLSON**, Trustee of the **Thornhill Tax Credit Trust**, as to an undivided 50% interest, as grantors ("GRANTORS"),

W I T N E S S E T H:

WHEREAS, GRANTORS are the owner of certain real property identified as Assessor's Parcel Numbers 469-200-003 located in the City of Roseville, County of Placer; and

WHEREAS, CITY desires to acquire the property in Fee Simple interest as described in the attached legal description marked Exhibit "A" which is attached hereto and incorporated by reference (the "Subject Property") for the purpose of land mitigation for the City's Flood Control Project ("the Project"); and

WHEREAS, GRANTORS agree to sell and CITY agrees to buy the Subject Property, pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Purchase Price. GRANTORS agree to sell, and CITY agrees to buy, the Subject Property for the sum of Eight Thousand Dollars (\$8,000.00) ("Purchase Price"), which the parties agree includes compensation for any and all improvements located within the Subject Property and any severance damages, loss of goodwill damages, relocation assistance payments, costs, or attorney fees, except as provided herein.
2. Conveyance. GRANTORS have executed or will execute prior to the Close of Escrow, as defined herein, the Grant Deed in the format satisfactory to the City Attorney of CITY ("Deed"), conveying the Subject Property to CITY.
3. Escrow. CITY has opened an escrow for this transaction with Fidelity National Title Company, 1375 Exposition Blvd, Suite 240, Sacramento, CA 95815, and Attention: Paul Avila ("the Title Company") under Escrow #01000279-010-PA-CDT as described in the Escrow Instructions attached hereto as Exhibit "B" (the "Escrow Instructions"). Prior to the Close of Escrow, GRANTORS shall deliver the Deed to the Title Company. Prior to the Close of Escrow, CITY shall deposit with the Title Company the Purchase Price for the account of GRANTORS, conditioned upon the Subject Property vesting in CITY free and clear of all liens, leases, encumbrances, assessments, easements, bonds, judgments and debts secured by Deeds of Trust or mortgages except as indicated in the Escrow Instructions. If for any reason escrow fails to close as set forth herein, including termination of this Agreement, the Title Company shall return all funds and documents to the party that submitted such funds or documents.

4. Title Approval. CITY's disapproval of any exception shown in the title report is set forth in Exhibit "B", the Escrow Instructions. GRANTORS shall notify City within fifteen (15) working days of the Effective Date of this Agreement if it elects not to remove or is unable to remove any disapproved exception. CITY shall have five (5) working days after notification of such action either (i) to terminate this Agreement or (ii) to waive its disapproval of such exception and agree to purchase the Property subject to the disapproved exception. If CITY fails to notify GRANTORS, in writing, within five (5) working days of its election pursuant to this paragraph, CITY shall be deemed to have elected to terminate this Agreement. In the event of termination of this Agreement, the parties shall have no obligations hereunder. Any exception which CITY has approved hereunder, either by CITY's approval, CITY's failure to disapprove such exception, or by CITY's waiver of disapproval, shall be deemed a "Permitted Exception".

5. Discharge of Obligations. The Title Company may expend any and all money payable to GRANTORS under this Agreement to discharge any obligations (except those identified in the Escrow Instructions as being taken subject to) which are liens upon the Subject Property, including but not limited to, those arising from judgments, assessments, delinquent taxes (other than for the fiscal year referred to in the Escrow Instructions), or debts secured by deeds of trust or mortgages or to defray any other incidental costs other than those specified in the escrow instructions to be borne by CITY. Any money made payable pursuant to a deed of trust shall be made payable to the beneficiary entitled to the money pursuant to the deed of trust; provided, however, that the beneficiary shall first furnish GRANTORS and the Title Company with a good and sufficient receipt showing the money to be credited against the indebtedness secured by the deed of trust.

6. Allocation of Taxes and Assessments. Taxes for the fiscal year in which the escrow closes shall be cleared and paid for in the manner required by Section 5086 of the Revenue and Taxation Code. As a deduction from the amount shown in Section 1, above, CITY shall be authorized to pay any delinquent taxes due in any fiscal year, except the fiscal year in which this escrow closes, together with penalties and interest thereon. If GRANTORS have prepaid any taxes which are cancelled pursuant to Section 5086 as to the Subject Property, GRANTORS may seek any refunds to which it is entitled from such taxing agencies. If the Subject Property is subject to any assessments which are not subject to cancellation under Revenue and Taxation Code section 5086, such assessments shall be prorated as of the date of apportionment. GRANTORS shall pay all taxes and assessments outstanding up to the date of apportionment, if any, as to the Subject Property.

7. Escrow Costs. CITY shall pay all escrow fees, recording fees and title insurance charges incurred in this transaction.

8. Date of Possession. The right of possession and use of the Subject Property by CITY, including the right to remove and dispose of improvements, shall commence upon the Effective Date of this Agreement, or the Close of Escrow, whichever occurs first, and the amount shown in Paragraph 1 of this Agreement includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

9. Title and Escrow Closing. Title to the Subject Property shall pass immediately upon Close of Escrow. Escrow shall close no later than sixty (60) days after the Effective Date of this Agreement (the "Close of Escrow").

10. Escrow Instructions. A copy of this Agreement shall be delivered to the Title Company by CITY and shall have Escrow Instructions attached. The issuance of any additional escrow instructions shall be the sole responsibility of CITY, but must be signed by GRANTORS to be valid and enforceable and approved by the City Attorney.

11. Time. Time is of the essence of this Agreement.

12. No Existing Tenancy. GRANTORS shall deliver possession of the Subject Property to CITY on the Closing Date free of all tenants and shall indemnify and hold CITY harmless from the claims of any tenants claiming a right to possession arising before the Closing Date. If a tenant remains in possession on the Closing Date, CITY may terminate this Agreement without liability on CITY's part.

13. Project. GRANTORS understand that the acquisition of the Subject Property is in connection with the Project, and that the payment of the money provided by this Agreement constitutes the entire consideration for the sale. GRANTORS hereby waive and release CITY from any obligation, claim or damage on account of the grant of the Subject Property to CITY or on account of the location or construction of the Project.

14. Hazardous Substances. Neither GRANTORS, nor to the best of GRANTORS' knowledge, any third party, has engaged in the generation, use, manufacture, storage, treatment, transportation, or disposal of any "hazardous substance" on the Subject Property. In addition, neither GRANTORS, nor to the best of GRANTORS' knowledge, any third party has received any form of notice of violation of any "applicable environmental law" with respect to the Subject Property, including any groundwater.

For purposes of this Agreement, the term "hazardous substance" means either any petroleum product or any substance, chemical, or waste that is listed as hazardous, toxic or dangerous under any applicable environmental law.

For purposes of this Agreement, the term "applicable environmental law" means the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 USC §9601 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 USC 6901 et seq.; the federal Water Pollution Control Act, 33 USC §1251 et seq.; the Clean Air Act, 42 USC §7401 et seq.; the Hazardous Materials Transportation Act, 49 USC §1471 et seq.; the Toxic Substances Control Act, 15 USC §§2601-2629; and the Safe Drinking Water Act, 42 USC §300f-300j; as each has been amended from time to time; or any similar state and local laws or ordinances or regulations implementing such statutes.

15. Flood Control Act. GRANTORS disclose that the Subject Property is located in a "flood zone," as set forth on F.E.M.A. or H.U.D. "Special Flood Zone Area Maps."

16. Special Studies Zone Act. GRANTORS disclose that the Subject Property is not situated in a Special Study Zone as designated under the Alquist-Priolo Special Studies Zone Act, Sections 2621-2630, inclusive, of the California Public Resources Code, or otherwise in an area of the high geologic hazard ("Geologic Zone").

17. Testing. If applicable, CITY may at all reasonable times enter upon the Subject Property and conduct tests, take soil or water samples or soil borings to determine if hazardous

substances exist. If, such testing detects the existence of a hazardous substance, CITY may, at its sole option, rescind and terminate this Agreement and cancel the escrow. Provided, however, that CITY shall exercise said option not later than sixty (60) days after the Effective Date of this Agreement or the Close of Escrow whichever occurs first.

18. GRANTORS' Warranties.

GRANTORS hereby represent and warrant to CITY:

A. Contracts:

That there are no service contracts or other contractual obligations (except which GRANTORS have disclosed to CITY) upon which GRANTORS are obligated pertaining to the Subject Property, except those which can be terminated upon not more than thirty (30) days' notice.

B. Documents Delivered:

That all documents delivered to GRANTORS by CITY pursuant to the terms of this Agreement are complete.

C. Special Assessments or Condemnation:

That there are not presently pending any special assessments or condemnation actions against the Subject Property, or any part thereof, nor have GRANTORS received any notice of any special assessments or condemnation actions being contemplated except as otherwise listed on the Escrow Instructions.

D. Leasing Commissions:

That there is no outstanding leasing commission's payable for any lease as to the Subject Property and there are no obligations to pay any leasing commission for any renewal of the tenancy of any of the tenants or for any new lease negotiated prior to Close of Escrow.

E. Title:

1) Encumbrances:

Except for those specifically listed in the Preliminary Title Report dated June 16, 2016 (Amended: April 25, 2018) and stated as Permitted Exceptions in the Escrow Instructions, to GRANTORS' best knowledge, the Subject Property is free and clear of all liens, encumbrances, claims, rights, demands, easements, leases, agreements, covenants, conditions, and restrictions of any kind.

2) Encroachments:

To GRANTORS' best knowledge, there are no encroachments on the Subject Property from adjoining property, and the Subject Property does not encroach on any adjoining property, easements, or streets.

F. Litigation:

That GRANTORS are not involved in or aware of any pending or threatened litigation which does or will affect the Subject Property. There are no actions or

proceedings pending or threatened against GRANTORS before any court or administrative agency in any way connected with or relating to the Subject Property, or affecting GRANTORS' ability to fulfill all of its obligations under this Agreement.

G. Indemnification:

That GRANTORS shall indemnify and hold CITY harmless from any liability, loss or claim for damages, including reasonable costs and attorneys' fees, arising from any lease as to the Subject Property accruing prior to the Close of Escrow; arising out of any theft, damage, or injury to any tenants on the Subject Property or their personal property, and occurring prior to Close of Escrow; or arising out of the breach by GRANTORS of the covenants or any warranties or the falsity of any of the representations set forth in this Agreement.

H. Survival:

That GRANTORS' representations, warranties and covenants contained in this paragraph shall survive Close of Escrow and the recordation of the Deed.

I. Authority:

That GRANTORS have full power and authority to execute and deliver this Agreement and to consummate the transactions contemplated by this Agreement.

J. Lease Back Rights:

That GRANTORS waive any notice or right of first refusal pursuant to Code of Civil Procedure section 1245.245 and any lease-back rights under Code of Civil Procedure section 1263.615.

K. Brokers:

That no person or entity can properly claim a right to a commission, finder's fee, or other compensation with respect to the transaction contemplated by this Agreement. If any broker or finder makes any claim for a commission or finder's fee, GRANTORS shall indemnify, defend and hold CITY harmless from all liabilities, expenses, losses, damages or claims (including reasonable attorneys' fees) arising out of such broker's or finder's claims.

L. Advice of Professionals:

GRANTORS have had the opportunity to be advised by their own legal counsel and professionals in connection with this Agreement, and has obtained, and relies upon, such advice as GRANTORS deem appropriate.

19. Integrated Agreement. This is an integrated Agreement, and it contains all of the terms, considerations, understandings and promises of the parties. It shall be read as a whole. This Agreement may be amended, modified, changed or rescinded only by an instrument in writing, executed by the parties, except as provided herein.

20. Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner adverse to either party. Upon such determination that any term or provision is illegal or incapable of being enforced, the parties hereto shall negotiate in good faith

to modify this Agreement so as to effect the original intent of the parties as closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the greatest extent possible.

21. Attorney's Fees. In any action brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees.

22. Venue/Governing Law. 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.

23. Binding Agreement. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the parties.

24. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter of it. The parties agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each and every part of it.

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

CITY OF ROSEVILLE

Rhon Herndon, P.E.
Public Works Director
311 Vernon Street
Roseville, CA 95678

GRANTORS

Ms. Marcia E. Olson
Trustee of Thornhill Tax Credit Trust
6320 Everest Way
Sacramento, CA 95842

Ms. Kathryn E. Gibb
Trustee of Matzigkeit
Revocable Living Trust UTD 7/15/88
4833 SW Soldier Drive
Lee's Summit, MO 64082

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

26. Further Assurances. Each party to this Agreement agrees to execute, acknowledge and deliver such further instruments as may be necessary or desirable to accomplish the intent and purpose of this Agreement.

27. Effective Date. This Agreement shall be effective upon full execution by all parties (the "Effective Date").

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has caused this Agreement to be executed 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 GRANTORS has caused this Agreement to be duly executed.

GRANTEE:
CITY OF ROSEVILLE, a municipal corporation

GRANTORS:
KATHRYN ELAINE GIBB, Trustee of the Everett M. and Ruth M. Matzigkeit Revocable Living Trust UTD 7/15/1988 Trust, dated July 15, 1988, as to an undivided 50% and MARCIA E. OLSON, as Trustee of the Thornhill Tax Credit Trust, as to an undivided 50% interest

BY: _____
DOMINICK CASEY
Acting City Manager

BY: Kathryn Elaine Gibb - Trustee
KATHRYN ELAINE GIBB 5-25-18
Trustee

ATTEST:

BY: _____
MARCIA E. OLSON
Trustee

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

BY: _____
ROBERT R. SCHMITT
City Attorney

BY: Gina Wong
GINA WONG
Right-of-Way Agent

APPROVED AS TO SUBSTANCE:

BY: [Signature]
RHON HERNDON, P.E.
Public Works Director

Exhibits

A: Legal Description of Subject Property
B: Escrow Instructions

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has caused this Agreement to be executed 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 GRANTORS has caused this Agreement to be duly executed.

GRANTEE:
CITY OF ROSEVILLE, a municipal corporation

GRANTORS:
KATHRYN ELAINE GIBB, Trustee of the Everett M. and Ruth M. Matzigkeit Revocable Living Trust UTD 7/15/1988 Trust, dated July 15, 1988, as to an undivided 50% and MARCIA E. OLSON, as Trustee of the Thornhill Tax Credit Trust, as to an undivided 50% interest

BY: _____
DOMINICK CASEY
Acting City Manager

BY: _____
KATHRYN ELAINE GIBB
Trustee

ATTEST:

BY: Marcia E. Olson
MARCIA E. OLSON
Trustee

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

BY: _____
ROBERT R. SCHMITT
City Attorney

BY: Gina Wong
GINA WONG
Right-of-Way Agent

APPROVED AS TO SUBSTANCE:

BY: Rhon Herndon
RHON HERNDON, P.E.
Public Works Director

Exhibits

A: Legal Description of Subject Property
B: Escrow Instructions

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 157 of Champion Oaks Unit No. 3, as shown on the map thereof filed in Book G of Maps, at Page 30, Placer County Records.

APN: 469-200-003

EXHIBIT "B"
Escrow Instructions

ESCROW INSTRUCTIONS

Insert Date:
Fidelity National Title Company

Project: City of Roseville – 2202 Hurst Way
Parcel No.: 469-200-003
Owner: Marcia E. Olson, Trustee of Thornhill Tax
Credit Trust / Kathryn Elaine Gibb, Trustee of
Matzigkeit Revocable Living Trust
Escrow No.: 010000279-010-PA-CDT

This escrow will be closed in connection with the City of Roseville, 2202 Hurst Way acquisition. The following items have been checked to indicate the method in which this escrow identified by the above parcel number and escrow number is to be closed.

The sale price of this transaction is \$8,000.00.

- _____ Enclosed is a warrant in the sum of \$ _____.
- _____ Enclosed is the Grant Deed (granting a Fee Simple Interest) with attached certificate of acceptance, and a copy of the Agreement for Purchase.
- _____ Taxes will be prorated and canceled as of close of escrow and any taxes due shall be paid to the County Tax collector from this escrow.
- _____ No tax cancellation or proration will be necessary.
- _____ Policy of title insurance shall be issued in the amount of \$8,000.00 (land value only).

Proceeds from this transaction are to be sent to Grantors as follows:

Ms. Marcia E. Olson
Trustee of Thornhill Tax Credit Trust
6320 Everest Way
Sacramento, CA 95842

Ms. Kathryn Gibb
Trustee of Matzigkeit Revocable Living Trust
4833 SW Soldier Drive
Lee's Summit, MO 64082

You are authorized to record any documents, disburse any funds, and close this escrow when you are able to issue a title policy naming the City of Roseville as Grantee, free and clear of all liens, and encumbrances except the following as shown in your preliminary title report number 010000279-010-PA-CDT, dated June 16, 2016 (Amended: April 25, 2018, Amendment No. 5).

As to Fee Simple Interest

<i>Exceptions Taken Subject To:</i> 1, 2, 3, 4	<i>Exceptions To Be Cleared:</i> 5, 6, 7, 8
---	--

Purchaser will pay for all costs of escrow and title insurance policy. The original policy together with two copies of the title insurance, all recorded documents, and your billing, should be sent to the following person at the close of escrow:

EXHIBIT "B"
Escrow Instructions
Page 2 of 2

Project: City of Roseville – 2202 Hurst Way
Parcel No.: 469-200-003
Owner: Marcia E. Olson, Trustee of Thornhill
Tax Credit Trust / Kathryn Elaine Gibb,
Trustee of Matzigkeit Revocable Living Trust
Escrow No.: 010000279-010-PA-CDT

Raul Cervantes
Public Works – Engineering
City of Roseville
311 Vernon Street
Roseville, CA 95678

INSTRUCTIONS FROM SELLERS: In addition to the foregoing, you are hereby authorized to record and/or deliver the attached document to the City of Roseville upon receipt of a warrant in the amount of \$8,000, less any demands for liens, judgments, delinquent taxes and/or utilities, delinquent child support and/or alimony, or encumbrances. You are also authorized to obtain any required reconveyance (if fee being acquired) or subordination (if easement be in acquired) from the following Mortgagee:

Lender: _____

Loan No.: _____

Address: _____

Telephone: _____

GRANTORS:

City of Roseville:

By (Sign)

By (Sign)

Print Name

Print Name

Date: _____

Date: _____

By (Sign)

Print Name

Date: _____

AGREEMENT FOR SALE OF REAL PROPERTY

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the **CITY OF ROSEVILLE, a municipal corporation**, as grantee ("CITY") and **KATHRYN ELAINE GIBB, Successor Trustee of the Survivor's Trust-Trust A of the Everett M. and Ruth M. Matzigkeit Revocable Living Trust UTD 7/15/88, as to an undivided 50% interest, and MARCIA E. OLSON, as Trustee, of the Thornhill Tax Credit Trust, as to an undivided 50% interest**, as grantors ("GRANTORS"),

WITNESSETH:

WHEREAS, GRANTORS are the owners of certain real property identified as Assessor's Parcel Numbers 469-200-006 located in the City of Roseville, County of Placer; and

WHEREAS, CITY desires to acquire the property in Fee Simple interest as described in the attached legal description marked Exhibit "A" which is attached hereto and incorporated by reference (the "Subject Property") for the City's ongoing floodplain management efforts ("the Project"); and

WHEREAS, GRANTORS agree to sell and CITY agrees to buy the Subject Property, pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Purchase Price. GRANTORS agree to sell, and CITY agrees to buy, the Subject Property for the sum of Ten Thousand Five Hundred Dollars (\$10,500.00) ("Purchase Price"), which the parties agree includes compensation for any and all improvements located within the Subject Property and any severance damages, loss of goodwill damages, relocation assistance payments, costs, or attorney fees, except as provided herein.
2. Conveyance. GRANTORS have executed or will execute prior to the Close of Escrow, as defined herein, the Grant Deed in the format satisfactory to the City Attorney of CITY ("Deed"), conveying the Subject Property to CITY.
3. Escrow. CITY has opened an escrow for this transaction with Fidelity National Title Company, 1375 Exposition Blvd, Suite 240, Sacramento, CA 95815, and Attention: Paul Avila ("the Title Company") under Escrow #01000279-010-PA-CDT as described in the Escrow Instructions attached hereto as Exhibit "B" (the "Escrow Instructions"). Prior to the Close of Escrow, GRANTORS shall deliver the Deed to the Title Company. Prior to the Close of Escrow, CITY shall deposit with the Title Company the Purchase Price for the account of GRANTORS, conditioned upon the Subject Property vesting in CITY free and clear of all liens, leases, encumbrances, assessments, easements, bonds, judgments and debts secured by Deeds of Trust or mortgages except as indicated in the Escrow Instructions. If for any reason escrow fails to close as set forth herein, including termination of this Agreement, the Title Company shall return all funds and documents to the party that submitted such funds or documents.

4. Title Approval. CITY's disapproval of any exception shown in the title report is set forth in Exhibit "B", the Escrow Instructions. GRANTORS shall notify City within fifteen (15) working days of the Effective Date of this Agreement if it elects not to remove or is unable to remove any disapproved exception. CITY shall have five (5) working days after notification of such action either (i) to terminate this Agreement or (ii) to waive its disapproval of such exception and agree to purchase the Property subject to the disapproved exception. If CITY fails to notify GRANTORS, in writing, within five (5) working days of its election pursuant to this paragraph, CITY shall be deemed to have elected to terminate this Agreement. In the event of termination of this Agreement, the parties shall have no obligations hereunder. Any exception which CITY has approved hereunder, either by CITY's approval, CITY's failure to disapprove such exception, or by CITY's waiver of disapproval, shall be deemed a "Permitted Exception".

5. Discharge of Obligations. The Title Company may expend any and all money payable to GRANTORS under this Agreement to discharge any obligations (except those identified in the Escrow Instructions as being taken subject to) which are liens upon the Subject Property, including but not limited to, those arising from judgments, assessments, delinquent taxes (other than for the fiscal year referred to in the Escrow Instructions), or debts secured by deeds of trust or mortgages or to defray any other incidental costs other than those specified in the escrow instructions to be borne by CITY. Any money made payable pursuant to a deed of trust shall be made payable to the beneficiary entitled to the money pursuant to the deed of trust; provided, however, that the beneficiary shall first furnish GRANTORS and the Title Company with a good and sufficient receipt showing the money to be credited against the indebtedness secured by the deed of trust.

6. Allocation of Taxes and Assessments. Taxes for the fiscal year in which the escrow closes shall be cleared and paid for in the manner required by Section 5086 of the Revenue and Taxation Code. As a deduction from the amount shown in Section 1, above, CITY shall be authorized to pay any delinquent taxes due in any fiscal year, except the fiscal year in which this escrow closes, together with penalties and interest thereon. If GRANTORS have prepaid any taxes which are cancelled pursuant to Section 5086 as to the Subject Property, GRANTORS may seek any refunds to which it is entitled from such taxing agencies. If the Subject Property is subject to any assessments which are not subject to cancellation under Revenue and Taxation Code section 5086, such assessments shall be prorated as of the date of apportionment. GRANTORS shall pay all taxes and assessments outstanding up to the date of apportionment, if any, as to the Subject Property.

7. Escrow Costs. CITY shall pay all escrow fees, recording fees and title insurance charges incurred in this transaction.

8. Date of Possession. The right of possession and use of the Subject Property by CITY, including the right to remove and dispose of improvements, shall commence upon the Effective Date of this Agreement, or the Close of Escrow, whichever occurs first, and the amount shown in Paragraph 1 of this Agreement includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

9. Title and Escrow Closing. Title to the Subject Property shall pass immediately upon Close of Escrow. Escrow shall close no later than sixty (60) days after the Effective Date of this Agreement (the "Close of Escrow").

10. Escrow Instructions. A copy of this Agreement shall be delivered to the Title Company by CITY and shall have Escrow Instructions attached. The issuance of any additional escrow instructions shall be the sole responsibility of CITY, but must be signed by GRANTORS to be valid and enforceable and approved by the City Attorney.

11. Time. Time is of the essence of this Agreement.

12. No Existing Tenancy. GRANTORS shall deliver possession of the Subject Property to CITY on the Closing Date free of all tenants and shall indemnify and hold CITY harmless from the claims of any tenants claiming a right to possession arising before the Closing Date. If a tenant remains in possession on the Closing Date, CITY may terminate this Agreement without liability on CITY's part.

13. Project. GRANTORS understand that the acquisition of the Subject Property is in connection with the Project, and that the payment of the money provided by this Agreement constitutes the entire consideration for the sale. GRANTORS hereby waive and release CITY from any obligation, claim or damage on account of the grant of the Subject Property to CITY or on account of the location or construction of the Project.

14. Hazardous Substances. Neither GRANTORS, nor to the best of GRANTORS' knowledge, any third party, has engaged in the generation, use, manufacture, storage, treatment, transportation, or disposal of any "hazardous substance" on the Subject Property. In addition, neither GRANTORS, nor to the best of GRANTORS' knowledge, any third party has received any form of notice of violation of any "applicable environmental law" with respect to the Subject Property, including any groundwater.

For purposes of this Agreement, the term "hazardous substance" means either any petroleum product or any substance, chemical, or waste that is listed as hazardous, toxic or dangerous under any applicable environmental law.

For purposes of this Agreement, the term "applicable environmental law" means the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 USC §9601 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 USC 6901 et seq.; the federal Water Pollution Control Act, 33 USC §1251 et seq.; the Clean Air Act, 42 USC §7401 et seq.; the Hazardous Materials Transportation Act, 49 USC §1471 et seq.; the Toxic Substances Control Act, 15 USC §§2601-2629; and the Safe Drinking Water Act, 42 USC §300f-300j; as each has been amended from time to time; or any similar state and local laws or ordinances or regulations implementing such statutes.

15. Flood Control Act. GRANTORS disclose that the Subject Property is located in a "flood zone," as set forth on F.E.M.A. or H.U.D. "Special Flood Zone Area Maps."

16. Special Studies Zone Act. GRANTORS disclose that the Subject Property is not situated in a Special Study Zone as designated under the Alquist-Priolo Special Studies Zone Act, Sections 2621-2630, inclusive, of the California Public Resources Code, or otherwise in an area of the high geologic hazard ("Geologic Zone").

17. Testing. If applicable, CITY may at all reasonable times enter upon the Subject Property and conduct tests, take soil or water samples or soil borings to determine if hazardous

substances exist. If, such testing detects the existence of a hazardous substance, CITY may, at its sole option, rescind and terminate this Agreement and cancel the escrow. Provided, however, that CITY shall exercise said option not later than sixty (60) days after the Effective Date of this Agreement or the Close of Escrow whichever occurs first.

18. GRANTOR's Warranties.

GRANTORS hereby represent and warrant to CITY:

A. Contracts:

That there are no service contracts or other contractual obligations (except which GRANTORS have disclosed to CITY) upon which GRANTORS are obligated pertaining to the Subject Property, except those which can be terminated upon not more than thirty (30) days' notice.

B. Documents Delivered:

That all documents delivered to GRANTORS by CITY pursuant to the terms of this Agreement are complete.

C. Special Assessments or Condemnation:

That there are not presently pending any special assessments or condemnation actions against the Subject Property, or any part thereof, nor have GRANTORS received any notice of any special assessments or condemnation actions being contemplated except as otherwise listed on the Escrow Instructions.

D. Leasing Commissions:

That there is no outstanding leasing commission's payable for any lease as to the Subject Property and there are no obligations to pay any leasing commission for any renewal of the tenancy of any of the tenants or for any new lease negotiated prior to Close of Escrow.

E. Title:

1) Encumbrances:

Except for those specifically listed in the Preliminary Title Report dated June 16, 2016 (Amended: April 25, 2018) and stated as Permitted Exceptions in the Escrow Instructions, to GRANTORS' best knowledge, the Subject Property is free and clear of all liens, encumbrances, claims, rights, demands, easements, leases, agreements, covenants, conditions, and restrictions of any kind.

2) Encroachments:

To GRANTORS' best knowledge, there are no encroachments on the Subject Property from adjoining property, and the Subject Property does not encroach on any adjoining property, easements, or streets.

F. Litigation:

That GRANTORS are not involved in or aware of any pending or threatened litigation which does or will affect the Subject Property. There are no actions or

proceedings pending or threatened against GRANTORS before any court or administrative agency in any way connected with or relating to the Subject Property, or affecting GRANTORS' ability to fulfill all of its obligations under this Agreement.

G. Indemnification:

That GRANTORS shall indemnify and hold CITY harmless from any liability, loss or claim for damages, including reasonable costs and attorneys' fees, arising from any lease as to the Subject Property accruing prior to the Close of Escrow; arising out of any theft, damage, or injury to any tenants on the Subject Property or their personal property, and occurring prior to Close of Escrow; or arising out of the breach by GRANTORS of the covenants or any warranties or the falsity of any of the representations set forth in this Agreement.

H. Survival:

That GRANTORS' representations, warranties and covenants contained in this paragraph shall survive Close of Escrow and the recordation of the Deed.

I. Authority:

That GRANTORS have full power and authority to execute and deliver this Agreement and to consummate the transactions contemplated by this Agreement.

J. Lease Back Rights:

That GRANTORS waive any notice or right of first refusal pursuant to Code of Civil Procedure section 1245.245 and any lease-back rights under Code of Civil Procedure section 1263.615.

K. Brokers:

That no person or entity can properly claim a right to a commission, finder's fee, or other compensation with respect to the transaction contemplated by this Agreement. If any broker or finder makes any claim for a commission or finder's fee, GRANTORS shall indemnify, defend and hold CITY harmless from all liabilities, expenses, losses, damages or claims (including reasonable attorneys' fees) arising out of such broker's or finder's claims.

L. Advice of Professionals:

GRANTORS have had the opportunity to be advised by their own legal counsel and professionals in connection with this Agreement, and has obtained, and relies upon, such advice as GRANTORS deem appropriate.

19. Integrated Agreement. This is an integrated Agreement, and it contains all of the terms, considerations, understandings and promises of the parties. It shall be read as a whole. This Agreement may be amended, modified, changed or rescinded only by an instrument in writing, executed by the parties, except as provided herein.

20. Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner adverse to either party. Upon such determination that any term or provision is illegal or incapable of being enforced, the parties hereto shall negotiate in good faith

to modify this Agreement so as to effect the original intent of the parties as closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the greatest extent possible.

21. Attorney's Fees. In any action brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees.

22. Venue/Governing Law. 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.

23. Binding Agreement. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the parties.

24. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter of it. The parties agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each and every part of it.

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

CITY OF ROSEVILLE

Rhon Herndon, P.E.
Public Works Director
311 Vernon Street
Roseville, CA 95678

GRANTORS

Ms. Marcia E. Olson
Trustee of Thornhill Tax Credit Trust
6320 Everest Way
Sacramento, CA 95842

Ms. Kathryn Gibb
Successor Trustee of Matzigkeit
Revocable Living Trust UTD 7/15/88
4833 SW Soldier Drive
Lee's Summit, MO 64082

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

26. Further Assurances. Each party to this Agreement agrees to execute, acknowledge and deliver such further instruments as may be necessary or desirable to accomplish the intent and purpose of this Agreement.

27. Effective Date. This Agreement shall be effective upon full execution by all parties (the "Effective Date").

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has caused this Agreement to be executed 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 GRANTORS have caused this Agreement to be duly executed.

GRANTEE:
CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
Acting City Manager

GRANTORS:
KATHRYN ELAINE GIBB, Successor Trustee of the Survivor's Trust-Trust A of the Everett M. and Ruth M. Matzigkeit Revocable Living Trust UTD 7/15/88, as to an undivided 50% interest, and MARCIA E. OLSON, as Trustee, of the Thornhill Tax Credit Trust, as to an undivided 50% interest

BY: Kathryn Elaine Gibb Successor Trustee
KATHRYN ELAINE GIBB 5-25-18
Successor Trustee

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

BY: _____
MARCIA E. OLSON
Trustee

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

RECOMMENDED FOR APPROVAL:

BY: Gina Wong
GINA WONG
Right-of-Way Agent

APPROVED AS TO SUBSTANCE:

BY: Rhon Herndon
RHON HERNDON, P.E.
Public Works Director

Exhibits

- A: Legal Description of Subject Property
B: Escrow Instructions

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has caused this Agreement to be executed 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 GRANTORS have caused this Agreement to be duly executed.

GRANTEE:
CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
Acting City Manager

GRANTORS:
KATHRYN ELAINE GIBB, Successor Trustee of the Survivor's Trust-Trust A of the Everett M. and Ruth M. Matzigkeit Revocable Living Trust UTD 7/15/88, as to an undivided 50% interest, and MARCIA E. OLSON, as Trustee, of the Thornhill Tax Credit Trust, as to an undivided 50% interest

BY: _____
KATHRYN ELAINE GIBB
Successor Trustee

ATTEST:

BY: Marcia E. Olson
MARCIA E. OLSON
Trustee

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

BY: _____
ROBERT R. SCHMITT
City Attorney

BY: Gina Wong
GINA WONG
Right-of-Way Agent

APPROVED AS TO SUBSTANCE:

BY: Rhon Herndon
RHON HERNDON, P.E.
Public Works Director

Exhibits

- A: Legal Description of Subject Property
B: Escrow Instructions

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 160 of Champion Oaks Unit No. 3, as shown on the map thereof filed in Book G of Maps, at Page 30, Placer County Records.

APN: 469-200-006

EXHIBIT "B"
Escrow Instructions

ESCROW INSTRUCTIONS

Insert Date:
Fidelity National Title Company

Project: City of Roseville – 2208 Hurst Way
Parcel No.: 469-200-006
Owner: Marcia E. Olson, Trustee of Thornhill Tax
Credit Trust / Kathryn Elaine Gibb, Successor Trustee
of Matzigkeit Revocable Living Trust
Escrow No.: 010000279-010-PA-CDT

This escrow will be closed in connection with the City of Roseville, 2208 Hurst Way acquisition. The following items have been checked to indicate the method in which this escrow identified by the above parcel number and escrow number is to be closed.

The sale price of this transaction is \$10,500.00.

- _____ Enclosed is a warrant in the sum of \$ _____.
- _____ Enclosed is the Grant Deed (granting a Fee Simple Interest) with attached certificate of acceptance, and a copy of the Agreement for Purchase.
- _____ Taxes will be prorated and canceled as of close of escrow and any taxes due shall be paid to the County Tax collector from this escrow.
- _____ No tax cancellation or proration will be necessary.
- _____ Policy of title insurance shall be issued in the amount of \$10,500.00 (land value only).

Proceeds from this transaction are to be sent to Grantors as follows:

Ms. Marcia E. Olson
Trustee of Thornhill Tax Credit Trust
6320 Everest Way
Sacramento, CA 95842

Ms. Kathryn Gibb
Successor Trustee
of Matzigkeit Revocable Living Trust
4833 SW Soldier Drive
Lee's Summit, MO 64082

You are authorized to record any documents, disburse any funds, and close this escrow when you are able to issue a title policy naming the City of Roseville as Grantee, free and clear of all liens, and encumbrances except the following as shown in your preliminary title report number 010000279-010-PA-CDT, dated June 16, 2016 (Amended: April 25, 2018, Amendment No. 4).

As to Fee Simple Interest

<i>Exceptions Taken Subject To:</i> 1, 2, 3, 4	<i>Exceptions To Be Cleared:</i> 5, 6, 7, 8
---	--

Purchaser will pay for all costs of escrow and title insurance policy. The original policy together with two copies of the title insurance, all recorded documents, and your billing, should be sent to the following person at the close of escrow:

EXHIBIT "B"
Escrow Instructions
Page 2 of 2

Project: City of Roseville – 2208 Hurst Way
Parcel No.: 469-200-006
Owner: Marcia E. Olson, Trustee of Thornhill
Tax Credit Trust / Kathryn Elaine Gibb,
Successor Trustee of Matzigkeit Revocable
Living Trust
Escrow No.: 010000279-010-PA-CDT

Raul Cervantes
Public Works – Engineering
City of Roseville
311 Vernon Street
Roseville, CA 95678

INSTRUCTIONS FROM SELLERS: In addition to the foregoing, you are hereby authorized to record and/or deliver the attached document to the City of Roseville upon receipt of a warrant in the amount of \$10,500, less any demands for liens, judgments, delinquent taxes and/or utilities, delinquent child support and/or alimony, or encumbrances. You are also authorized to obtain any required reconveyance (if fee being acquired) or subordination (if easement be in acquired) from the following Mortgagee:

Lender: _____

Loan No.: _____

Address: _____

Telephone: _____

GRANTORS:

City of Roseville:

By (Sign)

By (Sign)

Print Name

Print Name

Date: _____

Date: _____

By (Sign)

Print Name

Date: _____



COUNCIL COMMUNICATION

CC #: 9395
File #: 0721-05

Title: Downtown Bridges and Trail Project - Professional Services Agreement Amendment
Contact: Mike Dour 916-746-5293 mdour@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.29.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council approve a first amendment to professional services agreement with The Hanna Group to provide additional Construction Management services in connection with the inclusion of the new Downtown Pedestrian Bridge in the Downtown Bridges and Trail Project, and adopt a resolution to authorize the Acting City Manager to execute the agreement.

BACKGROUND

On May 2, 2018, the City Council adopted a budget adjustment and awarded a construction contract to MCM for construction of Phase 2 of the Downtown Bridges and Trail project. The project includes:

- Rotation and refurbishment of the Rube Nelson "Ice House" bridge
- Construction of the new "Downtown Pedestrian Bridge", which is a landmark bridge providing a direct connection between Royer Park and the Vernon Street Town Square
- Construction of the Taylor Street (Library) bridge replacement
- Continuation of the Miners Ravine Class I Trail into Royer Park; and
- Modifications to the Oak Street Royer Park and Library parking lots.

The Hanna Group was awarded a contract in the amount of \$456,093.24 to provide construction management services for the Ice House bridge and the Library bridge before the inclusion of the Downtown Pedestrian Bridge into the project plans. The attached amendment to the original contract will cover the costs associated with the construction management services for the additional Downtown Pedestrian Bridge. This amendment will authorize an additional \$340,347 for construction management services. The overall contract amount shall not exceed \$796,440.24. The cost of these additional construction management services was included in the May 2, 2018, budget adjustment. This project is funded with various grants and local transportation funds.

FISCAL IMPACT

On May 2, 2018, the City Council approved a budget adjustment for the project that included sufficient funds for the proposed additional construction management support services. This project is funded with various grants and local transportation funds. No general funds are being spent on this project.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on the Federal guidelines, there is one job created for every \$92,000.00 in direct government spending. As a result, this amendment will create 3.7 jobs.

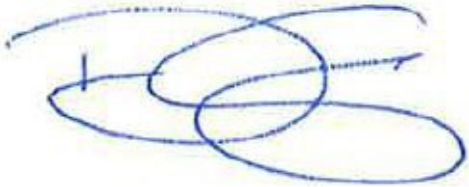
ENVIRONMENTAL REVIEW

The proposed project was previously evaluated in the Downtown Specific Plan Environmental Impact Report (SCH#2007102090)) (Certified by City Council April 1, 2009) and Addendum (March 20, 2013). The improvement plans included in the construction contract are consistent with the project evaluated in the certified Final EIR and consequently no additional CEQA action is required.

Respectfully Submitted,

Mike Dour, Alternative Transportation Manager

Rhon Herndon, Public Works Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-298

hannagroupcontract amendment agreement

RESOLUTION NO. 18-298

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF ROSEVILLE AND THE HANNA GROUP, AND AUTHORIZING
THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement regarding the
Downtown Bridges and Trail Improvement project, by and between the City of Roseville and
The Hanna Group, 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 Acting 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**

Downtown Bridges and Trail Improvement Project

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 The Hanna Group, 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 15, 2017 ("Agreement") regarding the Downtown Bridges and Trail Improvement Project ("Project"); and

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT's letter/proposal dated April 26, 2018 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. Paragraph 2 of the Agreement is amended by adding an additional paragraph to read as follows:

“CITY shall pay three hundred forty thousand, three hundred forty-seven dollars (\$340,347.00), 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 seven hundred ninety-six thousand, four hundred forty dollars and twenty-four cents (\$796,440.24).”

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 Acting 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

THE HANNA GROUP, a
California corporation

BY: _____
DOMINICK CASEY
Acting City Manager

BY: 
Michael Rama
its: Chief Financial Officer

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: 
Nick Panayotou
its: Vice President

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

APPROVED AS TO FORM:

BY:

ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:



RHON HERNDON
Public Works Director

EXHIBIT "A"

City of Roseville
Mr. Hossein Naghibzadeh
311 Vernon Street
Roseville, CA 95678

April 26, 2018

Subject: **Request for Budget Amendment for CM Services**
Ref: Downtown Bridges and Trail Improvement Project
Federal Aid No: CML-5182(063), City Project No: 90004-5115-109001-34

Dear Mr. Naghibzadeh:

The Hanna Group is respectfully requesting an Amendment to the Professional Services Agreement, dated March 15, 2017, for the above referenced project.

The request for amendment is based on the following:

1. Two additional structures and appurtenances have been added to the scope (Downtown Bridge and Elevated Ramp Structure).
2. The project duration increased to 210 working days from 150 working days originally.
3. The additional structures require additional Resident Engineering, Inspection and Material Testing.
4. Updated hourly rates to reflect the 2018 and 2019 construction period.

For the additional services required, the requested total amount in this amendment is \$340,347.00. A revised SCOPE OF SERVICES EXHIBIT A is attached.

Thank you for your review and consideration of this matter. Should you have any questions or need further information, please do not hesitate to contact me at (916) 952-1641 or mehrdad@hannagr.com.

Sincerely,


The Hanna Group
Mehrdad Varzandeh, P.E., Project Manager

Attachments:

- KEY PERSONNEL EFFORT BY HOURS PER MONTH
- The Hanna Group 10-H, supported by Sub 10-H forms; Argonaut, RMA, and WCC, cost estimate ABE (vendor)

EXHIBIT A**SCOPE OF SERVICES****Construction Management & Environmental Monitoring Services
Downtown Bridges and Trail Improvement Project**

Federal Aid # CML-5182(063)

AMENDMENT 1

As a result of two structures named DOWNTOWN BRIDGE and ELEVATED RAMP STRUCTURE that were added to the project, the project duration increased from 150 working days to 210 working days. The two added structures require additional scope and services in Construction Management & Environmental Services which includes resident engineering, construction inspection(s) and material testing.

The scope of services contained in this EXHIBIT A of this amendment are the same as the scope of services in EXHIBIT A of the originally approved PROFESSIONAL SERVICES AGREEMENT dated March 15, 2017.

Task 1 – Preconstruction Services

Task 1.1 Project Quality Assurance Plan: Consultant shall assist the City in modifying the general City Quality Assurance Procedure (QAP) Manual to be project specific for the Downtown Bridges and Trail Improvement Project.

The CONSULTANT shall review the work of the contractor, trade and specialty contractors on the project as it is being performed, until final completion and acceptance by the City, to assure that the work performed and materials furnished are in accordance with the contract documents. The CONSULTANT shall confer with the Project Manager and the appropriate consultants to make the final interpretation, in writing, and transmit it to the City and appropriate parties for resolution.

Deliverable:

- Final QAP Plan

Task 1.2 Review Project Documents

Consultant shall review the contract documents including permits and agreements and shall lead a round-table discussion with our staff and our sub-consultants to make sure that everyone understands the requirements, roles, responsibilities, goals, and objectives specific to this project. This discussion shall also focus on the job requirements, especially how the team shall handle non-conforming materials, QA records, records of corrective action taken, and audits of QA records.

Submittals/Agreements: Consultant shall identify all submittals required by the contractor in checklist format and shall provide this information to the City and contractor during the pre-construction meeting.

**The Hanna Group Scope of Services
Downtown Bridges and Trail Improvement Project****THE HANNA GROUP****Task 1.3. Pre-Construction Condition Documentation**

Consultant shall document pre-construction site conditions including the bridge and approaches, staging areas and access trails, levee conditions, temporary parking areas, and any other construction related zones using photographs, written notes and/or video. Special or sensitive areas shall be noted and extra documentation may be required for these special or sensitive areas. Copies of all documentation, including photographs, notes, and video, shall be submitted to the City's Engineer and become the property of the City.

Deliverable:

- Copies of all documentation including but not limited to photographs, notes, and video.

Task 2 – Construction Services

Consultant services during construction shall include interpretation of Contractor's conformance to the project plans, specifications, contract documents and regulatory permits. The Consultant shall assess the acceptability of the Contractor's work by visual observation, photo and video documentation and all applicable soil and material testing. When necessary, the Consultant shall issue Notices of Non-Compliance and/or take other action to ensure correction of deficiencies. If safety violations are observed, the Consultant shall take appropriate action to ensure correction. The Consultant shall also manage requests for clarification, coordinate work with the Design Engineer as required and manage the project changes, evaluate Contractor's claims and prepare progress pay estimates.

The Consultant shall perform its activities in accordance with but not limited to the following documents:

- Project Plans and Specifications
- Regulatory Agency Permits
- City of Roseville Land Development Manual
- City of Roseville General Specifications
- Caltrans Construction Records and Procedures Manual
- Caltrans Standard Test Methods
- Caltrans Surveying Manual
- Caltrans Manual of Traffic Control for Construction & Maintenance Work Zones
- Caltrans Construction Manual & Bulletins
- Manual of Uniform Traffic Control Devices & California Supplement

Task 2.1 - Administration

The Consultant shall provide construction administration of the project to facilitate the ongoing construction efforts and maintain state and City regulations. At a minimum, the Consultant shall:

- Comply with Cal-OSHA regulations regarding safety equipment and procedures, and safety instructions issued by the state

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- Provide administrative, management and related services as required to coordinate the work of the contractor, to complete the project in accordance to contract documents, state regulations and in with the City's objectives for cost, time and quality.
- Coordinate with the City and all other involved agencies to obtain and comply with all required permits.
- Recommend necessary or desirable changes in the construction contractor's scope of work to the City, review and evaluate contractor's request for changes, assist in negotiating contractor's proposals, submit recommendations to the City supported by field data, and if they are accepted, prepare change orders for signature and the City's authorization.
- Maintain strict cost accounting records on authorized work performed under unit costs, additional work performed on the basis of actual costs of labor and materials, or other work requiring accounting records.
- Develop and implement procedures for the review and processing of applications by contractor for progress and final payments. Make recommendations for certification to the City for payment.
- Consult with the design engineer and the City if the contractor requests interpretations of the meaning and intent of the drawings and specifications, and assist in the resolution of questions, which may arise.
- Provide a staffing schedule each month for the following month. This schedule is subject to the City's approval.
- Review the Contractor's construction schedule, request updates on weekly basis and track delays or accelerations based on actual Contractor operations as defined in the CMP. Work with the Contractor to maintain the project schedule to show current conditions and suggest revisions that may be required. Compare contractor schedule to master schedule on a regular basis.
- Manage any utility work to be performed by utility agencies (work not part of contractor's responsibilities).

Deliverables:

- Cost Accounting Records

Task 2.2 - Meetings**Anticipated meetings include:**

- A Pre-construction meeting with the Construction Contractor, City, regulatory agencies, Caltrans, and utility companies.
- A Preconstruction Stakeholder meeting,
- Weekly Contractor meetings,
- Weekly meetings between the Consultant and City,
- Meetings scheduled as needed with regulatory agencies, Design Consultant, other groups, or agencies.

Consultant shall prepare agendas prior to each meeting. Consultant shall take minutes of all meetings and provide these documents to the City within one week of the meeting. Meetings shall be held at

**The Hanna Group Scope of Services
Downtown Bridges and Trail Improvement Project****THE HANNA GROUP**

the offices of the City of Roseville Department of Public Works or at a mutually agreeable location determined during the pre-construction meeting.

Deliverables:

- Meeting Agendas
- Meeting Minutes

Utility Coordination: Consultant shall assume the primary responsibility for coordinating utility work. The responsibilities include but is not limited to the following:

- Review all documents pertaining to utility work, including the "Policy on high and low risk underground facilities"; "Notice to Relocate and/or Remove Utility Facility"; Encroachment Permits; contract plans, and correspondence relating to utilities not shown on the contract plans.
- Review the Contractor's Progress schedule in order to coordinate with the agencies that are responsible for the utility removal and/or relocation operations to prevent right of way delays and to avoid conflicts between the contractor's work and the utility relocation operations.
- Coordinate with the City, the Contractor and the utility owners to promote cooperation and timely completion of the work to avoid delays to the construction activities.
- Monitor the constraints of the utility relocation.
- Verify that underground utilities are relocated or removed before the Contractor can begin other improvements.

Task 2.3 – Submittal Management

Consultant Monthly Invoice Reports. With each invoice Consultant shall provide a narrative status update on their Construction Management contract as well as a detailed report on the status of the budget for the team including sub consultants. This report shall also provide a forward looking "Burn Rate" for future budget forecasting. The monthly invoice shall also include a copy of Consultants certified payroll as required in the Contract.

Deliverables:

- Invoice Reports

Contractor Progress Payments. The Consultant shall implement necessary procedures for an effective system of Contractor cost control to track progress payments, contract change orders, claims and extra work requests. The Consultant shall prepare quantities and estimates for monthly progress payments and recommend approval to the City. Consultant shall maintain cost accounting records (progress payments, CCO status, etc.) in accordance with City of Roseville DPW Construction Division procedures. Consultant shall track the payment of items separately for each Federal Aid Project and prepare progress payments according to the construction contract bid schedule. Consultant shall prepare 2 separate progress pay estimates, one for each Federal Aid Project, as needed.

Deliverables:

**The Hanna Group Scope of Services
Downtown Bridges and Trail Improvement Project****THE HANNA GROUP**

- Progress Payments

Contract Modifications and Extra Work, Contract Change Orders, Claims: The Consultant shall perform the evaluation and administration of all contract modifications, change orders, and claims. The Consultant shall review all requests for merit, perform an independent estimate, and make recommendations to the City for consideration. All contract modifications, extra work, and contract change orders shall be approved by the City. If approved, the Consultant shall complete all required documentation to process the change. If the Consultant receives a notice of potential claim from the Contractor, the Consultant shall immediately notify the City and work toward a timely resolution of the claim with the Contractor. The Consultant's weekly report to the City shall include the status of any outstanding claims. The Consultant shall support the City in any post-completion dispute with the Contractor, rendering reasonable assistance, providing access to its records, but is not intended to retain independent experts.

Deliverables:

- All records of change orders and Claims.

Request for information or Clarification: The Consultant shall review and respond to all contractor requests for information (RFI) or clarification. The Consultant shall issue necessary clarifications and interpretations of the Contract Project Documents in response to requests by the Contractor. The Consultant shall also review and respond to all submittals, including but not limited to shop drawings, product data and product samples. The Consultant shall coordinate submittal and RFI responses with the Design Consultant. The Consultant shall draft a list of required submittals in accordance with the project Specification for the City to review. The list shall be submitted to the City with the Construction Management Plan. Submittals requiring review by the CITY shall be logged and transmitted for formal review. The following Logs shall be utilized to track submittals: Shop Drawing, Shop Drawing-Resubmit, Shop Drawing-Review, Submittal List. Updated submittal logs shall be made available to the City upon request. The Consultant shall be responsible for tracking submittals to assure the submittals are reviewed and returned to the Contractor in a timely manner.

Deliverables:

- Copies of all documentation for clarification and interpretation of the Project Plans and Specifications

Task 2.4 – Labor Compliance Services

The Consultant shall serve as the conduit for receipt of Labor Compliance documents required by the Contractor, and will provide these documents to the City. The Consultant will track receipt of these documents and can perform the role of periodic spot checking for Contractor compliance with the applicable labor laws for this project. The City will be responsible for review of Contractor statements of compliance, certified payrolls, fringe benefit statements, apprenticeship certifications, and monthly employee utilization reports for general compliance with State or Federal labor requirements.

Deliverables:

**The Hanna Group Scope of Services
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- Interview Documentation

Task 2.5 – Inspection Services and Testing

Field Inspection: Consultant shall provide sufficient inspectors to adequately inspect all Contractors' construction work. The Consultant or inspectors shall provide field inspection of Contractor's construction work on a daily basis. The Consultant or inspectors shall review all construction prior to burial, and provide for inspection of all tests required to be performed by the Contractor or referenced in the contract documents. Consultant and field inspectors shall monitor the Contractor's performance from the perspective of quality, cost, and schedule, and shall enforce the requirements of applicable Specifications.

Daily Inspection Reports and diaries of Contractor's construction activities shall be completed daily and be available to the City at any time. The Consultant or designated representative shall compare notes with the Contractor's representative at the end of each day to confirm work that was accomplished or quantities placed. Daily inspection reports shall include, at a minimum, the following information:

- Contractors activities, contractor employees on site and hours worked by each
- Equipment on site and hours of use
- Weather conditions
- Discussions with the contractor
- Problems and issues dealt with
- Approved changes
- Itemization of extra work
- Any Abnormal occurrences and unforeseen conditions
- Any other information necessary to create a satisfactory record of the day's activities at the project site in accordance with standard inspection practice.
- Photographs and or video of special situations.

Deliverables:

- Daily Reports

Testing: The Consultant shall provide, coordinate and monitor all field and laboratory testing of soils, backfill, structural backfill, aggregate base, asphalt, concrete, paint inspection, and other testing required by law, or the Construction Specifications. Caltrans certified technicians shall complete all testing work and all laboratory facilities shall be Caltrans certified to perform the respective tests and be approved by the City. The Consultant shall review results of tests, forward copies to the City as a part of the weekly reports and work with the Contractor to resolve deficiencies or defective work. All test procedures shall be in accordance with the Contract Documents and applicable Specifications. Testing must comply with the City's Quality Assurance Program (QAP).

Deliverables:

- Copies of all testing results

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GGL Testing: Consultants Subconsultant, ABE Engineering, shall conduct acceptance tests of the concrete for the CIDH piles. Acceptance tests shall evaluate the homogeneity of the placed concrete. Tests shall include gamma-gamma logging conducted in conformance with California Test 233.

Deliverables:

- Copies of all testing results

Task 2.6 - QSD/QSP Water Quality Monitoring and SWPPP Support

ARGONAUT Project Manager Qualified SWPPP Developer (QSD)/Qualified SWPPP Practitioner (QSP), shall review the SWPPP and Notice of Intent package when it becomes available. ARGONAUT proposes to provide the City and the contractor with water quality oversight on work associated with the SWPPP as part of the Trail Project. ARGONAUT shall coordinate with the contractor to confirm water quality monitoring and reporting schedule and documentation follows procedures outlined in the SWPPP. This scope of work assumes ARGONAUT shall conduct site visits, as deemed necessary by the Resident Engineer, during the contract, to review SWPPP compliance. After construction is finished, ARGONAUT shall review final SWPPP reporting prepared by the contractor to support post-construction notification and receipt of a Notice of Termination from the State Water Resources Control Board.

Task 2.7- Environmental Mitigation Monitoring:**Task 2.7A: Pre-construction Surveys**

ARGONAUT shall conduct preconstruction biological resource surveys as required by the MMRP and Permits for the project.

No more than 14 days prior to any vegetation removal or ground-disturbing construction activities, an ARGONAUT biologist shall conduct surveys for special-status plants, nesting raptors and migratory birds.

- Nesting Raptors, Migratory Birds and Special Status Birds – When construction activities are scheduled to take place during the breeding season (generally between January 15 and August 15), a preconstruction nesting raptors and migratory birds survey must be conducted within the project footprint and along construction access routes, and within 250-feet (when feasible) of construction activities. Surveys for raptors nests would also extend 0.25 mile from the project footprint to ensure that nesting raptors are not indirectly affected by construction noise. ARGONAUT shall complete surveys within accessible areas and shall use binoculars in areas where access is limited.

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The permits and approvals require that biological resource surveys be repeated if construction activities are delayed or postponed for more than two weeks. Therefore, this scope of work assumes that preconstruction surveys shall be conducted before vegetation removal in January and repeated before trail construction begins in May.

After completion of the preconstruction surveys, ARGONAUT shall prepare one letter report documenting the methods and results of the surveys for submittal to the City. The document shall be reviewed by the Hanna Group staff and City staff, and revised by ARGONAUT as needed, before the City submits the report to regulatory agencies. ARGONAUT shall provide the letter report in electronic (Word or pdf) format.

Task 2.7B Prepare a Worker Environmental Awareness Program

If necessary, ARGONAUT shall prepare a Worker Environmental Awareness Program (WEAP) brochure that summarizes the sensitive biological resources within the Project area and addresses proper avoidance measures and procedures if species are identified during construction. The WEAP shall also address potential cultural resources and procedures in case of discovered buried archaeological or paleontological resources. ARGONAUT shall provide copies of the WEAP brochures, printed in color, for use onsite and shall provide Hanna Group with one electronic (pdf) copy of the brochure.

ARGONAUT shall also prepare a construction site environmental compliance binder, if required, which shall include a list of all environmental compliance requirements and copies of all permits and approvals for the Project, which shall be kept onsite as required by project permits.

An ARGONAUT biologist shall present WEAP training as necessary and as determined by the Resident Engineer: at the commencement of vegetation removal activities in January and again when trail construction activities begin in May. ARGONAUT shall provide the Hanna Group on-site construction manager with copies of sign-in sheets and extra brochures to be used to train new staff. The contractor can provide the WEAP directly, avoiding potential delays and reducing overall costs.

Task 2.7C. Post-construction Reporting to USFWS and CDFW

The CDFW requires post-construction reporting. ARGONAUT shall complete a letter report with pre-construction and post-construction photos. Pre-construction photos shall be taken concurrent with the preconstruction biological resource surveys (Task 1). ARGONAUT shall prepare each letter report for submittal, and the Hanna Group and City shall review the letter reports before the City submits the reports to the regulatory agencies. ARGONAUT shall provide the reports in electronic (Word or pdf) format.

**The Hanna Group Scope of Services
Downtown Bridges and Trail Improvement Project****THE HANNA GROUP****Task 3 – Post-Construction Services****Task 3.1 - Final Completion and Acceptance**

After the project is substantially complete, the Consultant shall schedule a walk through with the CITY and shall coordinate preparation of a "punch list" of incomplete or unsatisfactory items and submit the list to the Contractor. Once all work is complete, the Consultant shall deliver a statement to the City indicating that to the best of the Consultant's knowledge and belief, after diligent investigation including satisfaction of its other obligations under the agreement, that the project has been completed in accordance with the Project Conditions of Approval and Project Improvement Plans/Construction Contract documents and Consultant recommends acceptance. A Proposed Final Estimate signed by the Consultant and the Contractor shall accompany the recommendation for acceptance.

Deliverables:

- Punch list
- Proposed final estimate and acceptance letter

Task 3.2 - Project Closeout

The Consultant shall verify any operating and/or Regulatory Agency Permits are obtained and inspections are complied with and completed.

The Consultant shall submit to the City, the following close out items:

- All records, maps, and plans maintained by the Consultant during construction.
- All approved shop drawings, submittals and manufacturer's literature maintained by the Consultant during the construction project.
- One complete set of annotated project progress photographs, bound chronologically, and videotapes taken before and during construction.
- A set of red line Record Drawings documenting any changes and/or substitutions that have been reviewed for accuracy and completeness by the Consultant and a recommendation for the City to accept the Record Drawings.
- Provide final detail estimate and "as-built" cost.
- The original set of all inspection reports, summaries, testing documents, meeting minutes, clarifications, schedules, correspondence and other documents related to the construction work as it was being installed.
- Final Project Completion Report, Acceptance Form, and Final Delivery Report.
- Final Report of DBE utilization.

Deliverables:

- Final Detail Estimate
- Change Order Summary (Exhibit 17-E)
- Final Report – Utilization of DBE (Exhibit 17-F)
- Disadvantaged Business Enterprises Certification Status Change (Exhibit 17-0)
- Statement of Materials and Labor Used by Contractors Involving Federal Funds (Exhibit 17-H)
- Materials Certificate (Exhibit 17-G)

**The Hanna Group Scope of Services
Downtown Bridges and Trail Improvement Project**

THE HANNA GROUP

- All approved shop drawings, submittals and manufacturers' literature maintained
- A complete set of annotated project progress photographs bound chronologically and videotapes.
- Project "As-Built" plans.
- Category 1-63 in digital and Binder format.
- Regional Water Quality Control Board Closeout.

CITY OF ROSEVILLE

Downtown Bridges and Trail Improvement Project

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NOTES



COUNCIL COMMUNICATION

CC #: 9386

File #: 0214 & 0721

Title: Grant Authorization for Commuter Bus Electrification Infrastructure

Contact: Elizabeth Haydu 916-746-1302 ehaydu@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.30.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution authorizing the Acting City Manager or his designee to submit an application for FY2017/18 Low Carbon Transit Operations Program (LCTOP) grant funds for the purchase of up to five zero-emission transit bus electric charging stations and infrastructure, and to execute the related forms and agreements necessary for implementation of the grant for use of LCTOP funds.

BACKGROUND

In 2014 Senate Bill 862 (SB 862) established the LCTOP program as a noncompetitive, formula-based program intended to provide operating and capital assistance to transit agencies with the goal of reducing greenhouse gas (GHG) emissions and improving mobility. Funding for the LCTOP program is derived from California Air Resources Board (ARB) Cap-and-Trade auction proceeds. The California Department of Transportation (Caltrans) is responsible for administering the program in coordination with the California ARB and the State Controller's Office.

LCTOP funds are annually allocated to Placer County Transportation Planning Agency (PCTPA) as the Regional planning agency. PCTPA then distributes funds to local jurisdictions based on population and fare revenue. The FY2017/18 allocation to the City of Roseville is \$142,494.00.

Council previously authorized the use of these LCTOP funds for the purchase of four battery electric commuter buses that will replace four 2000 diesel commuter buses (Resolution No. 18-100). However, the City has dedicated Federal Transit Administration (FTA) Section 5307 grant funds for this bus purchase. Also, we recently applied for FTA Section 5339 Low or No Emission grant program to supplement funding for the bus purchase.

Since the FTA funds will be sufficient for the bus purchase, we are proposing that the LCTOP funds of \$142,494.00 be used for the purchase of charging equipment that supports the bus purchase. This will include up to five charging stations and supporting infrastructure. Based upon a review of similar projects constructed by other agencies, we anticipate that the total cost of the chargers and infrastructure would be approximately \$600,000.00. Additional funds for the project will be provided by future year LCTOP allocations and the Local Transportation Fund.

FISCAL IMPACT

The total estimated cost to purchase and install charging equipment and infrastructure is estimated at \$600,000.00. In addition to the proposed FY2017/18 LCTOP grant allocation of \$142,494.00, additional funds for the project will be provided by future year LCTOP allocations and the Local Transportation Fund. No General Fund money will be used for purchase of the charging equipment and infrastructure, or for purchase of the four battery-electric buses.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on the Federal guideline of one job created for every \$92,000.00 in government spending, these grant funds would generate 1.6 jobs assuming an expenditure of \$142,494.00 toward the overall project.

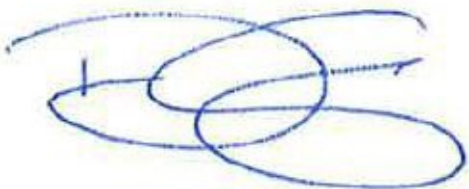
ENVIRONMENTAL REVIEW

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 authorization to apply for State grant funds does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Elizabeth Haydu, Financial Analyst

Rhon Herndon, Public Works Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-288

RESOLUTION NO. 18-288

AUTHORIZING THE ACTING CITY MANAGER OR HIS DESIGNEE TO SUBMIT LOW CARBON TRANSIT OPERATIONS PROGRAM GRANT APPLICATIONS AND TO EXECUTE THE RELATED GRANT APPLICATIONS, FORMS AND AGREEMENTS

WHEREAS, the City of Roseville is eligible to receive state funding from the Low Carbon Transit Operations Program (LCTOP) for transit projects; and

WHEREAS, \$142,494.00 is available to the City of Roseville for Fiscal Year 2017-18; and

WHEREAS, the statutes related to state-funded transit projects require a local implementing agency to abide by various regulations; and

WHEREAS, Senate Bill 862 named the Department of Transportation as the administrative agency for the LCTOP; and

WHEREAS, there are guidelines for the purpose of administering and distributing LCTOP funds to eligible local agencies; and

WHEREAS, staff recommends applying for available LCTOP funds to purchase and install charging station infrastructure that support the purchase of up to four zero-emission electric transit buses.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that as the fund recipient, the City of Roseville agrees to comply with all conditions and requirements set forth in the Certification and Assurances and the Authorized Agent documents and applicable statutes, regulations and guidelines for all LCTOP funded transit projects; and

BE IT FURTHER RESOLVED, that the City Council of the City of Roseville hereby authorizes the Acting City Manager or his designee to submit Low Carbon Transit Operations Program Grant applications and to execute the related grant applications, forms and agreements.

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 #: 9403
File #: 0800-04

Title: Land Surveying Services - On-Call Professional Services Agreement
Contact: Noah Siviglia 916-746-1379 nsiviglia@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.31.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council authorize the Acting City Manager to execute the On-Call Professional Services Agreement with UNICO Engineering Inc., for a term of three years with the option of two additional one year extensions. The not-to-exceed fee is \$150,000 per year. There is no guaranteed minimum amount of work provided in the agreement and payment will only be made for actual work performed. The fee will be funded through various Capital Improvement Projects and does not include any General Funds.

BACKGROUND

The Public Works Engineering Division is responsible for the design and construction of various City infrastructure improvements such as roads, bridges, drainage facilities, traffic signals and municipal buildings. During the course of design, staff is regularly required to obtain topographic and monument surveys, produce plat maps and legal descriptions, produce property boundary maps, and acquire other surveying services. A multi-year on-call agreement is the most efficient method to obtain the needed surveying services required for the timely completion of projects.

Staff received four proposals in response to the Request for Proposals for On-Call Surveying Services. The selection committee reviewed the proposals and is recommending UNICO Engineering based on their understanding of the requested services and their familiarity and experience with local projects.

FISCAL IMPACT

The not-to-exceed fee for the requested services is \$150,000 per year. The agreement runs for a term of three years with the option of two additional one year extensions. There is no guaranteed minimum amount of work provided in the agreement and payment will only be made for actual work performed.

The agreement will be funded through various Council approved CIP budgets. No General

Funds will be used for the agreement.

ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest that there is one job created for every \$92,000.00 in direct government spending. Based on that figure, there is a possibility that up to 8.2 jobs will be created.

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)). Approval of the agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Noah Siviglia, Assistant Engineer

Rhon Herndon, Public Works Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-306

On-Call PSA_Surveying Services

RESOLUTION NO. 18-306

APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT, BY AND
BETWEEN THE CITY OF ROSEVILLE AND UNICO ENGINEERING, INC., AND
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, an on-call professional services agreement regarding on-call land surveying services, by and between the City of Roseville and UNICO Engineering, 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 that the Acting City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute two additional one-year renewals without further City Council approval, provided that the applicable budget is approved by the City Council, or until staff determines that continuing with this consultant is not in the best interest of the City.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

ON-CALL PROFESSIONAL SERVICES AGREEMENT

Services: On-Call Land Surveying

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

W I T N E S S E T H:

WHEREAS, CITY issued Request for Proposal # 15-56 for professional services
consisting of on-call land surveying services; and

WHEREAS, CONSULTANT has prepared a response to the Request for Proposal dated
October 19, 2017, which describes the scope of services to be performed by CONSULTANT,
and the hourly rates for performance of such services; and

WHEREAS, CONSULTANT is qualified and experienced to provide professional land
surveying services on an on-call basis.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement shall commence upon execution and expire on
May 16, 2021. The City Manager may, in his or her discretion, elect to extend the Agreement in
one (1) year increments for up to an additional two (2) years by giving CONSULTANT thirty
(30) days advance written notice of each optional one (1) year renewal. Such extensions shall be
memorialized by a written amendment to this Agreement.

2. Services. CONSULTANT shall perform, at the direction of CITY, the scope of the on-call services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference. Individual tasks will be awarded by CITY on an as-needed basis. CITY may assign work to one, or more than one CONSULTANT from an approved qualified list. CITY reserves the right to unilaterally assign work to any consultant as it deems prudent or, if no services are required, no work. CITY makes no specific guarantee of a minimum or maximum number of hours or amount of tasks or services, which shall be required of any single CONSULTANT. In addition, the inclusion of any CONSULTANT on any qualified list, if so utilized by CITY, shall in no way be considered an exclusive agreement to provide service for CITY.

3. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the hourly rates as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Any proposed increase in the effective rates for future services must be preceded by at least a 90-day written notice to the contracting department. Total compensation shall not exceed one hundred fifty thousand dollars per year (\$150,000.00) for an overall total compensation for the initial term not to exceed four hundred fifty thousand dollars (\$450,000.00). Total compensation for optional renewal years of this Agreement shall not exceed one hundred fifty thousand dollars per year (\$150,000.00). Adjustment to the total compensation per year shall require a written amendment to this Agreement, subject to approval by the City Council.

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.

4. 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.

5. 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.

6. 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.

7. Prevailing Wages. 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. Time is of the Essence. Time is of the essence of this Agreement.

10. 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.

11. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

12. 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.

13. 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.

14. 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.

15. 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.

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

17. 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.

18. Termination of Agreement. 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. CONSULTANT understands that continuation of this Agreement past June 30th of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council. 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.

19. 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.

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

21. 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.

22. 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

Rhon Herndon
Public Works Director
311 Vernon St
Roseville, CA 95678

CONSULTANT

Cesar Montes de Oca, President
Unico Engineering, Inc.
110 Blue Ravine Road, Suite 101
Folsom, CA 95630

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

23. 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

UNICO ENGINEERING, INC., a
California corporation

BY: _____
DOMINICK CASEY
Acting City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
RHON HERNDON
Public Works Director

BY:  _____
its: PRESIDENT

and

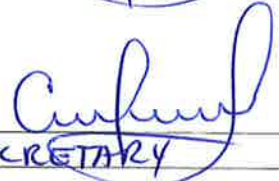
BY:  _____
its: SECRETARY

EXHIBIT “A”

D. PROJECT UNDERSTANDING

UNICO understands the City of Roseville's Capital Improvement Program delivers a wide range of projects. These projects include pavement maintenance, road and bridge widening projects, bridge replacements, bike trails, drainage improvements, building projects, and annual resurfacing / reconstruction projects. Based on our experience, most projects will require detailed topographic surveying and base mapping. Many projects will require accurate boundary and right of way surveying and mapping to clearly identify project limits and constraints.

UNICO's general land surveying approach includes providing experienced and dedicated staff to assist the City to deliver each project in a timely, cost effective manner. UNICO will work with the City to fully understand each project's goals to best determine the level and scope of survey that is necessary. UNICO will deliver all City of Roseville survey related tasks and will respond promptly. UNICO will communicate openly and regularly with the City and provide project updates, address concerns and provide project delivery status. We consider other factors, such as nearby or adjacent projects, and future construction and development. UNICO often foresees future design conflicts before they arise and will gather additional topographic information such as drainage, manholes, conforms or other unique features outside of the immediate scope of work in anticipation of design concerns.

UNICO is very familiar with City, state and federal procedures. We have delivered numerous survey projects in the City of

Roseville. These include the 2016 Roller Compacted Concrete (RCC) Project, the 2015 Arterial Americans with Disabilities Act Project and the 2016 Resurfacing Plan Arterials and Collectors Project, among others. Each project required different needs, equipment, staff and planning. Detailed topographic surveying and base mapping was necessary along the routes of the RCC sites. Special attention to ADA standards and specifications was necessary for the numerous City curb ramps that were surveyed, designed and constructed as part of the 2015 ADA project. Boundary and right of way research, field surveys and mapping were necessary for the Resurface project to preserve and perpetuate monuments per Section 8771 of the California Business Code, that had the potential to be compromised by the 2016 Resurface project.

UNICO will utilize the California State Plane Coordinate System NAD83, Zone 2, US Survey Feet datum for all survey related work. All surveys will be completed and delivered in AutoCAD Civil 3D version 2016, or compatible. Points files will be provided in northing, easting, elevation and description format. All related notes, sketches, reference material or other documentation will be provided to the City.

E. PROJECT PLAN

UNICO's approach to the successful implementation of this project will vary depending on specific survey tasks. However, good communication, attention to detail and responsiveness will always pave the way to successfully delivering each survey task requested by the City. UNICO will begin each project request by understanding the City's overall project goals, survey limits, budget and timeline. Once understood, UNICO will provide the City with a detailed scope, schedule and associated fees.

As an example, if the City requests a half mile topographic survey along a roadway UNICO will complete the following steps:

- Meet with staff to identify the projects ultimate goals such as future road width, new improvements and utilities, ADA upgrades and other proposed features. This will include understanding the limits of work, such as the linear and lateral limits and proposed conform areas.
- Research and visit the project site to understand the methodology to be used for the survey and to address overall traffic and safety concerns.
- UNICO will prepare a detailed scope of work including schedule, fees and key staff who will be actively involved.
- If right of way and boundary surveys are necessary, UNICO will research record property and right of way documents, deeds, maps and obtain Preliminary Title Reports as needed.
- Perform control survey to establish permanent project control monumentation and find and measure pertinent monuments to resolve right of way and boundaries.
- To increase efficiency, our office surveyors work on establishing and resolving the right of way and boundary while the field crews perform the topographic survey. UNICO will utilize Trimble S6 robotic total stations which allow for fast, accurate measurements so as not to not impede traffic.
- UNICO's office surveyors will complete the work by preparing maps and exhibits as necessary.

Typical deliverables:

- Topographic survey base file and including control diagram and points files in northing, easting, elevation and description format.
- An ortho-rectified image, if available, as a visual back drop.
- Right of way and boundary base LAND NET file, that will include existing right of way, adjacent property lines, record easements, APN's, ownership details, bearings, distances and deed and map references.
- Plats and legal descriptions as necessary. All plats and legal descriptions will be prepared to City standards and will include closure calculations.

Typical schedule for sample project:

- One week of right of way and boundary research and compilation.
- Two weeks for final topographic base mapping and right of way and boundary resolution can be completed within two weeks.
- Two weeks to process data and prepare deliverables.

EXHIBIT “B”



110 Blue Ridge Rd - Suite 101
 Folsom, CA 95630
 916-900-6829
www.unicoengineering.com

RATE SCHEDULE

UNICO Engineering, Inc.
 2017-2020
 (Prevailing Wage Rates)

OVERHEAD %: **122%** PROFIT %: **10%** ESCALATION %: **3%**

CLASSIFICATION	DIRECT LABOR			FULLY LOADED	FULLY LOADED	FULLY LOADED	FULLY LOADED
	HOURLY RATE	OVERHEAD	PROFIT	HOURLY RATE	HOURLY RATE	HOURLY RATE	HOURLY RATE
				2017	2018	2019	2020
Principal	\$ 70.00	\$ 85.40	\$ 15.54	\$ 170.94	\$ 176.07	\$ 181.35	\$ 186.79
Senior Land Surveyor	\$ 61.96	\$ 75.59	\$ 13.76	\$ 151.31	\$ 155.85	\$ 160.52	\$ 165.34
Staff Land Surveyor	\$ 52.10	\$ 63.56	\$ 11.57	\$ 127.23	\$ 131.05	\$ 134.98	\$ 139.03
Party Chief (Prevailing Wage)	\$ 64.69	\$ 78.92	\$ 14.36	\$ 157.97	\$ 162.71	\$ 167.59	\$ 172.62
Instrumentman (Prevailing Wage)	\$ 62.99	\$ 76.85	\$ 13.98	\$ 153.82	\$ 158.44	\$ 163.19	\$ 168.08
Chainman/Rodman (Prevailing Wage)	\$ 60.88	\$ 74.27	\$ 13.52	\$ 148.67	\$ 153.13	\$ 157.72	\$ 162.45
Draftsman	\$ 33.50	\$ 40.87	\$ 7.44	\$ 81.81	\$ 84.26	\$ 86.79	\$ 89.39
Clerical	\$ 25.00	\$ 30.50	\$ 5.55	\$ 61.05	\$ 62.88	\$ 64.77	\$ 66.71

- Reimbursement for mileage expenses shall be per the current federal reimbursement rate.
- Cost of normal survey stakes and other field supplies are included in the above rates. Special monuments, iron stakes, etc. will be charged at cost.
- Outside reproductions, services, and consultants will be charged at cost plus 10%.
- Per prevailing wage, a shift differential of 12.5% applies for any covered work shift beginning after 2PM.
- Yearly prevailing wage anticipates a 3% escalation, however increases in DIR rate determinations will be charged accordingly.
- Yearly Hourly Rate effective January 1 - December 31.

ATTACHMENT C

CONTRACTOR / SUBCONTRACTOR ROSTER

Contractor / Subcontractor Name: AeroTech Mapping Inc.

CURRENT REVISION	
Revision:	1
Date:	7/6/2017

SECTION I - LABOR

#	Rev Added	Employee Name	Position / Classification	Exemption Status	Billing Rate	Per-Diem Y/N	Primary Work Location	Effective Date	Completion Date	APPROVAL DATE
1	0	Leo Torres	Project Principal	Exempt	\$144.00	Yes	Las Vegas, NV	7/6/2017	TBD	
2	0	Mike Dauer	Project Coordinator	Exempt	\$105.00	Yes	Murrieta, CA	7/6/2017	TBD	
3	0	Eric Phan	Project Manager	Non-Exempt	\$120.00	Yes	Las Vegas, NV	7/6/2017	TBD	
3	0	Eric Phan	Project Manager	Overtime	\$150.00	Yes	Las Vegas, NV	7/6/2017	TBD	
4	0	Teresa Torres	Production Manager	Non-Exempt	\$95.00	No	Las Vegas, NV	7/6/2017	TBD	
4	0	Teresa Torres	Production Manager	Overtime Rate	\$118.75	No	Las Vegas, NV	7/6/2017	TBD	
5	0	Cory Howard	AeroTriangulation / Photogrammetrist	Non-Exempt	\$90.00	No	Las Vegas, NV	7/6/2017	TBD	
5	0	Cory Howard	AeroTriangulation / Photogrammetrist	Overtime Rate	\$112.50	No	Las Vegas, NV	7/6/2017	TBD	
6	0	Jose Lemus	CAD Technician / Photogrammetrist	Non-Exempt	\$90.00	No	Las Vegas, NV	7/6/2017	TBD	
6	0	Jose Lemus	CAD Technician / Photogrammetrist	Overtime Rate	\$112.50	No	Las Vegas, NV	7/6/2017	TBD	
7	0	Isaias Horta	Cad Technician / Map Editor	Non-Exempt	\$75.00	No	Las Vegas, NV	7/6/2017	TBD	
7	0	Isaias Horta	Cad Technician / Map Editor	Overtime Rate	\$93.75	No	Las Vegas, NV	7/6/2017	TBD	
8	0	Lyle Slater	Flight Manager	Exempt	\$90.00	No	Phoenix, AZ	7/6/2017	TBD	
9	0	Tim Burrows	CAD / GIS Technician	Non-Exempt	\$85.00	No	Las Vegas, NV	7/6/2017	TBD	
9	0	Tim Burrows	CAD / GIS Technician	Overtime Rate	\$106.25	No	Las Vegas, NV	7/6/2017	TBD	
10	0	Sonia Hernandez	Administration	Exempt	\$55.00	No	Las Vegas, NV	7/6/2017	TBD	
11	0	Jeff Farmer	Pilot	Exempt	\$110.00	No	Las Vegas, NV	7/6/2017	TBD	

SECTION II - OWNED EQUIPMENT

#	Rev Added	Description	Purpose	Hourly Rate	Daily Rate	Weekly Rate	Monthly Rate	Unit Rate (if applicable)	APPROVAL DATE
1	0	Aircraft - Cessna 310 (N690BT)	Flight Acquisition	\$650.00	\$4,400.00	NA	NA	NA	
2	0	Camera - Vexcel Falcon Prime	Flight Acquisition	\$280.00	\$2,240.00	NA	NA	NA	
3	0	LiDAR Sensor	Flight Acquisition	\$2,750.00	NA	NA	NA	NA	
4	0	Drone DGI Inspire 2	Flight Acquisition	\$450.00	NA	NA	NA	NA	

SECTION III - REIMBURSABLE EXPENSES

Are there any other expenses, not listed above, which Contractor / Subcontractor is seeking reimbursement for?

☒ NO
☐ YES

If checked, explain:



COUNCIL COMMUNICATION

CC #: 9388
File #: 0800-04

Title: On-Call Professional Design Services Agreement
Contact: Raul R. Cervantes 916-746-1300 rcervantes@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.32.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council authorize the Acting City Manager to execute an On-Call Professional Design Services Agreement with BKF Engineers for a term of three years with the option of two additional one year extensions. The not-to-exceed fee is \$1,000,000 per year. There is no guaranteed minimum amount of work provided in the agreements and payment will only be made for actual work performed. The fee will be funded through various Capital Improvement Projects and does not include any General Funds.

BACKGROUND

The Engineering Division of the Public Works Department is responsible for the design of various Capital Improvement Projects (CIPs) including transportation CIPs, city building CIPs, and flood control CIPs. In order for these projects to be designed in a timely and cost efficient manner and comply with various state and federal codes and regulations, engineering staff uses the assistance of professional engineering consultants. The most efficient method for staff to obtain these services is via multiple multi-year on call design services agreements.

Earlier this year, staff received 14 design services proposal in response to our Request for Proposals for engineering support services. A selection committee consisting of Public Works Department engineers selected five engineering consulting firms to provide the services. The selected consultant firms are: Kimley-Horn and Associates; R.E.Y. Engineers; Psomas; Mark Thomas; and BKF Engineers.

The selection of these firms was based on their extensive experience with local, state and federal standards and regulations as well as their familiarity with projects similar to the ones we anticipate to design over the next few years.

At the June 20, 2018 City Council meeting, Council approved the On-Call agreements for: Kimley-Horn and Associates; R.E.Y. Engineers; Psomas; and Mark Thomas. The agreement for BKF was not included in that group because their insurance certificate had not been submitted and approved by the City. Now that the BKF insurance certificate has been approved, Staff is requesting that the City Council approve the On-Call Professional Service Agreement with BKF

Engineers.

FISCAL IMPACT

The not-to-exceed fee for the requested services is \$1,000,000 per year. There is no guaranteed minimum amount of work provided in the agreements and payment will only be made for actual work performed.

The agreements will be funded through various CIP project budgets and do not include any General Funds.

ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest that there is one job created for every \$92,000.00 in direct government spending. Based on that figure, and assuming full implementation of all five agreements, there is a possibility that up to 160 jobs will be created.

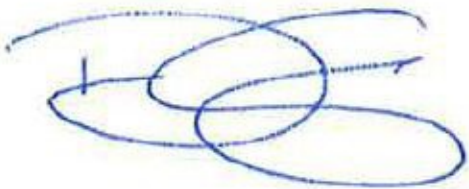
ENVIRONMENTAL REVIEW

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)). Approval of the agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Raul R. Cervantes, Senior Engineer

Rhon Herndon, Public Works Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-289

On-Call PDSA with BKF Engineers

RESOLUTION NO. 18-289

APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY
AND BETWEEN THE CITY OF ROSEVILLE AND BKF ENGINEERS, AND
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, an on-call professional design services agreement regarding on-call design services, by and between the City of Roseville and BKF Engineers, 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 that the Acting City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute two additional one-year renewals without further City Council approval, provided that the applicable budget is approved by the City Council, or until staff determines that continuing with this consultant is not in the best interest of the City.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT

Services: On-Call Design Services

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

W I T N E S S E T H:

WHEREAS, CITY issued Request for Proposal #15-57 for professional services
consisting of on-call design services; and

WHEREAS, CONSULTANT has prepared a response to the Request for Proposal dated
November 2, 2017, which describes the scope of services to be performed by CONSULTANT,
and the hourly rates for performance of such services; and

WHEREAS, CONSULTANT is qualified and experienced to provide professional design
services on an on-call basis.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement shall commence upon execution and expire on
May 16, 2021. The City Manager may, in his or her discretion, elect to extend the Agreement in
one (1) year increments for up to an additional two (2) years by giving CONSULTANT thirty
(30) days advance written notice of each optional one (1) year renewal. Such extensions shall be
memorialized by a written amendment to this Agreement.

2. Services. CONSULTANT shall perform, at the direction of CITY, the scope of the on-call services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference. Individual tasks will be awarded by CITY on an as-needed basis. CITY may assign work to one, or more than one CONSULTANT from an approved qualified list. CITY reserves the right to unilaterally assign work to any consultant as it deems prudent or, if no services are required, no work. CITY makes no specific guarantee of a minimum or maximum number of hours or amount of tasks or services, which shall be required of any single CONSULTANT. In addition, the inclusion of any CONSULTANT on any qualified list, if so utilized by CITY, shall in no way be considered an exclusive agreement to provide service for CITY.

3. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the hourly rates as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Any proposed increase in the effective rates for future services must be preceded by at least a 90-day written notice to the contracting department. Total compensation shall not exceed one million dollars per year (\$1,000,000) for an overall total compensation for the initial term not to exceed three million dollars (\$3,000,000). Total compensation for optional renewal years of this Agreement shall not exceed one million dollars per year (\$1,000,000). Adjustment to the total compensation per year shall require a written amendment to this Agreement, subject to approval by the City Council.

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.

4. 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'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.

5. 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.

6. 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.

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

10. 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.

11. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

12. 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.

13. 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.

14. 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.

15. 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.

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

17. 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.

18. Termination of Agreement. 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. CONSULTANT understands that continuation of this Agreement past June 30th of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council. 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.

19. 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.

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

21. 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.

22. 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

Rhon Herndon
Public Works Director
311 Vernon Street
Roseville, CA 95678

CONSULTANT

David Richwood, Principal
BKF Engineers
980 9th Street, Suite 1770
Sacramento, CA 95814

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

23. 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

BY: _____
DOMINICK CASEY
Acting City Manager

BKF ENGINEERS, a
California corporation

BY:  DAVID A.
its: RICHWOOD
Board Chairman
And

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

BY:  DANIEL SCHAFER
its: Secretary

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
RHON HERNDON
Public Works Director

EXHIBIT “A”

CIVIL ENGINEERING SERVICES

The BKF team is organized for a quick response to address the City of Roseville's needs and prides itself on meeting demanding schedules by providing early identification and resolution to project issues. We will assist in developing creative solutions to challenges, as we have done for our current and past clients. The **continuity and long tenure** of our staff is evidence that the personnel who we have been placed on the project team will see the project through from start to finish tracking and reporting work-in-progress. BKF can provide the City of Roseville with Civil Engineering Services including, but not limited to:

- » **Reports & Site Investigation** – BKF will work closely with City Engineer to perform studies and evaluations of existing and proposed conditions for various projects.
 - We will summarize our findings in a Report per City's preference for their review and use.
- » **Public Work Infrastructure** – BKF regularly works with local agencies to realign roadway geometry, modify traffic signals, install signage, improve accessibility, implement pavement management, traffic handling and analysis and repairing infrastructure. We consult with various agencies to integrate a complete PS&E package for construction.
- » **Transportation** – BKF provides Caltrans assistance and processing for various clients and stakeholders such as self-help Cities, local agencies, and developers. Working with project stakeholders, BKF understands that its role is more than designing a project but requires strong project management, guidance and facilitation through the often onerous Caltrans process. Each of our projects have been successfully completed for clients seeking Caltrans approval (E76) by using BKF's experience and understanding of the project requirements and process.
- » **Storm & Drainage** – BKF's team is experienced in assessing and modeling existing storm drainage pipes, channels, and structural infrastructure; developing reconstruction program recommendations and priorities; designing improvements; and providing construction support services. BKF has over fifty qualified storm water pollution and prevention plan developers on staff.
- » **Erosion & Sediment Control** – BKF has over fifty qualified storm water pollution and prevention plan developers on staff. We regularly provide both SWPPP development and inspection services throughout the Sacramento region.
 - Additionally, BKF provides QSD/QSP training courses for clients and agency staff.
- » **Public Utility Coordination & Relocation Process** – Most design engineering projects have a utility coordination component which may affect the schedule dramatically if not coordinated at early stages of design. BKF has extensive experience working with utility companies in the Valley for Public Works Projects, as well as utility relocation. Our experience allows us the streamline the process for our projects and clients.
- » **ADA** – Each year, BKF designs and supports the construction of hundreds of curb ramps, parking areas, and accessible paths of travel to comply with the Americans with Disabilities Act and Title 24. Furthermore, our team includes specialists on call to Counties and Cities to review accessibility concerns and make recommendations to facilities throughout California. BKF recognizes the challenges contractors face in construction, thus all our paths of travel where possible have a cross slope no more than 1.5%, parallel no more than 4.5%, and ramps are never more than 7.5%, also consistent with Caltrans standards.
- » **Traffic & Signals** – BKF's transportation team engages in transportation design and planning, traffic engineering, pavement engineering, intelligent transportation system (ITS), infrastructure management, and traffic signal planning. What's more, BKF is experienced with traffic signal planning per Caltrans standards.
- » **Familiarity With State & Federal Procedures** – BKF has extensive experience with the Caltrans Office of Local Assistance and can complete all tasks necessary to secure E76 authorization. Specific expertise includes: preliminary environmental Studies; field review; coordination of biological and cultural resources studies; and right-of-way acquisition and certification.

LAND SURVEYING SERVICES

BKF has extensive experience providing land surveying services to public agencies including public works departments, utility providers, flood control districts, etc. We understand how to deliver high quality survey results produced in an efficient manner. Services include:

- Traditional topography and aerial survey
- Establish and adjust of benchmarks
- Right-of-way and easement investigation
- Plats and legals preparation

ON-CALL ENGINEERING & SURVEYING EXPERIENCE

BKF Engineers has extensive experience performing on-call services for local agencies. Our success in on-call contracts is based on our responsiveness and our depth of technical resources. Our years of experience providing on-call engineering services have helped us develop a thorough approach and responsiveness that gets projects moving quickly. We are comfortable with providing a fast response required by work order requests. **Some of BKF's on-call projects include:**

- » Alameda County GSA On-Call Surveys
- » Alameda County Public Works On-Call Surveys
- » Beverly Hills Unified School District On-Call Surveying
- » California American Water Company On-Call Surveys, Northern and Central California
- » California Department of Transportation, District 4 On-Call Surveys, San Francisco and San Mateo
- » City of Berkeley On-Call Surveys
- » City of Brentwood On-Call Surveys
- » City of Byron On-Call Surveys
- » City of Cupertino On-Call Surveys
- » City of Irvine Survey Consultant Team
- » City of Livermore On-Call Surveying Services
- » City of Manteca On-Call Services
- » City of Merced Bridge On-Call Design
- » City of Milpitas On-Call Civil Street Design
- » City of Mountain View Surveying Services
- » City of Palo Alto On-Call Surveys
- » City of Pleasanton On-Call Surveys
- » City of Pomona On-Call Surveying
- » City of San Francisco Candlestick Point Development On-Call Survey Services
- » City of San Jose On-Call Engineering & Surveying
- » City of San Rafael On-Call Surveying Services
- » City of San Ramon On-Call Surveying & Civil Engineering
- » City of Santa Fe Springs On-Call Engineering & Surveying
- » City of Santa Rosa On-Call Engineering & Surveying Services
- » City of Sebastopol On-Call Surveys
- » City of Vacaville On-Call Surveying Services for
- Various Capital Improvement Projects
- » City of Walnut Creek On-Call Surveys
- » Contra Costa Water District On-Call Surveys
- » County of Fresno Public Works On-Call General Civil & Transportation Engineering
- » County of Fresno Public Works On-Call Survey
- » County of Sonoma Transportation and Public Works On-Call Consulting Services
- » County of Stanislaus County On-Call Services
- » County of Tulare On-Call Structural Engineering
- » Port of Oakland On-Call Surveys
- » San Carlos School District On-Call Surveying Services
- » San Francisco State University On-Call Surveys
- » San Joaquin Council of Governments On-Call Surveys
- » San Mateo County Public Works On-Call Surveys
- » Sand Hill Road Corridor On-Call Surveys, Stanford
- » Santa Clara Valley Water District On-Call Surveys
- » Santa Clara VTA Aerial Photography, Right-of-way Engineering & Surveying Services
- » SFO Airport BART On-Call Surveys & ROW, Colma to San Francisco
- » SFPUC Hetch Hetchy WSIP On-Call Surveys
- » SMART On-Call Real Property Surveying Support Services, Sonoma/Marin Counties
- » SMCTA and JPB On-Call Surveys Category C-60658, San Mateo County
- » Sonoma County Fairgrounds On-Call Services
- » Sonoma County Regional Parks On-Call Land Surveying Services
- » Stanford University On-Going Surveys
- » Town Of Hillsborough On-Call Surveys

GENERAL PROJECT APPROACH / METHODOLOGY

BKF recognizes that an organized on-call project delivery approach is critical for a project's success. We understand that managing, building consensus, and obtaining project approvals and permits is often more challenging than preparing the actual design documents. Ensuring that these processes are managed will allow projects to be delivered on schedule and within budget. Below is a very brief outline of our approach and methodology.

BKF's management philosophy integrates the following key components: **managing** the process; **defining** the critical constraints; **developing** coordinated design documents; and **validating** constructability.

COMPONENT 1: MANAGING THE PROCESS

- » **Project Work Program:** When the City identifies a project, Emad Ehsani will develop a detailed project work program that identifies tasks, permits, and deliverables necessary to deliver the project.
- » **Defined Schedule:** We will develop our work program with reference to a schedule in Microsoft Project format. Emad will update the schedule with the completion of each phase, and discuss and gain concurrence with the City.
- » **Design Fee:** BKF will develop a fee for our services based on the work plan and schedule.

COMPONENT 2: DEFINING CRITICAL ISSUES

- » **Documenting Existing Conditions:** Detailing underground utilities and surface improvements are essential to facilitating design recommendations and avoiding construction conflicts. As our staff regularly designs public infrastructure and has experience with construction, we understand documenting the existing conditions is a critical component to controlling potential change orders during construction.
- » **Data Gathering:** At the kick-off meeting, BKF will provide a list of items that the City may be able to provide, which will allow for a more comprehensive design, including available existing mapping and survey data, environmental documents and supporting technical reports, as-built plans, existing traffic data and studies, geotechnical reports, design reports, and other applicable documents within or adjacent to the project site.
- » **Field Review and Basis of Design:** We will invite and encourage all stakeholders (City engineering and maintenance staff and facility users) to attend this site review. This will allow for the most comprehensive review and discussion amongst the group. We will perform technical studies such as supplemental topographic surveys and geotechnical investigations to document site conditions.
- » **Stakeholders:** Understanding the concerns of the project's stakeholders at the earliest stage in the design process is essential to preventing delays or conflicts. Engaging all stakeholders from the beginning of the design process through construction will minimize misunderstandings and will result in a project that meets all objectives.

COMPONENT 3: DEVELOPING COORDINATED PLANS

- » **Design Package:** The team will develop the design package (plans, specifications, estimates, and reports) and will submit to the City for review. During critical decision making periods, if necessary, the BKF team may request bi-monthly meetings with staff to ensure that all aspects of the design is incorporating the goals of the City.
- » **Coordination:** The communication conduit with the City will be Emad Ehsani, supported by Dave Richwood. This single point of contact eliminates possible misunderstandings and duplication of effort. This team will be responsible for solving technical challenges while developing the design in accordance with the City of Roseville's goals. We will coordinate the work with other consultants, staff, and agencies to ensure collaboration and obtain project approvals.
- » **Coordinating Agencies:** Our working relationships with local, state and federal agencies will allow us to streamline the process by minimizing costly lags in communication.

COMPONENT 4: VALIDATING IMPLEMENTATION

- » **Internal QA/QC:** BKF will complete an internal review of all project documents. Jaysen Long, under direct communication with Dave Richwood, will check the documents for errors, perform a constructability review, ensure our documents are coordinated with other disciplines, and suggest

alternatives for cost savings. During this period, all consultants on the team are required to review not only their own work, but evaluate the other discipline designs to ensure that there are no conflicts and that the design intent is consistent among the team members.

- » **Probable Construction Cost:** Evaluating the potential construction cost throughout the project's life is essential to create a feasible project. BKF is consistently involved in the design and construction of numerous projects each month that provides excellent insight with respect to construction trends and costs.

With BKF's four-component approach, a detailed work plan, and continual monitoring, we believe that partnering is both aligned and reinforced. This ensures that the City of Roseville, together with BKF's leadership and the Teams technical expertise, will meet its goals and objectives for a successful on-call experience.

PROJECT MANAGEMENT - CONTROLS

BKF's project controls assist Emad Ehsani in producing and delivering quality documents that meet the project delivery, cost and quality objectives.

DELIVERY CONTROL

- » **Project Work Program:** The project work program will identify the tasks and deliverables expected throughout the project.
- » **Defined Schedule:** A Microsoft Project schedule will be based on the work plan jointly developed by the City and BKF. At each phase, BKF will update the schedule, which will incorporate time for the City to review the documents. Any deviations in the schedule will be discussed promptly with the City.
- » **Outstanding Issues Matrix:** BKF will track all outstanding design and program issues in a matrix to facilitate discussions with the City and internal team. This matrix tracks design issues, costs, and schedule.
- » **Schedule Recovery:** If a delay in the schedule is encountered, either by the stakeholders or by the design team, BKF will develop a comprehensive revised schedule to bring the project back in compliance with the project delivery date. BKF will develop this plan to present and gain agreement from the City of Roseville.

COST CONTROL

- » **Project Fee/Progress Report:** Emad will provide monthly progress reports to the City to demonstrate the team is tracking the project schedule.
- » **Risk Assessment:** BKF will identify risks that could impact the construction budget early in the process. These risk items will be tracked in the Outstanding Issues Matrix throughout the duration of the design process.
- » **Line Item Contingency:** The Engineer's Estimate assesses risk by incorporating contingency factors on a line item basis, rather than with an overall contingency in the summary. This enables us to better manage the risks and potential for unknowns until they can be developed or vetted.

QUALITY CONTROL

For these projects, BKF will utilize Jaysen as the Quality Control/Quality Assurance Manager. Jaysen's key role is to assure that the Quality Control procedures delineated below are closely followed and the procedure documented. The following is a brief summary of our Quality Control Procedure:

- » **Level 1 - Internal Review:** Each discipline is required to conduct a Level 1 review (occurs prior to each milestone submittal, which includes independent internal review of the project PS&E). The comments will be discussed, resolved, and incorporated in the delivery package prior to submittal.
- » **Level 2 - Inter-Disciplinary Review:** This review is to confirm that there are no inter-disciplinary conflicts and occurs at the preliminary and final submittal milestones. This review consists of each member of the team reviewing design elements from their discipline against those of the team members to ensure the designs are consistent and not in conflict. This review is critical and often identifies potential conflicts that may not have been brought to light until construction, which can be both costly and could delay the project.

EXHIBIT “B”

PROFESSIONAL PERSONNEL SERVICE FEES
JANUARY 1, 2018 - DECEMBER 31, 2021

<u>PERSONNEL</u>	<u>HOURLY RATES - w/ 3% Annual Escalation</u>			
	2018	2019	2020	2021
ENGINEERING				
Principal	\$237.00	\$244.11	\$251.43	\$258.98
Senior Associate	\$212.00	\$218.36	\$224.91	\$231.66
Associate	\$206.00	\$212.18	\$218.55	\$225.10
Senior Project Manager	\$202.00	\$208.06	\$214.30	\$220.73
Project Manager	\$197.00	\$202.91	\$209.00	\$215.27
Engineer IV	\$182.00	\$187.46	\$193.08	\$198.88
Engineer III	\$168.00	\$173.04	\$178.23	\$183.58
Engineer II	\$148.00	\$152.44	\$157.01	\$161.72
Engineer I	\$129.00	\$132.87	\$136.86	\$140.96
Engineering Assistant	\$79.00	\$81.37	\$83.81	\$86.33
Junior Engineer	\$67.00	\$69.01	\$71.08	\$73.21
PLANNING				
Planner IV	\$182.00	\$187.46	\$193.08	\$198.88
Planner III	\$168.00	\$173.04	\$178.23	\$183.58
Planner II	\$148.00	\$152.44	\$157.01	\$161.72
Planner I	\$129.00	\$132.87	\$136.86	\$140.96
SURVEYING				
Senior Associate	\$212.00	\$218.36	\$224.91	\$231.66
Associate	\$206.00	\$212.18	\$218.55	\$225.10
Senior Project Manager	\$202.00	\$208.06	\$214.30	\$220.73
Project Manager	\$197.00	\$202.91	\$209.00	\$215.27
Surveyor IV	\$181.00	\$186.43	\$192.02	\$197.78
Surveyor III	\$168.00	\$173.04	\$178.23	\$183.58
Surveyor II	\$148.00	\$152.44	\$157.01	\$161.72
Surveyor I	\$129.00	\$132.87	\$136.86	\$140.96
Survey Party Chief	\$169.00	\$174.07	\$179.29	\$184.67
Survey Chainman	\$109.00	\$112.27	\$115.64	\$119.11
Apprentice IV	\$105.00	\$108.15	\$111.39	\$114.74
Apprentice III	\$99.00	\$101.97	\$105.03	\$108.18
Apprentice II	\$90.00	\$92.70	\$95.48	\$98.35
Apprentice I	\$67.00	\$69.01	\$71.08	\$73.21
Instrumentman	\$145.00	\$149.35	\$153.83	\$158.45
Surveying Assistant	\$79.00	\$81.37	\$83.81	\$86.33
Junior Surveyor	\$67.00	\$69.01	\$71.08	\$73.21
Utility Locating Superintendent	\$170.00	\$175.10	\$180.35	\$185.76
Utility Locator III	\$149.00	\$153.47	\$158.07	\$162.82
Utility Locator III	\$124.00	\$127.72	\$131.55	\$135.50
Utility Locator I	\$88.00	\$90.64	\$93.36	\$96.16
BIM Specialist III	\$168.00	\$173.04	\$178.23	\$183.58
BIM Specialist II	\$148.00	\$152.44	\$157.01	\$161.72
BIM Specialist I	\$129.00	\$132.87	\$136.86	\$140.96
DESIGN AND DRAFTING				
Technician IV	\$155.00	\$159.65	\$164.44	\$169.37
Technician III	\$143.00	\$147.29	\$151.71	\$156.28
Technician II	\$131.00	\$134.93	\$138.98	\$143.15
Technician I	\$123.00	\$126.69	\$130.49	\$134.41
Drafter IV	\$127.00	\$130.81	\$134.73	\$138.78
Drafter III	\$114.00	\$117.42	\$120.94	\$124.57
Drafter II	\$106.00	\$109.18	\$112.46	\$115.83
Drafter I	\$96.00	\$98.88	\$101.85	\$104.90
CONSTRUCTION ADMINISTRATION/QSP-QSD				
Senior Construction Administrator	\$191.00	\$196.73	\$202.63	\$208.71
Resident Engineer	\$142.00	\$146.26	\$150.65	\$155.17
Field Engineer III	\$168.00	\$173.04	\$178.23	\$183.58
Field Engineer II	\$148.00	\$152.44	\$157.01	\$161.72
Field Engineer I	\$129.00	\$132.87	\$136.86	\$140.96
Senior Consultant	\$221.00	\$227.63	\$234.46	\$241.49

SERVICES AND EXPENSES

Project Assistant	\$79 00	\$81.37	\$83.81	\$86.33
Clerical/Administrative Assistant	\$67 00	\$69 01	\$71 08	\$73 21
Delivery Services	\$35 00	\$36 05	\$37 13	\$38 25

Charges for outside services, equipment, and facilities not furnished directly by BKF Engineers will be billed at cost plus 10%. Such charges may include, but shall not be limited to printing and reproduction services; shipping, delivery, and courier charges; subconsultant fees and expenses; special fees, permits, and insurance; transportation on public carriers, meals, and lodging; and consumable materials. Mileage will be charged at the prevailing IRS rate per mile. Monthly invoices are due within 30 days from invoice date. Interest will be charged at 0.833% per month on past due accounts. Expert witness/litigation rates are available upon request.



COUNCIL COMMUNICATION

CC #: 9389

File #: 1002-06 & 0721

Title: Sierra Gardens Transfer Point Project - Agreements for Sale of Real Property and Agreement for Acquisition of Easement Interest
Contact: Cathy Gosalvez 916-746-1300 cgosalvez@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.33.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council:

1. Approve the Purchase and Sales Agreement for the purchase of real property from RM/RNA Properties LLC in the amount of \$2,500 for 186 square feet of Bicycle Rack, Public Sidewalk and Pedestrian Easement;
2. Approve the Purchase and Sales Agreement for the purchase of real property from Santokh S. Toor and Arpinder K. Toor in the amount of \$3,300 for 100 square feet of Public Sidewalk and Pedestrian Easement;
3. Approve the Purchase and Sales Agreement for the purchase of real property from Ovadia Mizrahi in the amount of \$10,000 for 337 square feet of Bus Shelter, Public Sidewalk and Pedestrian Easement;
4. Adopt the attached resolutions authorizing the Acting City Manager to sign the agreements on behalf of the City.

BACKGROUND

The Sierra Gardens Transfer Point is located on the south side of Sierra Gardens Drive, between North Sunrise Avenue and Santa Clara Drive, and on the north side of Sierra Gardens Drive opposite Santa Clara Drive (see attached map). Patrons can connect to seven local bus routes that serve eastern Roseville via the transfer stop.

The Sierra Gardens Transfer Point Project will provide transit riders with a more convenient and comfortable fixed-route service and improve pedestrian and bicycle access. Proposed improvements include passenger shelters and benches, bicycle facilities, and passenger boarding areas with improved ADA access. The project also involves roadway improvements including reconstruction of the pavement on Sierra Gardens Drive from North Sunrise Avenue to Santa Clara Drive, sidewalk replacements, curb ramp upgrades, crosswalk improvements, and concrete bus turnouts.

A new bus shelter and bicycle racks are proposed to be installed at the back of walk at the northern bus turnout and the sidewalk between the north and south bus turnouts will be widened to eight feet. These improvements currently lie within existing public utility easements but outside of the existing right-of-way. As a result, additional easements are needed in order to install the new bus shelter, bike racks and wider sidewalk.

The City of Roseville obtained the services of Interwest Consulting Group to prepare the valuations that determined the fair market value for the acquisitions and to negotiate the acquisition agreements on the City's behalf with the property owners. The required acquisition from RM/RNA Properties LLC consists of 186 square feet of easement in the amount of \$2,500. The required acquisition from Santokh and Arpinder Toor consists of 100 square feet of easement in the amount of \$3,300. The required acquisition from Ovadia Mizrahi consists of 337 square feet of easement in the amount of \$10,000.

Project construction is planned to begin in July and be completed by late fall of this year. To minimize inconvenience during construction activities, we will work with our communications team to ensure thorough public outreach and notification of nearby businesses.

FISCAL IMPACT

The project is funded with local transportation funds. No General Funds will be used for this project. There is sufficient funding in the approved project budget for the property acquisitions.

ECONOMIC DEVELOPMENT / JOBS CREATED

Since this is the purchase of real property, no jobs are expected to be directly created by this action.

ENVIRONMENTAL REVIEW

The proposed project involves the repair and minor alteration of existing facilities including the addition of new small structures (bus shelters). This activity is categorically exempt from CEQA as a Class 2 and 3 Exemption (State CEQA Guidelines Section 15302 and 15303). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Cathy Gosalvez, Assistant Engineer

Rhon Herndon, Public Works Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Location Map

Resolution No. 18-290

RM/RNA Agreement

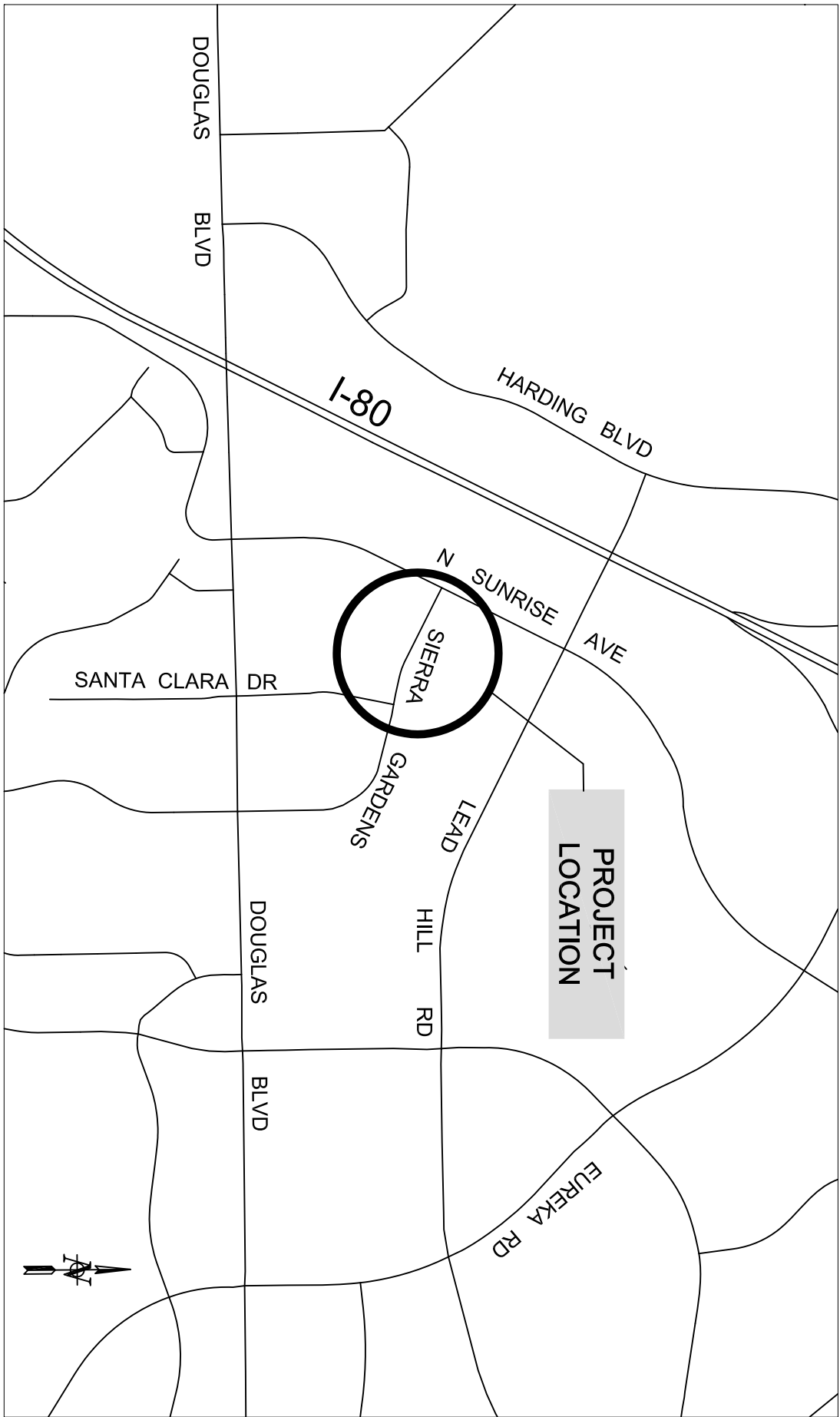
Resolution No. 18-291

Toor Agreement

Resolution No. 18-292

Mizrahi Agreement

EXHIBIT A



DEPARTMENT OF PUBLIC WORKS

ENGINEERING

TITLE:

SIERRA GARDENS
TRANSFER POINT PROJECT

DESIGNED: C.GOSALVEZ

DATE: 08/12/2015

DRAWN: C.GOSALVEZ

SCALE: NOT TO SCALE

CHECKED:

FILE NO.

RESOLUTION NO. 18-290

APPROVING AN AGREEMENT FOR SALE OF REAL PROPERTY, BY AND BETWEEN THE CITY OF ROSEVILLE AND RM/RNA PROPERTIES, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement for sale of real property for the Sierra Gardens Drive Transfer Point project, by and between the City of Roseville and RM/RNA Properties, 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 Acting City Manager is authorized to execute it on behalf of the City of Roseville; and

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 REAL PROPERTY

THIS AGREEMENT, made and entered into this _____ day of _____, 2018, by and between the **CITY OF ROSEVILLE, a municipal corporation of the State of California**, as grantee ("CITY") and **RM/RNA PROPERTIES LLC, a Delaware limited liability company**, as grantor ("GRANTOR"),

W I T N E S S E T H:

WHEREAS, GRANTOR is the owner of certain real property identified as Assessor's Parcel Number 048-011-001 located in the City of Roseville, County of Placer; and

WHEREAS, CITY desires to acquire a Bicycle Rack, Public Sidewalk and Pedestrian Easement described in the attached legal description marked Exhibit "A-1" and depicted on the attached plat map marked Exhibit "A-2" which are attached hereto and incorporated by reference (the "Subject Property") for the purpose of constructing the Sierra Gardens Drive Transfer Point Project ("the Project"); and

WHEREAS, GRANTOR agrees to sell and CITY agrees to buy Subject Property, pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Purchase Price. GRANTOR agrees to sell, and CITY agrees to buy, Subject Property for the sum of Two Thousand Five Hundred Dollars (\$2,500.00) ("Purchase Price"), which is specifically agreed by the parties to be the full amount of compensation due and owing to GRANTOR for conveyance of Subject Property to CITY, which the parties agree includes compensation for any and all improvements located within Subject Property and any severance damages, loss of goodwill damages, relocation assistance payments, costs, or attorney fees, except as provided herein.

2. Conveyance. Upon full execution of this Agreement by the parties ("Effective Date"), GRANTOR shall execute, notarize, and deliver to CITY the Bicycle Rack, Public Sidewalk and Pedestrian Easement in the form of Exhibit "A" attached hereto and made a part hereof ("Deed"), conveying Subject Property to CITY. CITY shall record the Deed at the Placer County recorder's office,

3. Date of Possession. The right of possession and use of Subject Property by the CITY, including the right to remove and dispose of improvements, shall commence upon the Effective Date of this Agreement and the amount shown in Paragraph 1 of this Agreement includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

4. Time. Time is of the essence of this Agreement.

5. No Existing Tenancy. GRANTOR shall deliver possession of Subject Property to CITY on the Effective Date of this Agreement free of all tenants and shall indemnify and hold CITY

harmless from the claims of any tenants claiming a right to possession arising before the Effective Date. If a tenant remains in possession on the Effective Date, CITY may terminate this Agreement without liability on CITY's part.

6. Project. GRANTOR understands that the acquisition of Subject Property is in connection with the construction, operation and maintenance by CITY of the Project, and that the payment of the money provided by this Agreement constitutes the entire consideration for the sale. GRANTOR hereby waives and releases CITY from any obligation, claim or damage on account of the grant of Subject Property to CITY or on account of the location or construction of the Project.

7. Hazardous Substances. Based upon GRANTOR's actual knowledge with no duty to investigate, any third party, has engaged in the generation, use, manufacture, storage, treatment, transportation, or disposal of any "hazardous substance" on Subject Property. In addition, based upon GRANTOR's actual knowledge with no duty to investigate, any third party has received any form of notice of violation of any "applicable environmental law" with respect to Subject Property, including any groundwater.

For purposes of this Agreement, the term "hazardous substance" means either any petroleum product or any substance, chemical, or waste that is listed as hazardous, toxic or dangerous under any applicable environmental law.

For purposes of this Agreement, the term "applicable environmental law" means the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 USC §9601 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 USC 6901 et seq.; the federal Water Pollution Control Act, 33 USC §1251 et seq.; the Clean Air Act, 42 USC §7401 et seq.; the Hazardous Materials Transportation Act, 49 USC §1471 et seq.; the Toxic Substances Control Act, 15 USC §§2601-2629; and the Safe Drinking Water Act, 42 USC §300f-300j; as each has been amended from time to time; or any similar state and local laws or ordinances or regulations implementing such statutes.

8. Testing. If applicable, CITY may at all reasonable times enter upon Subject Property and conduct tests, take soil or water samples or soil borings to determine if hazardous substances exist. If, such testing detects the existence of a hazardous substance, CITY may, at its sole option, rescind and terminate this Agreement. Provided, however, that CITY shall exercise said option not later than sixty (60) days after the Effective Date of this Agreement. CITY and its subcontractors shall indemnify and hold GRANTOR harmless from any liability, loss or claim for damages, including reasonable costs and attorneys' fees, arising from CITY's willful misconduct or solely negligent act or omission while engaged in necessary testing activities on Subject Property. Furthermore, CITY and its subcontractors shall, at their expense, maintain in effect at all times during the performance of any such testing activities, coverage and limits of insurance to cover all activities at the Subject Property.

9. Construction Work by CITY. CITY shall perform, at no expense to GRANTOR, the construction work identified on the plans titled "Sierra Gardens Drive Transfer Point Project". A copy of the plans can be viewed at the CITY'S Public Works Department – Engineering Division located at 311 Vernon Street, Roseville, CA 95678. CITY and its authorized agents or contractors are hereby granted permission to enter onto GRANTOR'S remainder property to perform such construction work.

10. GRANTOR's Warranties.

GRANTOR hereby represents and warrants to CITY:

A. Contracts:

That there are no service contracts or other contractual obligations (except which GRANTOR has disclosed to CITY) upon which GRANTOR is obligated pertaining to Subject Property, except those which can be terminated upon not more than thirty (30) days' notice.

B. Documents Delivered:

That all documents delivered to GRANTOR by CITY pursuant to the terms of this Agreement are complete.

C. Special Assessments or Condemnation:

That there are not presently pending any special assessments or condemnation actions against Subject Property, or any part thereof, nor has GRANTOR received any notice of any special assessments or condemnation actions being contemplated.

D. Leasing Commissions:

That there is no outstanding leasing commission's payable for any lease as to Subject Property and there are no obligations to pay any leasing commission for any renewal of the tenancy of any of the tenants or for any new lease negotiated prior to the Effective Date of this Agreement.

E. Title:

1) Encumbrances:

Except for those specifically listed in the Preliminary Title Report dated March 16, 2017, attached hereto as Exhibit "B", to GRANTOR's best knowledge, Subject Property is free and clear of all liens, encumbrances, claims, rights, demands, easements, leases, agreements, covenants, conditions, and restrictions of any kind.

2) Encroachments:

Based upon GRANTOR's actual knowledge with no duty to investigate, there are no encroachments on Subject Property from adjoining property, and Subject Property does not encroach on any adjoining property, easements, or streets.

F. Litigation:

That GRANTOR is not involved in or aware of any pending or threatened litigation which does or will affect Subject Property. There are no actions or proceedings pending or threatened against GRANTOR before any court or administrative agency in any way connected with or relating to Subject Property, or affecting GRANTOR's ability to fulfill all of its obligations under this Agreement.

G. Indemnification:

That GRANTOR shall indemnify and hold CITY harmless from any liability, loss or claim for damages, including reasonable costs and attorneys' fees, arising from any lease as to Subject Property accruing prior to the Effective Date of this Agreement; arising out of any theft, damage, or injury to any tenants on Subject Property or their personal property, and occurring prior to the Effective Date of this Agreement; or arising out of the breach by GRANTOR of the covenants or any warranties or the falsity of any of the representations set forth in this Agreement.

H. Survival:

That GRANTOR's representations, warranties and covenants contained in this paragraph shall survive the Effective Date of this Agreement and the recordation of the Deed.

I. Authority:

That GRANTOR has full power and authority to execute and deliver this Agreement and to consummate the transactions contemplated by this Agreement.

J. Lease Back Rights:

That GRANTOR waives any notice or right of first refusal pursuant to Code of Civil Procedure section 1245.245 and any lease-back rights under Code of Civil Procedure section 1263.615.

K. Brokers:

That no person or entity can properly claim a right to a commission, finder's fee, or other compensation with respect to the transaction contemplated by this Agreement. If any broker or finder makes any claim for a commission or finder's fee, GRANTOR shall indemnify, defend and hold CITY harmless from all liabilities, expenses, losses, damages or claims (including reasonable attorneys' fees) arising out of such broker's or finder's claims.

L. Advice of Professionals:

GRANTOR has had the opportunity to be advised by their own legal counsel and professionals in connection with this Agreement, and has obtained, and relies upon, such advice as GRANTOR deems appropriate.

11. Integrated Agreement. This is an integrated Agreement, and it contains all of the terms, considerations, understandings and promises of the parties. It shall be read as a whole. This Agreement may be amended, modified, changed or rescinded only by an instrument in writing, executed by the parties, except as provided herein.

12. Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner adverse to either party. Upon such determination that any term or provision is illegal or incapable of being enforced, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the greatest extent possible.

13. Attorney's Fees. In any action brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees.

14. Venue/Governing Law. 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. Binding Agreement. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the parties.

16. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter of it. The parties agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each and every part of it.

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

GRANTEE

City of Roseville
Rhon Herndon, P.E.
Public Works Director
311 Vernon Street
Roseville, CA 95678

GRANTOR

RM/RNA Properties LLC
a Delaware limited liability company
c/o Tom Esperance
410 Country Club Drive
Novato, CA 94949-5812

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

18. Special Provisions. The Special Provisions attached hereto as Exhibit "C," if any, are hereby incorporated, and made a part of this Agreement by this reference. In the event of any conflict or inconsistency between this Agreement and the Special Provisions, the terms of the Special Provisions shall prevail.

19. Further Assurances. Each party to this Agreement agrees to execute, acknowledge and deliver such further instruments as may be necessary or desirable to accomplish the intent and purpose of this Agreement.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has caused this Agreement to be executed 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 GRANTOR has caused this Agreement to be duly executed.

GRANTEE:
CITY OF ROSEVILLE, a
municipal corporation of the
State of California

BY: _____
ROB JENSEN
City Manager

GRANTOR:
RM/RNA PROPERTIES LLC,
a Delaware limited liability company

BY:  _____
RICHARD MICHAEL
its: Member

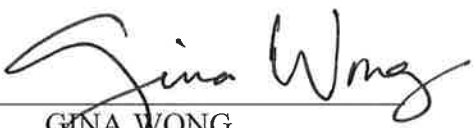
ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

RECOMMENDED FOR APPROVAL:


GINA WONG
Right-of-Way Agent

APPROVED AS TO SUBSTANCE:

BY:  _____
RHON HERNDON, P.E.
Public Works Director

Exhibits

- A: Bicycle Rack, Public Sidewalk and Pedestrian Easement
- A-1: Legal Description of Subject Property
- A-2: Plat of Subject Property
- B: Preliminary Title Report Dated March 16, 2017
- C: Special Provisions

EXHIBIT "A"
Bicycle Rack, Public Sidewalk and Pedestrian Easement

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

**RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:**

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

Project Name: Sierra Gardens Drive Transfer Point Project
Address: 199 N. Sunrise Ave, Roseville, CA
APN: 048-011-001
Escrow Number: 01001395-010-PA-CDT

The Above Space For Recorder's Use Only

BICYCLE RACK, PUBLIC SIDEWALK AND PEDESTRIAN EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RM/RNA PROPERTIES LLC, a Delaware limited liability company ("GRANTOR")**, hereby grants to the **CITY OF ROSEVILLE, a municipal corporation of the State of California ("GRANTEE")**, a Bicycle Rack, Public Sidewalk and Pedestrian Easement, inclusive of ingress and egress, for the purpose of installation, construction, reconstruction, maintenance, operation, inspection, repair, replacement, of a public sidewalk, pedestrian walkway, and a bicycle rack pad; including bicycle rack facilities and related improvements and all necessary appurtenances thereto, on, over, under, and across the following described real property situated in the City of Roseville, County of Placer, State of California, described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part hereof.

Dated this _____ day of _____, 20__.

Grantor: **RM/RNA PROPERTIES LLC, a Delaware limited liability company**

BY: _____

PRINT NAME: Richard Michael

TITLE: Member

EXHIBIT "A-1"

Legal Description

LEGAL DESCRIPTION

Exhibit "A"

Bicycle Rack, Public Sidewalk and Pedestrian Easement

A portion of the lands described in the Grant Deed recorded in Document No. 2001-0037243, Official Records of Placer County, more particularly described as follows:

BEGINNING at the south corner common to Parcel A as shown in Book 21 of Parcel Maps, at Page 12, Official Records of Placer County, and Parcel F as shown in Book 26 of Parcel Maps, at Page 112, Official Records of Placer County; thence along the south line of said Parcel A North 87°33'05" West 50.34 feet; thence leaving said south line North 82°08'08" East 9.76 feet; thence South 88°03'20" East 30.28 feet; thence North 01°56'40" East 7.51 feet; thence South 88°03'20" East 14.83 feet to the east line of said Parcel A; thence along said east line South 26°30'55" West 10.55 feet to the **POINT OF BEGINNING**.

Containing 186 square feet (0.004 acres), more or less.

Attached hereto is a plat labeled "Exhibit B" and by this reference made a part hereof. All bearings shown herein are grid, California Coordinate System of 1983, Zone II, North American Datum of 1983, Epoch Date: 2010.00. All distances herein are grid distances in U.S. Survey feet. To compute ground distance, divide grid distances by 0.99992727. Area is ground area.

Rotate bearings of Parcel A recorded in Book 21 of Parcel Maps, at Page 12, Official Records of Placer County, 00°00'48" counterclockwise to match this legal description.

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

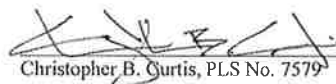
 08 DEC '17
Christopher B. Curtis, PLS No. 7579 Date



EXHIBIT "A-2"

Plat Map

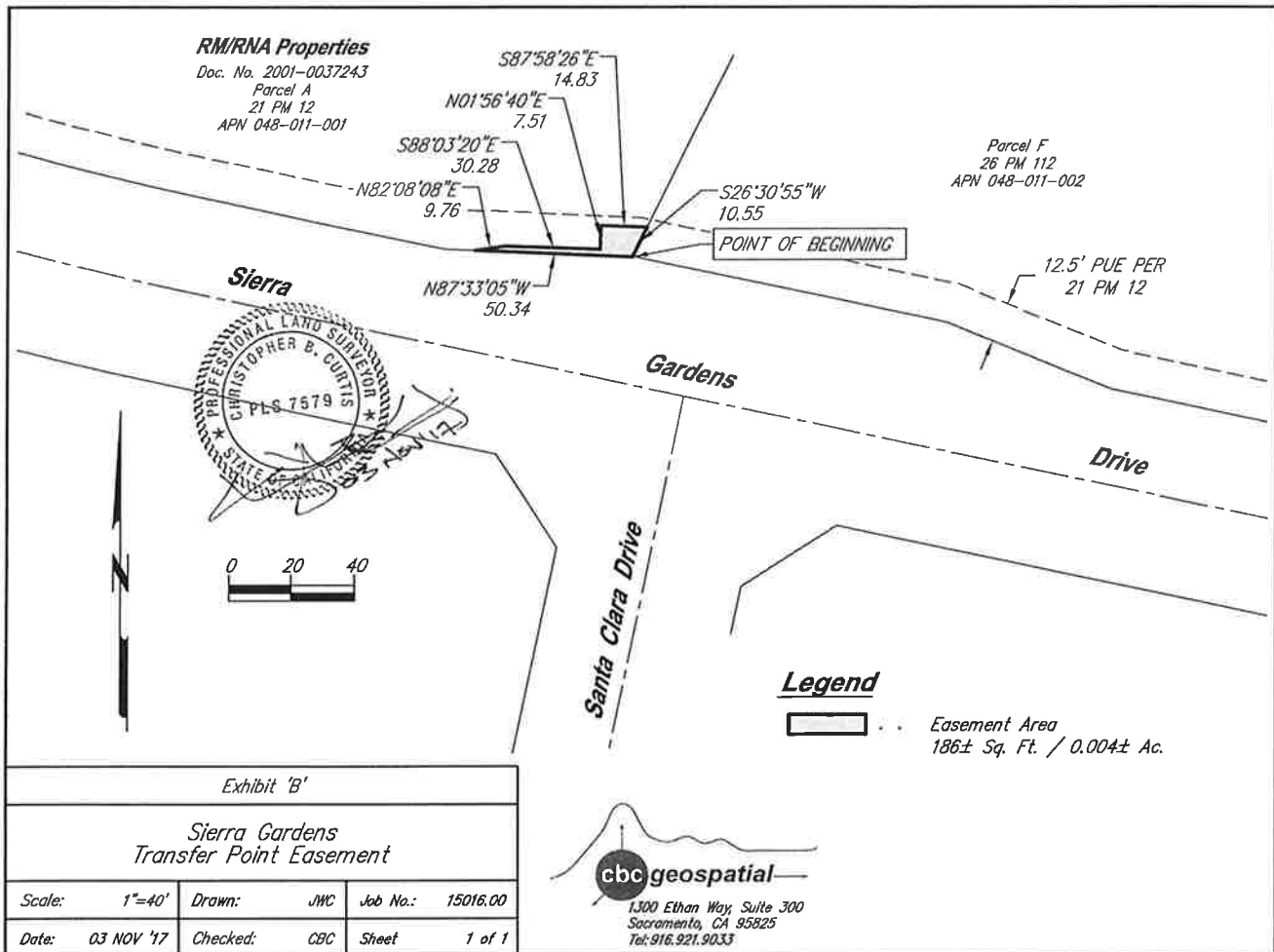


EXHIBIT "B"
Preliminary Title Report



Fidelity National Title Company

2150 John Glenn Dr, Suite 400, Concord, CA 94520
Phone: (925) 288-8000 • Fax:

Issuing Policies of Fidelity National Title Insurance Company

Order No.: 01001395-010-PA-CDT

Title Officer: Craig Donner

TO:

City of Roseville
311 Vernon Street, Public Works
Roseville, CA 95678

Escrow Officer: Paul Avila
1375 Exposition Blvd., Suite 240
Sacramento, CA 95815
(916) 646-6018
(916) 646-6043

ATTN: Catherine Gosalvez

YOUR REFERENCE: Sierra Gardens Trans

PROPERTY ADDRESS: 199 N. Sunrise Ave, Roseville, CA

PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Nebraska Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Authorized Signature



By

Randy Quirk, President

Attest

Michael Gravelle, Secretary

EXHIBIT "B"

Page 2 of 7



Fidelity National Title Company

2150 John Glenn Dr, Suite 400, Concord, CA 94520
Phone: (925) 288-8000 • Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: March 16, 2017 at 7:30 a.m.

ORDER NO.: 01001395-010-PA-CDT

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy of Title Insurance (4/8/2014)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee Estate

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

RM/RNA Properties LLC, a Delaware limited liability company

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT "B"

Page 3 of 7

Your Reference:

Fidelity National Title Company

EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ROSEVILLE, IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel A, as shown on the Parcel Map filed in the office of the Recorder of Placer County, California on May 15, 1984 in Book 21 of Parcel Maps at Page 12 and as amended by that certain Certificate of Correction, recorded March 20, 1995, Instrument No. 95-013585, of Official Records.

Excepting therefrom all oil, gas, other hydrocarbons and minerals including geothermal resources, now or at any time hereafter situate or thereunder lying below a depth of 500 feet below the surface, but without right of surface entry, as reserved in the Deed executed by Robert L. Doyle, et al., recorded April 24, 1979 in Book 2111, Page 686, of Official Records.

APN: **048-011-001**

EXHIBIT "B"

Page 4 of 7

Your Reference:

Fidelity National Title Company

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 005001
Tax Identification No.: 048-011-001
Fiscal Year: 2016-2017
1st Installment: \$107,105.69, Paid
2nd Installment: \$107,105.69, Open
Land: \$6,746,364.00
Improvements: \$12,792,642.00
3. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
5. Water rights, claims or title to water, whether or not disclosed by the public records.
6. Matters contained in that certain document

Entitled: Agreement Affecting Real Property Placer Center
Executed by: Sacramento Savings and Loan Association, a California corporation, et al, and the City of Roseville
Recording Date: May 6, 1981
Recording No.: Book 2386, Page 1, of Official Records

Reference is hereby made to said document for full particulars.
7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 07, 1984
Recording No: Book 2672, Page 312 of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

EXHIBIT "B"

Page 5 of 7

Your Reference:

Fidelity National Title Company

EXCEPTIONS (Continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Roseville
Purpose: road and public utilities
Recording Date: May 15, 1984
Recording No: Book 2693, Page 892 of Official Records
Affects: Northwesterly and Northeasterly portion

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Public utilities
Affects: Northwesterly portion, Northeasterly portion, Southwesterly portion and various other portions as more specifically delineated thereon

The effect of that certain Resolution No. 85-28, recorded February 14, 1985 in Book 2774, Page 910, of Official Records vacating a portion of the public utilities easement(s) shown above.

10. Notes, Recitals, Legends and/or Conditions as contained on the herein mentioned Map.

11. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Pacific Mutual Life Insurance Company
Lessee: Wells Fargo Bank, N.A.
Recording Date: October 28, 1994
Recording No: Instrument No. 94-75942 of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

EXHIBIT "B"

Page 6 of 7

Your Reference:

Fidelity National Title Company

EXCEPTIONS (Continued)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Roseville
Purpose: public utilities
Recording Date: August 29, 1995
Recording No.: Instrument No. 95-44965 of Official Records
Affects: Northeasterly portion

13. Matters contained in that certain document

Entitled: Transportation Management Agreement
Dated: July 10, 1996
Executed by: Pacific Mutual Life Insurance Co., a California corporation and the City of Roseville
Recording Date: July 22, 1996
Recording No.: Instrument No. 96-041755, of Official Records

Reference is hereby made to said document for full particulars.

14. Matters contained in that certain document

Entitled: Transportation Systems Management (TSM) Agreement
Dated: December 4, 2002
Executed by: RM/RNA Properties, LLC, a Delaware limited liability company and the City of Roseville
Recording Date: January 21, 2003
Recording No.: Instrument No. 2003-0009570, of Official Records

Reference is hereby made to said document for full particulars.

15. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: RM/RNA Properties, LLC
Lessee: United States Postal Service
Recording Date: March 09, 2016
Recording No.: Instrument No. 2016-16249 of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

16. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$7,100,000.00
Dated: June 27, 2016
Trustor/Grantor: RM/RNA Properties, LLC, a Delaware limited liability company
Trustee: Kevin J. Kline
Beneficiary: Pacific Union Conference of Seventh-Day Adventists, a California nonprofit corporation, as to an undivided 50% interest and Western Adventist Foundation, a California nonprofit religious corporation, acting as a fiduciary, as to a 50% interest, all as tenants in common
Recording Date: August 03, 2016
Recording No.: Instrument No. 2016-63481 of Official Records

EXHIBIT "B"
Page 7 of 7

Your Reference:

Fidelity National Title Company

EXCEPTIONS
(Continued)

17. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: RM/RNA Properties

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

19. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

EXHIBIT "C"
Special Provisions

It is mutually agreed and understood that the purchase price recited in Paragraph 1 of this Agreement includes compensation to GRANTOR for the Subject Property and for the contributory value and curative work for the following site improvements:

- a. Lawn (Sodded)
- b. Affected Irrigation System (Including curative work by GRANTOR.)

RESOLUTION NO. 18-291

APPROVING AN AGREEMENT FOR SALE OF REAL PROPERTY, BY AND BETWEEN THE CITY OF ROSEVILLE AND SANTOKH S. TOOR AND ARPINDER K. TOOR AND AST FARMS, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement for sale of real property for the Sierra Gardens Drive Transfer Point project, by and between the City of Roseville and Santokh S. Toor and Arpinder K. Toor, as co-trustees of the Santokh S. Toor and Arpinder K. Toor 2011 Living Trust, and AST Farms, 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 Acting City Manager is authorized to execute it on behalf of the City of Roseville; and

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 REAL PROPERTY

THIS AGREEMENT, made and entered into this _____ day of _____, 2018, by and between the **CITY OF ROSEVILLE, a municipal corporation of the State of California**, as grantee ("CITY") and **SANTOKH S. TOOR AND ARPINDER K. TOOR, as co-trustees of the SANTOKH S. TOOR AND ARPINDER K. TOOR 2011 LIVING TRUST**, as to an undivided fifty percent (50%) interest, and **AST FARMS, LLC, a California limited liability company**, as to an undivided fifty percent (50%) interest, as tenants in common, as grantor ("GRANTOR"),

W I T N E S S E T H:

WHEREAS, GRANTOR is the owner of certain real property identified as Assessor's Parcel Number 013-213-037 located in the City of Roseville, County of Placer; and

WHEREAS, CITY desires to acquire a Public Sidewalk and Pedestrian Easement described in the attached legal description marked Exhibit "A-1" and depicted on the attached plat map marked Exhibit "A-2" which are attached hereto and incorporated by reference (the "Subject Property") for the purpose of constructing the Sierra Gardens Drive Transfer Point Project ("the Project"); and

WHEREAS, GRANTOR agrees to sell and CITY agrees to buy Subject Property, pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Purchase Price. GRANTOR agrees to sell, and CITY agrees to buy, Subject Property for the sum of Three Thousand Three Hundred Dollars (\$3,300.00) ("Purchase Price"), which is specifically agreed by the parties to be the full amount of compensation due and owing to GRANTOR for conveyance of Subject Property to CITY, which the parties agree includes compensation for any and all improvements located within Subject Property and any severance damages, loss of goodwill damages, relocation assistance payments, costs, or attorney fees, except as provided herein.

2. Conveyance. Upon full execution of this Agreement by the parties ("Effective Date"), GRANTOR shall execute, notarize, and deliver to CITY the Public Sidewalk and Pedestrian Easement in the form of Exhibit "A" attached hereto and made a part hereof ("Deed"), conveying Subject Property to CITY. CITY shall record the Deed at the Placer County recorder's office.

3. Date of Possession. The right of possession and use of Subject Property by the CITY, including the right to remove and dispose of improvements, shall commence upon the Effective Date of this Agreement and the amount shown in Paragraph 1 of this Agreement includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

4. Time. Time is of the essence of this Agreement.

5. No Existing Tenancy. GRANTOR shall deliver possession of Subject Property to CITY on the Effective Date of this Agreement free of all tenants and shall indemnify and hold CITY harmless from the claims of any tenants claiming a right to possession arising before the Effective Date. If a tenant remains in possession on the Effective Date, CITY may terminate this Agreement without liability on CITY's part.

6. Project. GRANTOR understands that the acquisition of Subject Property is in connection with the construction, operation and maintenance by CITY of the Project, and that the payment of the money provided by this Agreement constitutes the entire consideration for the sale. GRANTOR hereby waives and releases CITY from any obligation, claim or damage on account of the grant of Subject Property to CITY or on account of the location or construction of the Project.

7. Hazardous Substances. Neither GRANTOR, nor to the best of GRANTOR's knowledge, any third party, has engaged in the generation, use, manufacture, storage, treatment, transportation, or disposal of any "hazardous substance" on Subject Property. In addition, neither GRANTOR, nor to the best of GRANTOR's knowledge, any third party has received any form of notice of violation of any "applicable environmental law" with respect to Subject Property, including any groundwater.

For purposes of this Agreement, the term "hazardous substance" means either any petroleum product or any substance, chemical, or waste that is listed as hazardous, toxic or dangerous under any applicable environmental law.

For purposes of this Agreement, the term "applicable environmental law" means the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 USC §9601 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 USC 6901 et seq.; the federal Water Pollution Control Act, 33 USC §1251 et seq.; the Clean Air Act, 42 USC §7401 et seq.; the Hazardous Materials Transportation Act, 49 USC §1471 et seq.; the Toxic Substances Control Act, 15 USC §§2601-2629; and the Safe Drinking Water Act, 42 USC §300f-300j; as each has been amended from time to time; or any similar state and local laws or ordinances or regulations implementing such statutes.

8. Flood Control Act. GRANTOR discloses that Subject Property is not located in a "flood zone," as set forth on F.E.M.A. or H.U.D. "Special Flood Zone Area Maps."

9. Special Studies Zone Act. GRANTOR discloses that Subject Property is not situated in a Special Study Zone as designated under the Alquist-Priolo Special Studies Zone Act, Sections 2621-2630, inclusive, of the California Public Resources Code, or otherwise in an area of the high geologic hazard ("Geologic Zone").

10. Testing. If applicable, CITY may at all reasonable times enter upon Subject Property and conduct tests, take soil or water samples or soil borings to determine if hazardous substances exist. If, such testing detects the existence of a hazardous substance, CITY may, at its sole option, rescind and terminate this Agreement. Provided, however, that CITY shall exercise said option not later than sixty (60) days after the Effective Date of this Agreement.

11. Construction Work by CITY. CITY shall perform, at no expense to GRANTOR, the construction work identified on the plans titled "Sierra Gardens Drive Transfer Point Project". A copy of the plans can be viewed at the CITY'S Public Works Department -- Engineering Division

located at 311 Vernon Street, Roseville, CA 95678. CITY and its authorized agents or contractors are hereby granted permission to enter onto GRANTOR'S remainder property to perform such construction work.

12. GRANTOR's Warranties.

GRANTOR hereby represents and warrants to CITY:

A. Contracts:

That there are no service contracts or other contractual obligations (except which GRANTOR has disclosed to CITY) upon which GRANTOR is obligated pertaining to Subject Property, except those which can be terminated upon not more than thirty (30) days' notice.

B. Documents Delivered:

That all documents delivered to GRANTOR by CITY pursuant to the terms of this Agreement are complete.

C. Special Assessments or Condemnation:

That there are not presently pending any special assessments or condemnation actions against Subject Property, or any part thereof, nor has GRANTOR received any notice of any special assessments or condemnation actions being contemplated.

D. Leasing Commissions:

That there is no outstanding leasing commission's payable for any lease as to Subject Property and there are no obligations to pay any leasing commission for any renewal of the tenancy of any of the tenants or for any new lease negotiated prior to the Effective Date of this Agreement.

E. Title:

1) Encumbrances:

Except for those specifically listed in the Preliminary Title Report, Amendment No. 1 dated December 19, 2017, attached hereto as Exhibit "B", to GRANTOR's best knowledge, Subject Property is free and clear of all liens, encumbrances, claims, rights, demands, easements, leases, agreements, covenants, conditions, and restrictions of any kind.

2) Encroachments:

To GRANTOR's best knowledge, there are no encroachments on Subject Property from adjoining property, and Subject Property does not encroach on any adjoining property, easements, or streets.

F. Litigation:

That GRANTOR is not involved in or aware of any pending or threatened litigation which does or will affect Subject Property. There are no actions or proceedings pending or threatened against GRANTOR before any court or administrative agency in any way connected with or relating to Subject Property, or affecting GRANTOR's ability to fulfill all of its obligations under this Agreement.

G. Indemnification:

That GRANTOR shall indemnify and hold CITY harmless from any liability, loss or claim for damages, including reasonable costs and attorneys' fees, arising from any lease as to Subject Property accruing prior to the Effective Date of this Agreement; arising out of any theft, damage, or injury to any tenants on Subject Property or their personal property, and occurring prior to the Effective Date of this Agreement; or arising out of the breach by GRANTOR of the covenants or any warranties or the falsity of any of the representations set forth in this Agreement. Furthermore, in consideration of CITY waiving the defects and imperfections in all matters of record title, GRANTOR covenants and agrees to indemnify and hold CITY harmless from any and all claims that other parties may make or assert on the title to the premises. The GRANTOR'S obligation herein to indemnify the CITY shall not exceed the amount paid to the GRANTOR under this Agreement.

H. Survival:

That GRANTOR's representations, warranties and covenants contained in this paragraph shall survive the Effective Date of this Agreement and the recordation of the Deed.

I. Authority:

That GRANTOR has full power and authority to execute and deliver this Agreement and to consummate the transactions contemplated by this Agreement.

J. Lease Back Rights:

That GRANTOR waives any notice or right of first refusal pursuant to Code of Civil Procedure section 1245.245 and any lease-back rights under Code of Civil Procedure section 1263.615.

K. Brokers:

That no person or entity can properly claim a right to a commission, finder's fee, or other compensation with respect to the transaction contemplated by this Agreement. If any broker or finder makes any claim for a commission or finder's fee, GRANTOR shall indemnify, defend and hold CITY harmless from all liabilities, expenses, losses, damages or claims (including reasonable attorneys' fees) arising out of such broker's or finder's claims.

L. Advice of Professionals:

GRANTOR has had the opportunity to be advised by their own legal counsel and professionals in connection with this Agreement, and has obtained, and relies upon, such advice as GRANTOR deems appropriate.

13. Integrated Agreement. This is an integrated Agreement, and it contains all of the terms, considerations, understandings and promises of the parties. It shall be read as a whole. This Agreement may be amended, modified, changed or rescinded only by an instrument in writing, executed by the parties, except as provided herein.

14. Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired so long as the economic or legal substance of the transactions contemplated

hereby is not affected in any manner adverse to either party. Upon such determination that any term or provision is illegal or incapable of being enforced, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the greatest extent possible.

15. Attorney's Fees. In any action brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees.

16. Venue/Governing Law. 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. Binding Agreement. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the parties.

18. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter of it. The parties agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each and every part of it.

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

GRANTEE

City of Roseville
Rhon Herndon, P.E.
Public Works Director
311 Vernon Street
Roseville, CA 95678

GRANTOR

Santokh S. Toor and Arpinder K. Toor, Co-Trustees
of the Santokh S. Toor & Arpinder K Toor 2011 Living Trust/
AST Farms, LLC
c/o Arun Toor
27725 Road 92
Visalia, CA 93277-9481

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

20. Special Provisions. The Special Provisions attached hereto as Exhibit "C," if any, are hereby incorporated, and made a part of this Agreement by this reference. In the event of any conflict or inconsistency between this Agreement and the Special Provisions, the terms of the Special Provisions shall prevail.

21. Further Assurances. Each party to this Agreement agrees to execute, acknowledge and deliver such further instruments as may be necessary or desirable to accomplish the intent and purpose of this Agreement.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has caused this Agreement to be executed 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 GRANTOR has caused this Agreement to be duly executed.

GRANTEE:
CITY OF ROSEVILLE, a
municipal corporation of the
State of California

BY: _____
ROB JENSEN
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

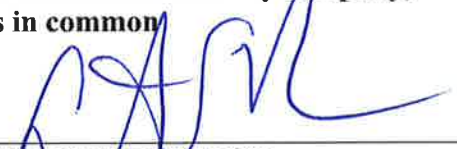
BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

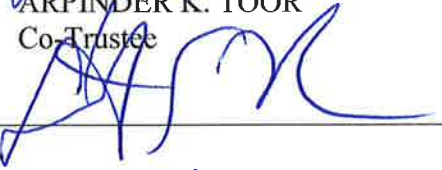
BY:  _____
RHON HERNDON, P.E.
Public Works Director

- A: Public Sidewalk and Pedestrian Easement
- A-1: Legal Description of Subject Property
- A-2: Plat of Subject Property
- B: Preliminary Title Report, Amendment No. 1 Dated December 19, 2017
- C: Special Provisions

GRANTOR:
SANTOKH S. TOOR AND ARPINDER K.
TOOR, as co-trustees of the SANTOKH S.
TOOR AND ARPINDER K. TOOR 2011
LIVING TRUST AND AST FARMS, LLC,
a California limited liability company, as
tenants in common

BY:  _____
SANTOKH S. TOOR
Co-Trustee

BY:  _____
ARPINDER K. TOOR
Co-Trustee

BY:  _____
its: Manager, AST Farms LLC

BY: _____

its: _____

RECOMMENDED FOR APPROVAL:

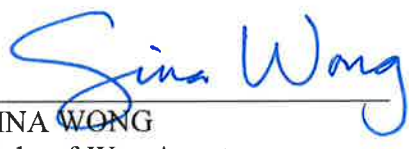
 _____
GINA WONG
Right-of-Way Agent

EXHIBIT "A"
PUBLIC SIDEWALK AND PEDESTRIAN EASEMENT

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

**RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:**

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

Project Name: Sierra Gardens Drive Transfer Point Project
Address: 151 N. Sunrise Ave, Roseville, CA
APN: 013-213-037
Escrow Number: 01001397-010-PA-CDT

The Above Space For Recorder's Use Only

PUBLIC SIDEWALK AND PEDESTRIAN EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SANTOKH S. TOOR AND ARPINDER K. TOOR, as co-trustees of the SANTOKH S. TOOR AND ARPINDER K. TOOR 2011 LIVING TRUST, as to an undivided fifty percent (50%) interest, and AST FARMS, LLC, a California limited liability company, as to an undivided fifty percent (50%) interest, as tenants in common ("GRANTOR")**, hereby grants to the **CITY OF ROSEVILLE, a municipal corporation of the State of California ("GRANTEE")**, a Public Sidewalk and Pedestrian Easement, inclusive of ingress and egress, for the purpose of installation, construction, reconstruction, maintenance, operation, inspection, repair, and replacement of a public sidewalk and pedestrian walkway, together with any appurtenances pertaining thereto, on, over, under, and across the following described real property situated in the City of Roseville, County of Placer, State of California, described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part hereof.

Dated this _____ day of _____, 20__.

Grantor: **SANTOKH S. TOOR AND ARPINDER K. TOOR, as co-trustees of the SANTOKH S. TOOR AND ARPINDER K. TOOR 2011 LIVING TRUST, as to an undivided fifty percent (50%) interest, and AST FARMS, LLC, a California limited liability company, as to an undivided fifty percent (50%) interest, as tenants in common**

By: _____ By: _____

Date: _____ Date: _____

Print Name: Santokh S. Toor Print Name: Arpinder K. Toor

Title: Co-Trustee Title: Co-Trustee

By: _____ By: _____

Date: _____ Date: _____

Print Name: _____ Print Name: _____

Title: _____ Title: _____

EXHIBIT "A-1"

Legal Description

LEGAL DESCRIPTION

Exhibit "A"

Easement

A portion of Parcel A as described in the Grant Deed recorded in Document No. 2015-0056906, Official Records of Placer County, more particularly described as follows:

COMMENCING at the north corner common to Parcel 4 and 5 as shown in Book 29 of Parcel Maps, at Page 83, Official Records of Placer County, and a point on a 830.00 feet radius curve, concave northerly, the center of which bears North 16°44'39" East; thence along the north line of said Parcel 5 along said curve to the right through a central angle of 1°07'02", 16.18 feet to the **POINT OF BEGINNING**; thence continuing along said curve and north line through a central angle of 1°53'51", 27.49 feet to the easterly terminus of the course designated as "N 79°28'02" W 56.68'" as shown in Detail D on said map; thence continuing along said course North 79°28'50" West 51.56 feet; thence leaving said course South 76°35'59" East 78.86 feet to the **POINT OF BEGINNING**.

Containing 100 square feet (0.002 acres), more or less.

Attached hereto is a plat labeled "Exhibit B" and by this reference made a part hereof. All bearings shown herein are grid, California Coordinate System of 1983, Zone II, North American Datum of 1983, Epoch Date: 2010.00. All distances herein are grid distances in U.S. Survey feet. To compute ground distance, divide grid distances by 0.99992727. Area is ground area.

Rotate bearings of Parcel 5 recorded in Book 29 of Parcel Maps, at Page 83, Official Records of Placer County, 00°00'48" counterclockwise to match this legal description.

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

 24 Jul '17
Christopher B. Curtis, PLS No. 7579 Date



EXHIBIT "A-2"

Plat Map

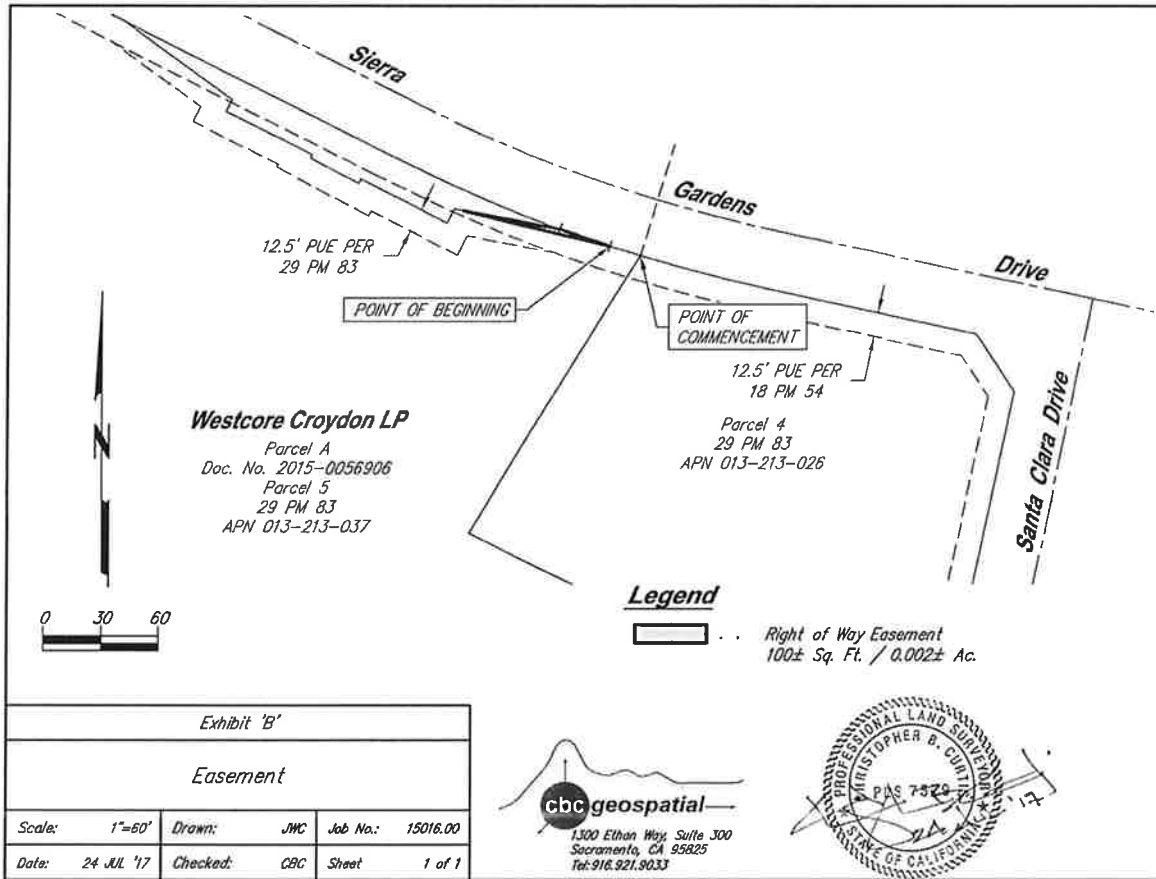


EXHIBIT "B"
Preliminary Title Report



Fidelity National Title Company
2150 John Glenn Dr, Suite 400, Concord, CA 94520
Phone: (925) 288-8000 • Fax:

Issuing Policies of Fidelity National Title Insurance Company

Order No.: 01001397-010-PA-CDT

Title Officer: Craig Donner

TO:

Escrow Officer: Paul Avila

City of Roseville
311 Vernon Street, Public Works
Roseville, CA 95678

1375 Exposition Blvd., Suite 240
Sacramento, CA 95815
(916) 646-6018
(916) 646-6043

ATTN: Catherine Gosalvez

YOUR REFERENCE: Sierra Gardens Trans

PROPERTY ADDRESS: 151 N. Sunrise Ave, Roseville, CA

AMENDED PRELIMINARY REPORT A

In response to the application for a policy of title insurance referenced herein, Fidelity National Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Nebraska Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Authorized Signature



By:

Randy Quirk, President

Attest:

Michael Grawie, Secretary

EXHIBIT "B"

Page 2 of 10



Fidelity National Title Company

2150 John Glenn Dr, Suite 400, Concord, CA 94520
Phone: (925) 288-8000 • Fax:

AMENDED PRELIMINARY REPORT A

EFFECTIVE DATE: March 16, 2017 at 7:30 a.m., Amended: December 19, 2017, Amendment No. 1

ORDER NO.: 01001397-010-PA-CDT

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy of Title Insurance (4/8/2014)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee, as to Parcel A and Easement as to Parcels B, C and D

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Santokh S. Toor and Arpinder K. Toor, as co-trustees of the Santokh S. Toor and Arpinder k. Toor, as to an undivided fifty percent (50%) interest,,and AST Farms, LLC, a California limited liability company, as to an undivided fifty percent (50%) interest, as tenants in common

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT "B"

Page 3 of 10

Your Reference:

Fidelity National Title Company

EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ROSEVILLE, IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

RESULTANT PARCEL 5 AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT CERTIFICATE OF COMPLIANCE EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 11, 2013, AS INSTRUMENT NO. 2013-0089519, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

PARCEL 5 AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN BOOK 29 OF PARCEL MAPS, PAGE 83, PLACER COUNTY RECORDS.

TOGETHER WITH A PORTION OF PARCEL 3 AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN BOOK 29 OF PARCEL MAPS, PAGE 83, PLACER COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 3; THENCE FROM THE POINT OF BEGINNING AND ALONG THE NORTH LINE OF SAID PARCEL 3 NORTH 87°52'35" EAST 3.61 FEET; THENCE LEAVING SAID NORTH LINE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200 FEET, THROUGH A CENTRAL ANGLE OF 05°29'49" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 08°44'04" WEST 19.18 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 3; THENCE ALONG SAID WEST LINE NORTH 02°07'25" WEST 18.84 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF PARCEL 5 AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN BOOK 29 OF PARCEL MAPS, PAGE 83, PLACER COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 3; THENCE FROM THE POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID PARCEL 5 SOUTH 87°52'35" WEST 2.00 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 02°07'25" WEST 132.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200 FEET, THROUGH A CENTRAL ANGLE OF 08°06'35" AND BEING SUBTENDED BY A CHORD BEARING NORTH 01°55'52" EAST 28.28 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 5; THENCE ALONG SAID EAST LINE SOUTH 02°07'25" EAST 161.16 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A PORTION OF PARCEL 5 AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN BOOK 29 OF PARCEL MAPS, PAGE 83, PLACER COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 3; THENCE FROM THE POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID PARCEL 5 SOUTH 87°52'35" WEST 211.75 FEET; THENCE LEAVING SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200 FEET, THROUGH A CENTRAL ANGLE OF 18°43'01" AND BEING SUBTENDED BY A CHORD BEARING NORTH 20°50'29" EAST 65.04 FEET; THENCE NORTH 30°12'00" EAST 29.15 FEET; THENCE SOUTH 63°46'00" EAST 120.00 FEET; THENCE NORTH 26°44'00" EAST 17.50 FEET; THENCE SOUTH 72°50'00" EAST 64.86 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 5; THENCE ALONG SAID EAST LINE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 830 FEET, THROUGH A CENTRAL ANGLE OF 01°30'40" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 09°40'29" WEST 21.89 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Page 4 of 10

Your Reference:

Fidelity National Title Company

EXHIBIT A (Continued)

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBONS AND MINERALS INCLUDING GEOTHERMAL RESOURCES, NOW OR AT ANY TIME HEREAFTER SITUATED OR THEREUNDER LYING BELOW A DEPTH OF (500) FEET BELOW THE SURFACE AS RESERVED IN THE DEED EXECUTED BY ROBERT L. DOYLE, ET AL., RECORDED APRIL 24, 1979 IN BOOK 2111, PAGE 686, PLACER COUNTY RECORDS.

PARCEL B:

EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND PARKING, AS SET FORTH, CONVEYED AND DEFINED IN THAT CERTAIN RECIPROCAL ACCESS AND PARKING EASEMENT RECORDED SEPTEMBER 01, 1998 AS INSTRUMENT NO. 98-0069830 OF OFFICIAL RECORDS.

PARCEL C:

EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND PARKING, AS SET FORTH, IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, RECORDED APRIL 10, 2002 AS INSTRUMENT NO. 2000-0023648 OF OFFICIAL RECORDS.

PARCEL D:

EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND PARKING, AS SET FORTH, CONVEYED AND DEFINED IN THAT CERTAIN RECIPROCAL PARKING EASEMENT AGREEMENT, RECORDED APRIL 27, 2006 AS INSTRUMENT NO. 2006-0045613 OF OFFICIAL RECORDS.

APN: **013-213-037**

EXHIBIT "B"

Page 5 of 10

Your Reference:

Fidelity National Title Company

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019
2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	005001
Tax Identification No.:	013-213-037
Fiscal Year:	2017-2018
1st Installment:	\$97,942.48, Paid
2nd Installment:	\$97,942.48, Unpaid
Exemption:	\$
Land:	\$6,553,516.00
Improvements:	\$11,842,030.00
Personal Property:	\$
3. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
5. Rights of the public to any portion of the Land lying within the area commonly known as

Any public road
6. An easement shown or dedicated on the map of Parcel Maps recorded May 21, 1981 and on file in Book 18, Page 54, of Maps.

For: public utilities and incidental purposes.
7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 07, 1984
Recording No: Book 2672, Page 312 of Official Records

EXHIBIT "B"

Page 6 of 10

Your Reference:

Fidelity National Title Company

EXCEPTIONS (Continued)

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 12, 1984
Recording No: Book 2703, Page 661 of Official Records

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Roseville
Purpose: public utilities
Recording Date: October 01, 1987
Recording No: Book 3276, Page 91 of Official Records
Affects: as described therein

A document entitled "Resolution No. 01-21 Ordering Summary Vacation of a public Utility Easement" recorded January 26, 2001 as Instrument No. 2001-0006586 of Official Records.

10. The terms and provisions contained in the document entitled Declaration Sign Criteria recorded November 03, 1987 in Book 3296, Page 2 of Official Records.
11. The terms and provisions contained in the document entitled Sign Criteria recorded January 27, 1988 in Book 3343, Page 372 of Official Records.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Roseville
Purpose: bus turnout
Recording Date: February 26, 1998
Recording No: Instrument No. 98-12316 of Official Records
Affects: as described therein

13. An easement shown or dedicated on the map of Parcel Maps recorded September 01, 1998 on file in Book 29, Page 83, of Maps.

For: public utilities, private water line, private sewer line, right of way, bus turn out, traffic control and incidental purposes.

14. The Terms, Provisions and Easement(s) contained In the document entitled "Reciprocal Access and Parking Agreement" recorded September 01, 1998 as Instrument No. 98-0069830 of Official Records.
15. The terms and provisions contained in the document entitled "Subdivision Agreement - Placer Village Center Subdivision" recorded September 01, 1998 as Instrument No. 98-0069831 of Official Records.

EXHIBIT "B"

Page 7 of 10

Your Reference:

Fidelity National Title Company

EXCEPTIONS (Continued)

16. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 10, 2000
Recording No: Instrument No. 2000-23648 of Official Records

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Roseville
Purpose: public utilities
Recording Date: December 18, 2000
Recording No: Instrument No. 2000-97154 of Official Records
Affects: as described therein

18. The Terms, Provisions and Easement(s) contained in the document entitled "Reciprocal Parking Easement Agreement" recorded April 27, 2006 as Instrument No. 2006-0045613 of Official Records.

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company
Purpose: gas pipelines
Recording Date: August 15, 2013
Recording No: Instrument No. 2013-80986 of Official Records
Affects: as described therein

20. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$55,000,000.00
Dated: July 01, 2015
Trustor/Grantor: Westcore Croydon LP, a Delaware limited partnership
Trustee: First American Title Insurance Company
Beneficiary: Onewest Bank N.A.
Loan No.: 85-40125-00
Recording Date: July 02, 2015
Recording No: Instrument No. 2015-56907 of Official Records

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Westcore Croydon, LP, a Delaware limited partnership and Cit bank, N. A., a national banking association
Recording Date: August 14, 2017
Recording No: Instrument No. 2017-0061662, of Official Records

EXHIBIT "B"

Page 8 of 10

Your Reference:

Fidelity National Title Company

EXCEPTIONS (Continued)

21. Intentionally Deleted

22. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$11,750,000.00
Dated:	September 26, 2017
Trustor/Grantor	Santokh S. Toor and Arpinder K. Toor, as Trustees of the Santokh S. Toor and Arpinder K. Toor 2011 Loving Trust and AST Farms, LLC, a California limited liability company
Trustee:	Stockton Auxiliary corporation
Beneficiary:	Bank of Stockton, a California banking corporation
Loan No.:	None Shown
Recording Date:	September 26, 2017
Recording No:	Instrument No. 2017-0074312, of Official Records.

EXHIBIT "B"
Page 9 of 10

Your Reference:

Fidelity National Title Company

EXCEPTIONS
(Continued)

23. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

24. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: AST Farms, LLC, a California limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

25. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

EXHIBIT "B"

Page 10 of 10

Your Reference:

Fidelity National Title Company

EXCEPTIONS (Continued)

26. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH
FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

END OF EXCEPTIONS

EXHIBIT "C"
Special Provisions

It is mutually agreed and understood that the purchase price recited in Paragraph 1 of this Agreement includes compensation to GRANTOR for Subject Property and for the contributory value and curative work, to be performed by GRANTOR, for the following site improvements:

- a. Affected Irrigation System (Including curative work by GRANTOR to reroute irrigation line and multiple sprinklers.)

Construction Contract Work

Pursuant to the Plans and Specifications for the Sierra Gardens Transfer Point Project, CITY and its authorized agents and contractors are hereby granted permission to enter onto GRANTOR'S Property to:

- Reconnect existing asphalt driveway, located along the northern portion of GRANTOR'S Property, to new road section along Sierra Gardens Drive.

The cost of such construction shall be borne by CITY, at no expense to GRANTOR. Such construction shall be done at a time and in a manner which the CITY, in its sole discretion, deems most appropriate for Project purposes. Upon completion of such construction required by the Project, CITY shall have no ownership rights and no duties or responsibilities with respect to maintaining the existing asphalt driveway. Any reconstruction located outside of the public right-of-way shall hereinafter be considered GRANTOR's sole property and GRANTOR shall be solely responsible for all maintenance and repair thereto.

RESOLUTION NO. 18-292

APPROVING AN AGREEMENT FOR SALE OF REAL PROPERTY, BY AND BETWEEN THE CITY OF ROSEVILLE AND OVADIA MIZRAHI, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement for sale of real property for the Sierra Gardens Drive Transfer Point project, by and between the City of Roseville and Ovadia Mizrahi, Trustee of the Ovadia Misrahi Trust u/t/a dated February 17, 2016, 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 Acting City Manager is authorized to execute it on behalf of the City of Roseville; and

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 ACQUISITION OF EASEMENT INTEREST

THIS AGREEMENT, made and entered into this _____ day of _____, 2018 by and between the **CITY OF ROSEVILLE, a municipal corporation of the State of California**, as grantee ("CITY") and **OVADIA MIZRAHI, Trustee of the Ovadia Mizrahi Trust u/t/a dated February 17, 2016**, as grantor ("GRANTOR"),

W I T N E S S E T H:

WHEREAS, GRANTOR is the owner of certain real property identified as Assessor's Parcel Number 048-011-002 located in the City of Roseville, County of Placer; and

WHEREAS, CITY desires to acquire a Bus Shelter and Public Sidewalk and Pedestrian Easement described in the attached legal description marked Exhibit "A" and depicted on the attached plat map marked Exhibit "B" which are attached hereto and incorporated by reference ("Subject Easement") for the purpose of constructing the Sierra Gardens Drive Transfer Point Project ("the Project"); and

WHEREAS, GRANTOR agrees to sell and CITY agrees to buy the Subject Easement, pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Purchase Price. GRANTOR agrees to sell, and CITY agrees to buy, the Subject Easement for the sum of Ten Thousand Dollars (\$10,000.00) ("Purchase Price"), which the parties agree includes compensation for any and all improvements located within the Subject Easement and any severance damages, loss of goodwill damages, relocation assistance payments, costs, or attorney fees, except as provided herein.
2. Conveyance. GRANTOR has executed or will execute prior to the Close of Escrow, as defined herein, the Bus Shelter and Public Sidewalk and Pedestrian Easement Deed in the format satisfactory to the City Attorney of CITY ("Deed"), conveying the Subject Easement to CITY.
3. Escrow. CITY has opened an escrow for this transaction with Fidelity National Title Company, 1375 Exposition Blvd., Suite 240, Sacramento, CA 95815, and Attention: Paul Avila ("the Title Company") under Escrow #01001396-010-PA-CDT as described in the Escrow Instructions attached hereto as Exhibit "C" (the "Escrow Instructions"). Prior to the Close of Escrow, GRANTOR shall deliver the Deed to the Title Company. Prior to the Close of Escrow, CITY shall deposit with the Title Company the Purchase Price for the account of GRANTOR, conditioned upon the Subject Easement vesting in CITY free and clear of all liens, leases, encumbrances, assessments, easements, bonds, judgments and debts secured by Deeds of Trust or mortgages except as indicated in the Escrow Instructions. If for any reason escrow fails to close as set forth herein, including termination of this Agreement, the Title Company shall return all funds and documents to the party that submitted such funds or documents.
4. Title Approval. CITY's disapproval of any exception shown in the title report is set forth in Exhibit "C", the Escrow Instructions. GRANTOR shall notify City within fifteen (15)

working days of the Effective Date of this Agreement if it elects not to remove or is unable to remove any disapproved exception. CITY shall have five (5) working days after notification of such action either (i) to terminate this Agreement or (ii) to waive its disapproval of such exception and agree to purchase the Subject Easement subject to the disapproved exception. If CITY fails to notify GRANTOR, in writing, within five (5) working days of its election pursuant to this paragraph, CITY shall be deemed to have elected to terminate this Agreement. In the event of termination of this Agreement, the parties shall have no obligations hereunder. Any exception which CITY has approved hereunder, either by CITY's approval, CITY's failure to disapprove such exception, or by CITY's waiver of disapproval, shall be deemed a "Permitted Exception".

5. Discharge of Obligations. The Title Company may expend any and all money payable to GRANTOR under this Agreement to discharge any obligations (except those identified in the Escrow Instructions as being taken subject to) which are liens upon the Subject Easement, including but not limited to, those arising from judgments, assessments, delinquent taxes (other than for the fiscal year referred to in the Escrow Instructions), or debts secured by deeds of trust or mortgages or to defray any other incidental costs other than those specified in the escrow instructions to be borne by CITY. Any money made payable pursuant to a deed of trust shall be made payable to the beneficiary entitled to the money pursuant to the deed of trust; provided, however, that the beneficiary shall first furnish GRANTOR and the Title Company with a good and sufficient receipt showing the money to be credited against the indebtedness secured by the deed of trust.

6. Allocation of Taxes and Assessments. Taxes for the fiscal year in which the escrow closes shall be cleared and paid for in the manner required by Section 5086 of the Revenue and Taxation Code. As a deduction from the amount shown in Section 1, above, the City shall be authorized to pay any delinquent taxes due in any fiscal year, except the fiscal year in which this escrow closes, together with penalties and interest thereon. If Grantor has prepaid any taxes which are cancelled pursuant to Section 5086 as to the Subject Easement, Grantor may seek any refunds to which it is entitled from such taxing agencies. If the Subject Easement is subject to any assessments which are not subject to cancellation under Revenue and Taxation Code section 5086, such assessments shall be prorated as of the date of apportionment. Grantor shall pay all taxes and assessments outstanding up to the date of apportionment, if any, as to the Subject Easement.

7. Escrow Costs. CITY shall pay all escrow fees, recording fees and title insurance charges incurred in this transaction.

8. Date of Possession. The right of possession and use of the Subject Easement by the CITY, including the right to remove and dispose of improvements, shall commence upon the Effective Date of this Agreement, or the Close of Escrow, whichever occurs first, and the amount shown in Paragraph 1 of this Agreement includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

9. Title and Escrow Closing. Title to the Subject Easement shall pass immediately upon Close of Escrow. Escrow shall close no later than sixty (60) days after the Effective Date of this Agreement (the "Close of Escrow").

10. Escrow Instructions. A copy of this Agreement shall be delivered to the Title Company by CITY and shall have Escrow Instructions attached. The issuance of any additional

escrow instructions shall be the sole responsibility of CITY, but must be signed by Grantor to be valid and enforceable and approved by the City Attorney.

11. Time. Time is of the essence of this Agreement.

12. No Existing Tenancy. GRANTOR shall deliver possession of the Subject Easement to CITY on the Closing Date free of all tenants and shall indemnify and hold CITY harmless from the claims of any tenants claiming a right to possession arising before the Closing Date. If a tenant remains in possession on the Closing Date, CITY may terminate this Agreement without liability on CITY's part.

13. Project. GRANTOR understands that the acquisition of the Subject Easement is in connection with the construction, operation and maintenance by CITY of the Project, and that the payment of the money provided by this Agreement constitutes the entire consideration for the sale. GRANTOR hereby waives and releases CITY from any obligation, claim or damage on account of the grant of the Subject Easement to CITY or on account of the location or construction of the Project.

14. Hazardous Substances. Neither GRANTOR, nor to the best of GRANTOR's knowledge, any third party, has engaged in the generation, use, manufacture, storage, treatment, transportation, or disposal of any "hazardous substance" within the described Subject Easement. In addition, neither GRANTOR, nor to the best of GRANTOR's knowledge, any third party has received any form of notice of violation of any "applicable environmental law" with respect to the Subject Easement, including any groundwater.

For purposes of this Agreement, the term "hazardous substance" means either any petroleum product or any substance, chemical, or waste that is listed as hazardous, toxic or dangerous under any applicable environmental law.

For purposes of this Agreement, the term "applicable environmental law" means the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 USC §9601 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 USC 6901 et seq.; the federal Water Pollution Control Act, 33 USC §1251 et seq.; the Clean Air Act, 42 USC §7401 et seq.; the Hazardous Materials Transportation Act, 49 USC §1471 et seq.; the Toxic Substances Control Act, 15 USC §§2601-2629; and the Safe Drinking Water Act, 42 USC §300f-300j; as each has been amended from time to time; or any similar state and local laws or ordinances or regulations implementing such statutes.

15. Flood Control Act. GRANTOR discloses that the Subject Easement is not located in a "flood zone," as set forth on F.E.M.A. or H.U.D. "Special Flood Zone Area Maps."

16. Special Studies Zone Act. GRANTOR discloses that the Subject Easement is not situated in a Special Study Zone as designated under the Alquist-Priolo Special Studies Zone Act, Sections 2621-2630, inclusive, of the California Public Resources Code, or otherwise in an area of the high geologic hazard ("Geologic Zone").

17. Testing. If applicable, CITY may at all reasonable times enter upon the Subject Easement and conduct tests, take soil or water samples or soil borings to determine if hazardous substances exist. If, such testing detects the existence of a hazardous substance, CITY may, at its

sole option, rescind and terminate this Agreement and cancel the escrow. Provided, however, that CITY shall exercise said option not later than sixty (60) days after the Effective Date of this Agreement or the Close of Escrow whichever occurs first.

18. Construction Work by CITY. CITY shall perform, at no expense to GRANTOR, the construction work identified on the plans titled "Sierra Gardens Drive Transfer Point Project". A copy of the plans can be viewed at the CITY'S Public Works Department – Engineering Division located at 311 Vernon Street, Roseville, CA 95678. CITY and its authorized agents or contractors are hereby granted permission to enter onto GRANTOR'S remainder property to perform such construction work.

19. GRANTOR's Warranties.

GRANTOR hereby represents and warrants to CITY:

A. Contracts:

That there are no service contracts or other contractual obligations (except which GRANTOR has disclosed to CITY) upon which GRANTOR is obligated pertaining to the Subject Easement, except those which can be terminated upon not more than thirty (30) days' notice.

B. Documents Delivered:

That all documents delivered to GRANTOR by CITY pursuant to the terms of this Agreement are complete.

C. Special Assessments or Condemnation:

That there are not presently pending any special assessments or condemnation actions against the Subject Easement, or any part thereof, nor has GRANTOR received any notice of any special assessments or condemnation actions being contemplated except as otherwise listed on the Escrow Instructions.

D. Leasing Commissions:

That there is no outstanding leasing commission's payable for any lease as to the Subject Easement and there are no obligations to pay any leasing commission for any renewal of the tenancy of any of the tenants or for any new lease negotiated prior to Close of Escrow.

E. Title:

1) Encumbrances:

Except for those specifically listed in the Preliminary Title Report dated March 16, 2017 and stated as Permitted Exceptions in the Escrow Instructions, to GRANTOR's best knowledge, the Subject Easement is free and clear of all liens, encumbrances, claims, rights, demands, easements, leases, agreements, covenants, conditions, and restrictions of any kind.

2) Encroachments:

To GRANTOR's best knowledge, there are no encroachments on the Subject Easement from adjoining property, and the Subject Easement does not encroach on any adjoining property, easements, or streets.

F. Litigation:

That GRANTOR is not involved in or aware of any pending or threatened litigation which does or will affect the Subject Easement. There are no actions or proceedings pending or threatened against GRANTOR before any court or administrative agency in any way connected with or relating to the Subject Easement, or affecting GRANTOR's ability to fulfill all of its obligations under this Agreement.

G. Indemnification:

That GRANTOR shall indemnify and hold CITY harmless from any liability, loss or claim for damages, including reasonable costs and attorneys' fees, arising from any lease as to the Subject Easement accruing prior to the Close of Escrow; arising out of any theft, damage, or injury to any tenants on the Subject Easement or their personal property, and occurring prior to Close of Escrow; or arising out of the breach by GRANTOR of the covenants or any warranties or the falsity of any of the representations set forth in this Agreement.

H. Survival:

That GRANTOR's representations, warranties and covenants contained in this paragraph shall survive Close of Escrow and the recordation of the Deed.

I. Authority:

That GRANTOR has full power and authority to execute and deliver this Agreement and to consummate the transactions contemplated by this Agreement.

J. Lease Back Rights:

That GRANTOR waives any notice or right of first refusal pursuant to Code of Civil Procedure section 1245.245 and any lease-back rights under Code of Civil Procedure section 1263.615.

K. Brokers:

That no person or entity can properly claim a right to a commission, finder's fee, or other compensation with respect to the transaction contemplated by this Agreement. If any broker or finder makes any claim for a commission or finder's fee, GRANTOR shall indemnify, defend and hold CITY harmless from all liabilities, expenses, losses, damages or claims (including reasonable attorneys' fees) arising out of such broker's or finder's claims.

L. Advice of Professionals:

GRANTOR has had the opportunity to be advised by their own legal counsel and professionals in connection with this Agreement, and has obtained, and relies upon, such advice as GRANTOR deems appropriate.

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

Agreement may be amended, modified, changed or rescinded only by an instrument in writing, executed by the parties, except as provided herein.

21. Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner adverse to either party. Upon such determination that any term or provision is illegal or incapable of being enforced, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the greatest extent possible.

22. Attorney's Fees. In any action brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees.

23. Venue/Governing Law. 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.

24. Binding Agreement. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the parties.

25. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter of it. The parties agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each and every part of it.

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

GRANTEE

City of Roseville
Rhon Herndon, P.E.
Public Works Director
311 Vernon Street
Roseville, CA 95678

GRANTOR

Ovadia Mizrahi
Trustee of the Ovadia Mizrahi Trust
1800 White Oak Drive
Menlo Park, CA 94025-6129

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

27. Special Provisions. The Special Provisions attached hereto as Exhibit "D," if any, are hereby incorporated, and made a part of this Agreement by this reference. In the event of any conflict or inconsistency between this Agreement and the Special Provisions, the terms of the Special Provisions shall prevail.

28. Further Assurances. Each party to this Agreement agrees to execute, acknowledge and deliver such further instruments as may be necessary or desirable to accomplish the intent and purpose of this Agreement.

29. Effective Date. This Agreement shall be effective upon full execution by all parties (the "Effective Date").

30. If CITY ceases to use the Subject Easement for any purpose, for a period of more than three (3) consecutive years, then CITY shall re-convey said easement to GRANTOR or his heirs, successors or assigns by duly executed Quitclaim Deed.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has caused this Agreement to be executed 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 GRANTOR has caused this Agreement to be duly executed.

GRANTEE:
CITY OF ROSEVILLE, a
municipal corporation of the
State of California

BY: _____
ROB JENSEN
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
RHON HERNDON, P.E.
Public Works Director

GRANTOR:
OVADIA MIZRAHI
Trustee of the Ovadia Mizrahi Trust
u/t/a dated February 17, 2016

BY: _____
OVADIA MIZRAHI
Trustee

APRIL 18 2018

RECOMMENDED FOR APPROVAL:

GINA WONG
Right-of-Way Agent

Exhibits

- A: Legal Description of Subject Easement
- B: Plat of Subject Easement
- C: Escrow Instructions
- D: Special Provisions

EXHIBIT "A"
Bus Shelter and Public Sidewalk and Pedestrian Easement - Legal Description

LEGAL DESCRIPTION

Exhibit "A"

Bus Shelter and Pedestrian Easement

A portion of the lands described in the Trust Transfer Deed recorded in Document No. 2016-0020296, Official Records of Placer County, more particularly described as follows:

BEGINNING at the south corner common to Parcel F as shown in Book 26 of Parcel Maps, at Page 112, Official Records of Placer County, and Parcel A as shown in Book 21 of Parcel Maps, at Page 12, Official Records of Placer County; thence along the west line of said Parcel F North 26°30'55" East 10.55 feet; thence leaving said west line South 78°02'21" East 18.28 feet; thence South 11°57'39" West 8.00 feet; thence South 33°02'21" East 1.46 feet; thence South 78°02'21" East 8.04 feet; thence North 56°57'39" East 2.16 feet; thence South 78°02'21" East 46.09 feet; thence South 67°59'16" East 13.86 feet to the south line of said Parcel F; thence along said south line North 78°05'22" West 90.02 feet; thence North 87°33'05" West 1.27 feet to the **POINT OF BEGINNING**.

Containing 337 square feet (0.008 acres), more or less.

Attached hereto is a plat labeled "Exhibit B" and by this reference made a part hereof. All bearings shown herein are grid, California Coordinate System of 1983, Zone II, North American Datum of 1983, Epoch Date: 2010.00. All distances herein are grid distances in U.S. Survey feet. To compute ground distance, divide grid distances by 0.99992727. Area is ground area.

Rotate bearings of Parcel A recorded in Book 26 of Parcel Maps, at Page 112, Official Records of Placer County, 00°00'48" counterclockwise to match this legal description.

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.


Christopher B. Curtis, PLS No. 7579 Date 03/24/17



EXHIBIT "B"
Bus Shelter and Public Sidewalk and Pedestrian Easement - Plat Map

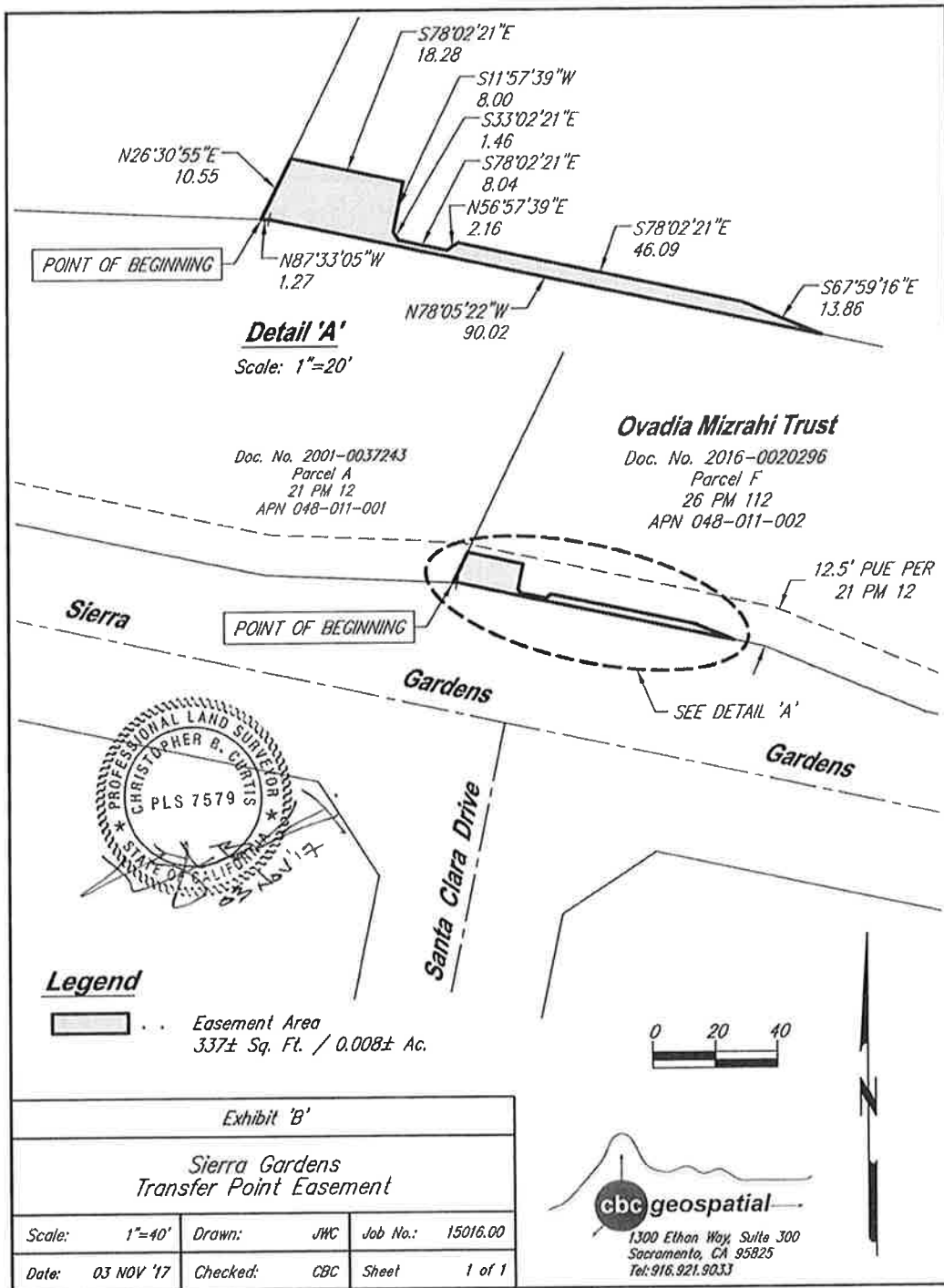


EXHIBIT "C"
Escrow Instructions

ESCROW INSTRUCTIONS

Insert Date:

Fidelity National Title Company

Project: City of Roseville – Sierra Gardens Drive
Transfer Point Project

Parcel No.: 048-011-002

Owner: Ovadia Mizrahi, Trustee of the Ovadia Mizrahi
Trust u/t/a dated February 17, 2016

Escrow No.: 01001396-010-PA-CDT

This escrow will be closed in connection with the City of Roseville, Sierra Gardens Drive Transfer Point Project. The following items have been checked to indicate the method in which this escrow identified by the above parcel number and escrow number is to be closed.

The sale price of this transaction is \$10,000.00.

_____ Enclosed is a warrant in the sum of \$10,000.00.

_____ Enclosed is the Easement Deed (Bus Shelter and Public Sidewalk and Pedestrian Easement) with attached certificate of acceptance, and a copy of the Agreement for Purchase.

_____ Taxes will be prorated and canceled as of close of escrow and any taxes due shall be paid to the County Tax collector from this escrow.

_____ No tax cancellation or proration will be necessary.

_____ Policy of title insurance shall be issued in the amount of \$9,245.00 (land value only).

Proceeds from this transaction are to be sent to Grantor as follows:

Ovadia Mizrahi
Trustee of the Ovadia Mizrahi Trust u/t/a dated February 17, 2016
1800 White Oak Drive
Menlo Park, CA 94025-6129

You are authorized to record any documents, disburse any funds, and close this escrow when you are able to issue a title policy naming the City of Roseville as Grantee, free and clear of all liens, and encumbrances except the following as shown in your preliminary title report number 01001396-010-PA-CDT, dated March 16, 2017.

As to Easement Interests

<i>Exceptions Taken Subject To:</i> 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	<i>Exceptions To Be Cleared:</i> 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
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EXHIBIT "C"
Page 2 of 2

Project: Sierra Gardens Drive Transfer Point
Project
Parcel No.: 048-011-002
Owner: Ovadia Mizrahi, Trustee of the Ovadia
Mizrahi Trust u/a dated February 17, 2016
Escrow No.: 01001396-010-PA-CDT

Purchaser will pay for all costs of escrow and title insurance policy. The original policy together with two copies of the title insurance, all recorded documents, and your billing, should be sent to the following person at the close of escrow:

Cathy Gosalvez
Public Works – Engineering
City of Roseville
311 Vernon Street
Roseville, CA 95678

INSTRUCTIONS FROM SELLERS: In addition to the foregoing, you are hereby authorized to record and/or deliver the attached document to the City of Roseville upon receipt of a warrant in the amount of \$10,000, less any demands for liens, judgments, delinquent taxes and/or utilities, delinquent child support and/or alimony, or encumbrances. You are also authorized to obtain any required reconveyance (if a fee interest is being acquired) or subordination (if an easement is being acquired) from the following Mortgagee:

Lender: _____

Loan No.: _____

Address: _____

Telephone: _____

GRANTOR:

City of Roseville:

By (*Sign*) _____

By (*Sign*) _____

Print Name _____

Print Name _____

Date: _____

Date: _____

EXHIBIT "D"
Special Provisions

It is mutually agreed and understood that the purchase price recited in Paragraph 1 of this Agreement includes \$755 in compensation to the GRANTOR for the removal of existing landscape improvements within the Subject Easement, including the following site improvements:

- a. Lawn (Sodded)
- b. Affected Irrigation System



COUNCIL COMMUNICATION

CC #: 9392

File #: 0900-04-02 & 0214

Title:	Washington Boulevard/Andora Bridge Widening Project - Authorization to Apply for Grant Funds
Contact:	Stefanie A. Kemen 916-746-1300 skemen@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.34.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt the attached resolution authorizing staff to apply for approximately \$8,200,000.00 in Better Utilizing Investment Leveraging Development (BUILD), and approximately \$4,625,800.00 in Highway Safety Improvement Program (HSIP) grant funds for the Washington/Andora Widening Project. Staff also requests that the City Council authorize the Acting City Manager to sign the BUILD application as the City's authorized representative.

BACKGROUND

The Council adopted Roadway Capital Improvement Program calls for the entire length of Washington Boulevard to have four lanes. Most of Washington Boulevard already has four lanes. However, the stretch from Sawtell Road to Diamond Oaks Road only has two lanes. This is the segment of roadway that has the narrow, two-lane railroad underpass known as the Andora Underpass. The proposed project will widen this segment of Washington to a four lane road and will include a complete reconstruction of the Andora Undercrossing to accommodate the four-lane widening. The bridge above the underpass is owned by Union Pacific Railroad (UPRR) and the design and construction of the bridge requires their involvement.

At the May 4, 2016 meeting, the City Council approved a Professional Design Services Agreement with Mark Thomas & Company and a budget adjustment for \$3.97 million in Traffic Mitigation Fees (TMF) for environmental and engineering services. Included in their scope of services was assistance in procuring outside funding sources for the construction of this project.

At the August 16, 2017 meeting, the City Council authorized staff to apply for Congestion Mitigation and Air Quality (CMAQ) funds for the project, which we have received. Staff also successfully applied for and received an Active Transportation Program (ATP) grant. To date, staff has been successful in procuring approximately \$3.3 million in CMAQ and ATP funding for the project. Staff is requesting additional authorization to apply for additional grants as shown below:

Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Funds

The U.S. Department of Transportation (DOT) recently published a Notice of Funding Opportunity (NOFO) for \$1.5 billion in discretionary grant funding through the Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Funds program.

BUILD Transportation grants replace the pre-existing Transportation Investment Generating Economic Recovery (TIGER) grant program. Awards are granted on a competitive basis for projects that will have a significant local or regional impact. BUILD funding can support roads, bridges, transit, rail, ports or intermodal transportation. See the attached NOFO for more information about the BUILD grant.

In October of 2017 staff submitted an application for TIGER grant funds for the Washington/Andora Widening project. Although unsuccessful in securing those funds, staff was able to discuss the application with a representative from the Federal Office of the Secretary of Transportation. Staff learned the project's application had been placed on the initial list of "recommended projects" and staff was not discouraged from resubmitting for future funding rounds.

Applications for the BUILD grant are due July 19, 2018. Staff plans to apply for approximately \$8,200,000 of BUILD funds. That dollar amount was determined based on conversations with our Federal lobbyist who, in consultation with the Federal Office of the Secretary of Transportation, advised us as to what stood the best chance of receiving a grant award.

The BUILD application requires an authorized representative sign and date the application, and that a copy of the council's authorization for the representative to sign the application be on file in the City Clerk's office.

The Highway Safety Improvement Program

The Fixing America's Surface Transportation Act (FAST) was signed into law on December 4, 2015. Under FAST, the Highway Safety Improvement Program (HSIP) is a core federal-aid program to States for the purpose of achieving a significant reduction in fatalities and serious injuries on all public roads. Caltrans Division of Local Assistance (DLA) manages California's local agency share of HSIP funds, and they recently announced HSIP Cycle 9 Call for Projects.

Mark Thomas & Company evaluated accident history through the project corridor to determine the project's qualifications for HSIP funds based on the attached HSIP Guidelines, and determined the project is eligible for approximately \$4,625,800 in HSIP funds, for which staff plans to apply. Applications for Cycle 9 HSIP funds are due August 31, 2018.

Summary of Project Cost and Potential Funding Sources

The project plans are nearing the 60% completion point. Along with the refined plans comes a better understanding of UPRR requirements and project construction costs. A recent field walk with UPRR representatives clarified and reduced some of the expected requirements for the project. Based on early conversations with UPRR representatives, the project team believed that we would be required to build a very expensive retaining wall to support the temporary track needed during the construction of the new underpass. After the field walk, UPRR determined the retaining wall would not be needed. That reduced the estimated cost of the project by \$9 million. The revised cost estimate (for construction only) is now \$25 million. Adding in soft costs (design, environmental, construction management, materials testing, and staff time) brings the total estimated project cost to \$34.45 million. Of that, \$3.97 million in Traffic Mitigation Funds (TMF) has already been approved by the Council for design and environmental costs, and so far, we have been successful in securing \$3.31 million in grant

funds for project construction. If we are successful in procuring all of the additional grant sources listed above, that would leave a funding gap of \$7.36 million to construct the project. It is staff's intent to continue to seek additional outside funding sources to close that funding gap rather than use our TMF.

A summary of the project costs along with the already secured and potential funding sources is shown below:

Estimated Project Cost	
Engineering & Environmental	\$3,970,188.41 *
Construction	\$25,000,000.00
Construction Soft Costs	\$5,500,000.00
Funding Secured	
ATP	\$2,212,000.00
CMAQ	\$1,100,000.00
Funding Being Pursued	
BUILD	\$8,200,000.00
HSIP	\$4,625,800.00
US DEPT OF COMMERCE **	\$2,000,000.00
CAL OES **	\$5,000,000.00
Remaining funding gap***	\$7.36 million

* Budget adjustment for TMF approved by the Council on May 4, 2016.

** Staff has submitted notifications of interest to determine if the project is eligible for these grants

***staff's intent is to continue to seek additional outside funding sources to close the funding gap rather than use our TMF.

FISCAL IMPACT

There is no fiscal impact by applying for BUILD and HSIP grant funds as the cost to prepare and submit those applications is already included in our existing contract and budget for environmental and engineering services funded with TMF. There are no general funds being used for this project.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on Federal guidelines of one job created for every \$92,000 in direct government spending, if this project moves forward, it would create 374 jobs.

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)). Authorization to apply for grant funding does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Staff anticipates bringing the final CEQA document for the Washington/Andora Widening project to Council for consideration and approval in late 2018.

Respectfully Submitted,

Stefanie Kemen, Associate Engineer

Rhon Herndon, Public Works Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-295

BUILD NOFO 2018

HSIP Guidelines

RESOLUTION NO. 18-295

AUTHORIZING THE ACTING CITY MANAGER OR HIS DESIGNEE TO SUBMIT GRANT APPLICATIONS TO THE U.S. DEPARTMENT OF TRANSPORTATION AS WELL AS CALIFORNIA DEPARTMENT OF TRANSPORTATION, AND TO EXECUTE ALL RELATED FORMS AND AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the U.S. Department of Transportation (DOT) recently published a Notice of Funding Opportunity for discretionary grant funding through the Better Utilizing Investments to Leverage Development (BUILD) program; and

WHEREAS, applications are due in July and staff requests authority to apply for approximately \$8,200,000.00 of BUILD funds; and

WHEREAS, additional federal funds of \$4,625,800.00 are available through the Highway Safety Improvement Program (HSIP) which is managed by Caltrans Division of Local Assistance; and

WHEREAS, staff would like to apply for the available HSIP funds as well; and

WHEREAS, all available funding from both of these sources would be applied towards the Washington/Andora Widening project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the Acting City Manager or his designee is hereby authorized to submit grant applications for available funds through both the BUILD and HSIP programs, and to execute and submit all applications, forms, certifications and agreements reasonably necessary for implementation of the grants and for use of available funds.

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

10. What actions can be taken to improve public awareness of traumatic injury as a public health issue?

11. What actions could be taken to improve the rapid extrication of motor vehicle crash patients?

12. What actions could be taken to improve the rapid transport of trauma patients?

13. What actions could be taken to improve prehospital care for pediatric trauma patients?

14. What actions could be taken to improve tribal prehospital trauma care?

15. What research is needed to improve prehospital trauma care during a mass casualty incident?

16. What is the potential role of 9–1–1 in improving prehospital trauma care outcomes?

17. What is the potential role of bystander care, such as Stop the Bleed, in improving prehospital trauma care outcomes?

18. What is the potential role of vehicle telematics in improving prehospital trauma care outcomes?

19. What is the potential role of telemedicine in improving prehospital trauma care outcomes?

20. What is the potential role of community paramedicine, mobile integrated healthcare, and other emerging EMS subspecialties in improving prehospital trauma care outcomes?

21. How could data-driven and evidence-based improvements in EMS systems improve prehospital trauma care?

22. How could enhanced collaboration among EMS systems, health care providers, hospitals, public safety answering points, public health, insurers, and others improve prehospital trauma care?

23. What are some opportunities to improve exchange of evidence based prehospital trauma care practices between military and civilian medicine?

24. Do you have any additional comments regarding prehospital trauma care?

Authority: 44 U.S.C. Section 3506(c)(2)(A).

Issued in Washington, DC, on April 19, 2018.

Jeff Michael,

Associate Administrator, Research and Program Development.

[FR Doc. 2018–08504 Filed 4–26–18; 8:45 am]

BILLING CODE 4910–59–P

DEPARTMENT OF TRANSPORTATION

Office of the Secretary of Transportation

Notice of Funding Opportunity for the Department of Transportation's National Infrastructure Investments Under the Consolidated Appropriations Act, 2018

AGENCY: Office of the Secretary of Transportation, DOT.

ACTION: Notice of funding opportunity.

SUMMARY: The Consolidated Appropriations Act, 2018 (Pub. L. 115–141, March 23, 2018) (“FY 2018 Appropriations Act” or the “Act”) appropriated \$1.5 billion to be awarded by the Department of Transportation (“DOT” or the “Department”) for National Infrastructure Investments. This appropriation stems from the program funded and implemented pursuant to the American Recovery and Reinvestment Act of 2009 (the “Recovery Act”). This program was previously known as the Transportation Investment Generating Economic Recovery, or “TIGER Discretionary Grants,” program and is now known as the Better Utilizing Investments to Leverage Development, or “BUILD Transportation Discretionary Grants,” program. Funds for the FY 2018 BUILD Transportation program are to be awarded on a competitive basis for projects that will have a significant local or regional impact. The purpose of this Final Notice is to solicit applications for BUILD Transportation Discretionary Grants.

DATES: Applications must be submitted by 8:00 p.m. E.D.T. on July 18, 2018.

ADDRESSES: Applications must be submitted through *Grants.gov*.

FOR FURTHER INFORMATION CONTACT: For further information concerning this notice, please contact the BUILD Transportation program staff via email at *BUILDgrants@dot.gov*, or call Howard Hill at 202–366–0301. A TDD is available for individuals who are deaf or hard of hearing at 202–366–3993. In addition, DOT will regularly post answers to questions and requests for clarifications as well as information about webinars for further guidance on DOT’s website at *www.transportation.gov/BUILDgrants*.

SUPPLEMENTARY INFORMATION: Many of the selection criteria of BUILD Transportation grants overlap with previous rounds of National Infrastructure Investments discretionary grants, though the program is refocused on infrastructure investment that will

make a positive impact throughout the country. The FY 2018 BUILD Transportation program will continue to give special consideration to projects located in rural areas. For this round of BUILD Transportation Discretionary Grants, the maximum grant award is \$25 million, and no more than \$150 million can be awarded to a single State, as specified in the FY 2018 Appropriations Act. Each section of this notice contains information and instructions relevant to the application process for these BUILD Transportation Discretionary Grants, and all applicants should read this notice in its entirety so that they have the information they need to submit eligible and competitive applications.

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- A. Program Description
- B. Federal Award Information
- C. Eligibility Information
- D. Application and Submission Information
- E. Application Review Information
- F. Federal Award Administration Information
- G. Federal Awarding Agency Contacts
- H. Other Information

A. Program Description

The Consolidated Appropriations Act, 2018 (Pub. L. 115–141, March 23, 2018) (“FY 2018 Appropriations Act” or the “Act”) appropriated \$1.5 billion to be awarded by the Department of Transportation (“DOT” or the “Department”) for National Infrastructure Investments. Since this program was first created, \$5.6 billion has been awarded for capital investments in surface transportation infrastructure over nine rounds of competitive grants. Throughout the program, these discretionary grant awards have supported projects that have a significant local or regional impact.

The Department is committed to addressing the unmet transportation infrastructure needs of rural areas. Rural America is home to many of the nation’s most critical transportation infrastructure assets, including 444,000 bridges, 2.98 million miles of roadways, and 30,500 miles of Interstate highways. More than 55 percent of all public road miles are locally-owned rural roads. While only 19 percent of the nation’s population lives in rural areas, 49 percent of all traffic fatalities occur on rural roads (2015). In addition, Americans living in rural areas and on Tribal lands continue to disproportionately lack access to basic broadband service. The Department believes that underinvestment in rural transportation systems has allowed a slow and steady decline in the transportation routes that connect rural

American communities to each other and to the rest of the county. New investment is necessary to grow rural economies, facilitate freight movement, improve access to reliable and affordable transportation options and enhance health access and safety for residents. To address these rural transportation infrastructure needs, DOT intends to award a greater share of BUILD Transportation Discretionary Grant funding to projects located in rural areas that align well with the selection criteria than to such projects in urban areas.

B. Federal Award Information

1. Amount Available

The FY 2018 Appropriations Act appropriated \$1.5 billion to be awarded by DOT for the BUILD Transportation program. The FY 2018 BUILD Transportation Discretionary Grants are for capital investments in surface transportation infrastructure and are to be awarded on a competitive basis for projects that will have a significant local or regional impact. Additionally, the Act allows for up to \$15 million (of the \$1.5 billion) to be awarded as grants for the planning, preparation or design of eligible projects. DOT is referring to any such awarded projects as BUILD Transportation Planning Grants. The FY 2018 Appropriations Act also allows DOT to retain up to \$25 million of the \$1.5 billion for award, oversight and administration of grants and credit assistance made under the BUILD Transportation program. If this solicitation does not result in the award and obligation of all available funds, DOT may publish additional solicitations.

The FY 2018 Appropriations Act allows up to 20 percent of available funds (or \$300 million) to be used by the Department to pay the subsidy and administrative costs for a project receiving credit assistance under the Transportation Infrastructure Finance and Innovation Act of 1998 ("TIFIA") program, if that use of the FY 2018 BUILD funds would further the purposes of the BUILD Transportation program.

2. Award Size

The FY 2018 Appropriations Act specifies that BUILD Transportation Discretionary Grants may not be less than \$5 million and not greater than \$25 million, except that for projects located in rural areas (as defined in Section C.3.ii.) the minimum BUILD Transportation Discretionary Grant size is \$1 million. There is no statutory minimum grant size, regardless of

location, for BUILD Transportation Planning grants.

3. Restrictions on Funding

Pursuant to the FY 2018 Appropriations Act, no more than 10 percent of the funds made available for BUILD Transportation Discretionary Grants (or \$150 million) may be awarded to projects in a single State. The Act also directs that not less than 30 percent of the funds provided for BUILD Transportation Discretionary Grants (or \$450 million) shall be used for projects located in rural areas. Further, DOT must take measures to ensure an equitable geographic distribution of grant funds, an appropriate balance in addressing the needs of urban and rural areas, and investment in a variety of transportation modes.

4. Availability of Funds

The FY 2018 Appropriations Act requires that FY 2018 BUILD Transportation Discretionary Grants funds are only available for obligation through September 30, 2020. Obligation occurs when a selected applicant and DOT enter into a written grant agreement after the applicant has satisfied applicable administrative requirements, including transportation planning and environmental review requirements. All FY 2018 BUILD funds must be expended (the grant obligation must be liquidated or actually paid out to the grantee) by September 30, 2025. After this date, unliquidated funds are no longer available to the project. As part of the review and selection process described in Section E.2., DOT will consider whether a project is ready to proceed with an obligation of grant funds from DOT within the statutory time provided. No waiver is possible for these deadlines.

5. Previous TIGER Awards

Recipients of TIGER Discretionary Grants may apply for funding to support additional phases of a project awarded funds in the TIGER program. However, to be competitive, the applicant should demonstrate the extent to which the previously funded project phase has been able to meet estimated project schedules and budget, as well as the ability to realize the benefits expected for the project.

C. Eligibility Information

To be selected for a BUILD Transportation Discretionary Grant, an applicant must be an Eligible Applicant and the project must be an Eligible

1. Eligible Applicants

Eligible Applicants for BUILD Transportation Discretionary Grants are State, local, and tribal governments, including U.S. territories, transit agencies, port authorities, metropolitan planning organizations (MPOs), and other political subdivisions of State or local governments.

Multiple States or jurisdictions may submit a joint application and must identify a lead applicant as the primary point of contact, and also identify the primary recipient of the award. Each applicant in a joint application must be an Eligible Applicant. Joint applications must include a description of the roles and responsibilities of each applicant and must be signed by each applicant.

2. Cost Sharing or Matching

Per the FY 2018 Appropriations Act, BUILD Transportation Discretionary Grants may be used for up to 80 percent of a project located in an urban area¹ and the Secretary may increase the Federal share of costs above 80 percent for a project located in a rural area. Urban area and rural area are defined in Section C.3.ii of this notice.

For a project located in an urban area, the Federal share of the costs for which an expenditure is made under a BUILD Transportation grant may not exceed 80 percent. Non-Federal sources include State funds originating from programs funded by State revenue, local funds originating from State or local revenue-funded programs, or private funds. Toll credits under 23 U.S.C. 120(i) are considered a non-Federal source. Unless otherwise authorized by statute, State or local cost-share may not be counted as the non-Federal share for both the BUILD Transportation grant and another Federal grant program. The Department will not consider previously-incurred costs or previously-expended or encumbered funds towards the matching requirement for any project. Matching funds are subject to the same Federal requirements described in Section F.2. as awarded funds.

3. Other

i. Eligible Projects

Eligible projects for BUILD Transportation Discretionary Grants are capital projects that include, but are not limited to: (1) Highway, bridge, or other road projects eligible under title 23, United States Code; (2) public transportation projects eligible under chapter 53 of title 49, United States

¹ To meet match requirements, the minimum total project cost for a project located in an urban area must be \$6.25 million.

Code; (3) passenger and freight rail transportation projects; (4) port infrastructure investments (including inland port infrastructure and land ports of entry); and (5) intermodal projects.² The FY 2018 Appropriations Act allows up to \$15 million for the planning, preparation or design of projects eligible for BUILD Transportation funding. Activities eligible for funding under BUILD Transportation Planning Grants are related to the planning, preparation, or design—including environmental analysis, feasibility studies, and other pre-construction activities—of surface transportation projects. Research, demonstration, or pilot projects are eligible only if they will result in long-term, permanent surface transportation infrastructure that has independent utility as defined in Section C.3.iii. Applicants are strongly encouraged to submit applications only for eligible award amounts.

ii. Rural/Urban Definition

For purposes of this notice, DOT defines “rural area” as an area outside an Urbanized Area³ (UA) as designated by the U.S. Census Bureau. In this notice, an “urban area” is defined as an area inside a UA as designated by the U.S. Census Bureau.⁴

The Department will consider a project to be in a rural area if the majority of the project (determined by geographic location(s) where the majority of the money is to be spent) is located in a rural area. Costs incurred on an Urbanized Area border, including an intersection with an Urbanized Area, will be considered urban for the purposes of the FY 2018 BUILD Transportation Program. Rural and urban definitions differ in some other DOT programs, including TIFIA and the Nationally Significant Freight and Highway Projects Program (FAST Act § 1105; 23 U.S.C. 117).

This definition affects three aspects of the program. The FY 2018 Appropriations Act directs that (1) not less than \$450 million of the funds provided for BUILD Transportation Discretionary grants are to be used for projects in rural areas; (2) for a project

in a rural area the minimum award is \$1 million; and (3) the Secretary may increase the Federal share above 80 percent to pay for the costs of a project in a rural area.

iii. Project Components

An application may describe a project that contains more than one component, and may describe components that may be carried out by parties other than the applicant. DOT may award funds for a component, instead of the larger project, if that component (1) independently meets minimum award amounts described in Section B and all eligibility requirements described in Section C; (2) independently aligns well with the selection criteria specified in Section E; and (3) meets National Environmental Policy Act (NEPA) requirements with respect to independent utility. Independent utility means that the component will represent a transportation improvement that is usable and represents a reasonable expenditure of DOT funds even if no other improvements are made in the area, and will be ready for intended use upon completion of that component's construction. All project components that are presented together in a single application must demonstrate a relationship or connection between them. (See Section D.2.iv. for Required Approvals).

Applicants should be aware that, depending upon the relationship between project components and applicable Federal law, DOT funding of only some project components may make other project components subject to Federal requirements as described in Section F.2.

DOT strongly encourages applicants to identify in their applications the project components that have independent utility and separately detail costs and requested BUILD Transportation funding for those components. If the application identifies one or more independent project components, the application should clearly identify how each independent component addresses selection criteria and produces benefits on its own, in addition to describing how the full proposal of which the independent component is a part addresses selection criteria.

iv. Application Limit

Each lead applicant may submit no more than three applications. Unrelated project components should not be bundled in a single application for the purpose of adhering to the limit. If a lead applicant submits more than three applications as the lead applicant, only

the first three received will be considered.

v. Program of Projects

Applicants that demonstrate the ability to generate additional non-Federal revenue for transportation infrastructure investment as described in Section E.1.i.h. of this notice may apply for multiple projects, exceeding the three application limit, that collectively constitute a “program of projects”. A program of projects consists of independent projects that address the same transportation challenge and whose combined benefits, including funding efficiency, are greater than if the projects are completed individually. For a program of projects, applicants must submit an application for each project within the program and describe how each project constitutes a program. Each project application within a program of projects must meet eligibility criteria described in Section C of this notice, demonstrate independent utility, and individually address the merit criteria within this notice. DOT will evaluate each application within a program of projects in the same manner in which it evaluates individual project applications. Each project within a program of projects is subject to the \$25 million award maximum and total awards cannot exceed \$150 million per State. Only applicants that generate additional non-Federal revenue as described in Section E.1.i.h. may submit applications exceeding the three application limit for consideration as a program of projects, and only one program of projects may be submitted by each eligible applicant.

D. Application and Submission Information

1. Address

Applications must be submitted to *Grants.gov*. Instructions for submitting applications can be found at www.transportation.gov/BUILDgrants along with specific instructions for the forms and attachments required for submission.

2. Content and Form of Application Submission

The application must include the Standard Form 424 (Application for Federal Assistance), Standard Form 424C (Budget Information for Construction Programs), cover page, and the Project Narrative. More detailed information about the Project Narrative follows. Applicants should also complete and attach to their application the “BUILD 2018 Project Information”

² Please note that the Department may use a BUILD Transportation Discretionary Grant to pay for the surface transportation components of a broader project that has non-surface transportation components, and applicants are encouraged to apply for BUILD Transportation Discretionary Grants to pay for the surface transportation components of these projects.

³ Updated lists of UAs as defined by the Census Bureau are available on the Census Bureau website at http://www2.census.gov/geo/maps/dc10map/Uauc_RefMap/ua/.

⁴ See www.transportation.gov/BUILDgrants for a list of UAs.

form available at www.transportation.gov/BUILDgrants.

The Department recommends that the project narrative follow the basic outline below to address the program

requirements and assist evaluators in locating relevant information.

I. Project Description	See D.2.i.
II. Project Location	See D.2.ii.
III. Grant Funds, Sources and Uses of all Project Funding	See D.2.iii.
IV. Merit Criteria	See D.2.iv.(1).
V. Project Readiness	See D.2.iv.(2) and E.1.ii.

The project narrative should include the information necessary for the Department to determine that the project satisfies project requirements described in Sections B and C and to assess the selection criteria specified in Section E.1. To the extent practicable, applicants should provide supporting data and documentation in a form that is directly verifiable by the Department. The Department may ask any applicant to supplement data in its application, but expects applications to be complete upon submission.

In addition to a detailed statement of work, detailed project schedule, and detailed project budget, the project narrative should include a table of contents, maps and graphics, as appropriate, to make the information easier to review. The Department recommends that the project narrative be prepared with standard formatting preferences (a single-spaced document, using a standard 12-point font such as Times New Roman, with 1-inch margins). The project narrative may not exceed 30 pages in length, excluding cover pages and table of contents. The only substantive portions that may exceed the 30-page limit are documents supporting assertions or conclusions made in the 30-page project narrative. If possible, website links to supporting documentation should be provided rather than copies of these supporting materials. If supporting documents are submitted, applicants should clearly identify within the project narrative the relevant portion of the project narrative that each supporting document supports. At the applicant's discretion, relevant materials provided previously to an operating administration in support of a different DOT financial assistance program may be referenced and described as unchanged. The Department recommends using appropriately descriptive file names (e.g., "Project Narrative," "Maps," "Memoranda of Understanding and Letters of Support," etc.) for all attachments. DOT recommends applications include the following sections:

i. Project Description

The first section of the application should provide a concise description of the project, the transportation challenges that it is intended to address, and how it will address those challenges. This section should discuss the project's history, including a description of any previously completed components. The applicant may use this section to place the project into a broader context of other transportation infrastructure investments being pursued by the project sponsor, and, if applicable, how it will benefit communities in rural areas.

ii. Project Location

This section of the application should describe the project location, including a detailed geographical description of the proposed project, a map of the project's location and connections to existing transportation infrastructure, and geospatial data describing the project location. If the project is located within the boundary of a Census-designated UA, the application should identify the UA.

iii. Grant Funds, Sources and Uses of Project Funds

This section of the application should describe the project's budget. This budget should not include any previously incurred expenses. At a minimum, it should include:

(A) Project costs;

(B) For all funds to be used for eligible project costs, the source and amount of those funds;

(C) For non-Federal funds to be used for eligible project costs, documentation of funding commitments should be referenced here and included as an appendix to the application;

(D) For Federal funds to be used for eligible project costs, the amount, nature, and source of any required non-Federal match for those funds;

(E) A budget showing how each source of funds will be spent. The budget should show how each funding source will share in each major construction activity, and present that data in dollars and percentages. Funding sources should be grouped into three categories: non-Federal; BUILD;

and other Federal. If the project contains individual components, the budget should separate the costs of each project component. If the project will be completed in phases, the budget should separate the costs of each phase. The budget detail should sufficiently demonstrate that the project satisfies the statutory cost-sharing requirements described in Section C.2;

In addition to the information enumerated above, this section should provide complete information on how all project funds may be used. For example, if a particular source of funds is available only after a condition is satisfied, the application should identify that condition and describe the applicant's control over whether it is satisfied. Similarly, if a particular source of funds is available for expenditure only during a fixed time period, the application should describe that restriction. Complete information about project funds will ensure that the Department's expectations for award execution align with any funding restrictions unrelated to the Department, even if an award differs from the applicant's request.

iv. Criteria

This section of the application should demonstrate how the project aligns with the Criteria described in Section E.1 of this notice. The Department encourages applicants to either address each criterion or expressly state that the project does not address the criterion. Applicants are not required to follow a specific format, but the outline suggested below, which addresses each criterion separately, promotes a clear discussion that assists project evaluators. To minimize redundant information in the application, the Department encourages applicants to cross-reference from this section of their application to relevant substantive information in other sections of the application. The guidance in this section is about how the applicant should organize their application. Guidance describing how the Department will evaluate projects against the Merit Criteria is in Section E.1 of this notice. Applicants also should review that section before

considering how to organize their application.

(1) Merit Criteria

(a) Safety

This section of the application should describe the anticipated outcomes of the project that support the Safety criterion (described in Section E.1.i.(a) of this notice). The applicant should include information on, and to the extent possible, quantify, how the project would improve safety outcomes within the project area or wider transportation network, to include how the project will reduce the number, rate, and consequences of transportation-related accidents, serious injuries, and fatalities among transportation users, or how the project will eliminate unsafe grade crossings or contribute to preventing unintended releases of hazardous materials.

(b) State of Good Repair

This section of the application should describe how the project will contribute to a state of good repair by improving the condition or resilience of existing transportation facilities and systems (described in Section E.1.i.(b) of this notice), including the project's current condition and how the proposed project will improve it, and any estimation of impacts on long-term cost structures or impacts on overall life-cycle costs. If the project will contribute to a state of good repair of transportation infrastructure that supports border security, the applicant should describe how.

(c) Economic Competitiveness

This section of the application should describe how the project will support the Economic Competitiveness criterion (described in Section E.1.i.(c) of this notice). The applicant should include information about expected impacts of the project on the movement of goods and people, including how the project increases the efficiency of movement and thereby reduces costs of doing business, improves local and regional freight connectivity to the national and global economy, reduces burdens of commuting, and improves overall well-being. The applicant should describe the extent to which the project contributes to the functioning and growth of the economy, including the extent to which the project addresses congestion or freight connectivity, bridges service gaps in rural areas, or promotes the expansion of private economic development.

(d) Environmental Protection

This section of the application should describe how the project addresses the

environmental protection criterion (described in Section E.1.i.(d) of this notice). Applicants are encouraged to provide quantitative information, including baseline information that demonstrates how the project will reduce energy consumption, stormwater runoff, or achieve other benefits for the environment such as brownfield redevelopment.

(e) Quality of Life

This section should describe how the project increases transportation choices for individuals, expands access to essential services for people in communities across the United States, improves connectivity for citizens to jobs, health care, and other critical destinations, particularly for rural communities, or otherwise addresses the quality of life criterion (described in Section E.1.i.(e) of this notice). If construction of the transportation project will allow concurrent installation of fiber or other broadband deployment as an essential service, the applicant should describe those activities and how they support quality of life. Unless the concurrent activities support transportation, they will not be eligible for reimbursement.

(f) Innovation

This section of the application should describe innovative strategies used and the anticipated benefits of using those strategies, including those corresponding to three categories (described in Section E.1.i.(f) of this notice): (i) Innovative Technologies, (ii) Innovative Project Delivery, or (iii) Innovative Financing.

(i) Innovative Technologies

If an applicant is proposing to adopt innovative safety approaches or technology, the application should demonstrate the applicant's capacity to implement those innovations, the applicant's understanding of whether the innovations will require extraordinary permitting, approvals, or other procedural actions, and the effects of those innovations on the project delivery timeline.

(ii) Innovative Project Delivery

If an applicant plans to use innovative approaches to project delivery, applicants should describe those project delivery methods and how they are expected to improve the efficiency of the project development or expedite project delivery.

If an applicant is proposing to use SEP-14 or SEP-15 (as described in section E.1.i.(f) of this notice) the applicant should describe that proposal.

The applicant should also provide sufficient information for evaluators to confirm that the applicant's proposal would meet the requirements of the specific experimental authority program.⁵

(iii) Innovative Financing

If an applicant plans to incorporate innovative funding or financing, the applicant should describe the funding or financing approach, including a description of all activities undertaken to pursue private funding or financing for the project and the outcomes of those activities.

(g) Partnership

This section of the application should include information to assess the partnership criterion (described in Section E.1.i.(g) of this notice) including a list of all project parties and details about the proposed grant recipient and other public and private parties who are involved in delivering the project. This section should also describe efforts to collaborate among stakeholders, including with the private sector.

(h) Non-Federal Revenue for Transportation Infrastructure Investment

If an applicant generates additional non-Federal revenue (as described in Section E.1.i.(h) of this notice), this section should provide evidence of newly secured and committed revenue for transportation infrastructure investments and identify the source of the revenue. If new revenue for transportation infrastructure investments has not already been secured, the applicant should explain necessary steps to securing revenue and provide a timeline of key milestones leading to its commitment. To ensure new revenue does not supplant existing sources, applications should provide estimates of future revenue levels absent and, separately, with the new revenue. If applicable, this section should describe any fiscal or legal constraints that affect the applicant's ability to generate non-Federal revenue.

(2) Project Readiness

This section of the application should include information that, when considered with the project budget information presented elsewhere in the application, is sufficient for the Department to evaluate whether the project is reasonably expected to begin

⁵ SEP-14 information is available at https://www.fhwa.dot.gov/programadmin/contracts/sep_a.cfm. SEP-15 information is available at https://www.fhwa.dot.gov/ipd/p3/tools_programs/sep15_procedures.aspx.

construction in a timely manner. To assist the Department's project readiness assessment, the applicant should provide the information requested on technical feasibility, project schedule, project approvals, and project risks, each of which is described in greater detail in the following sections.

Applicants are not required to follow the specific format described here, but this organization, which addresses each relevant aspect of project readiness, promotes a clear discussion that assists project evaluators. To minimize redundant information in the application, the Department encourages applicants to cross-reference from this section of their application to relevant substantive information in other sections of the application.

The guidance here is about what information applicants should provide and how the applicant should organize their application. Guidance describing how the Department will evaluate a project's readiness is described in Section E.1.ii of this notice. Applicants also should review that section when considering how to organize their application.

(a) Technical Feasibility

The applicant should demonstrate the technical feasibility of the project with engineering and design studies and activities; the development of design criteria and/or a basis of design; the basis for the cost estimate presented in the BUILD application, including the identification of contingency levels appropriate to its level of design; and any scope, schedule, and budget risk-mitigation measures. Applicants should include a detailed statement of work that focuses on the technical and engineering aspects of the project and describes in detail the project to be constructed.

(b) Project Schedule

The applicant should include a detailed project schedule that identifies all major project milestones. Examples of such milestones include State and local planning approvals (programming on the Statewide Transportation Improvement Program); start and completion of NEPA and other Federal environmental reviews and approvals including permitting; design completion; right of way acquisition; approval of plans, specifications and estimates; procurement; State and local approvals; project partnership and implementation agreements, including agreements with railroads; and construction. The project schedule should be sufficiently detailed to demonstrate that:

(1) All necessary activities will be complete to allow BUILD Transportation funds to be obligated sufficiently in advance of the statutory deadline (September 30, 2020 for FY 2018 funds), and that any unexpected delays will not put the funds at risk of expiring before they are obligated;

(2) the project can begin construction quickly upon obligation of BUILD Transportation funds, and that the grant funds will be spent expeditiously once construction starts, with all BUILD Transportation funds expended by September 30, 2025; and

(3) all real property and right-of-way acquisition will be completed in a timely manner in accordance with 49 CFR part 24, 23 CFR part 710, and other applicable legal requirements or a statement that no acquisition is necessary.

(c) Required Approvals

(1) Environmental Permits and Reviews. The application should demonstrate receipt (or reasonably anticipated receipt) of all environmental approvals and permits necessary for the project to proceed to construction on the timeline specified in the project schedule and necessary to meet the statutory obligation deadline, including satisfaction of all Federal, State and local requirements and completion of the NEPA process. Specifically, the application should include:

(a) Information about the NEPA status of the project. If the NEPA process is complete, an applicant should indicate the date of completion, and provide a website link or other reference to the final Categorical Exclusion, Finding of No Significant Impact, Record of Decision, and any other NEPA documents prepared. If the NEPA process is underway, but not complete, the application should detail the type of NEPA review underway, where the project is in the process, and indicate the anticipated date of completion of all milestones and of the final NEPA determination. If the last agency action with respect to NEPA documents occurred more than three years before the application date, the applicant should describe why the project has been delayed and include a proposed approach for verifying and, if necessary, updating this material in accordance with applicable NEPA requirements.

(b) Information on reviews, approvals, and permits by other agencies. An application should indicate whether the proposed project requires reviews or approval actions by other agencies,⁶

⁶ Projects that may impact protected resources such as wetlands, species habitat, cultural or

indicate the status of such actions, and provide detailed information about the status of those reviews or approvals and should demonstrate compliance with any other applicable Federal, State or local requirements, and when such approvals are expected. Applicants should provide a website link or other reference to copies of any reviews, approvals, and permits prepared.

(c) Environmental studies or other documents, preferably through a website link, that describe in detail known project impacts, and possible mitigation for those impacts.

(d) A description of discussions with the appropriate DOT operating administration field or headquarters office regarding the project's compliance with NEPA and other applicable Federal environmental reviews and approvals.

(e) A description of public engagement about the project that has occurred, including details on the degree to which public comments and commitments have been integrated into project development and design.

(2) State and Local Approvals. The applicant should demonstrate receipt of State and local approvals on which the project depends, such as State and local environmental and planning approvals and Statewide Transportation Improvement Program (STIP) or (Transportation Improvement Program) TIP funding. Additional support from relevant State and local officials is not required; however, an applicant should demonstrate that the project has broad public support.

(3) Federal Transportation Requirements Affecting State and Local Planning. The planning requirements applicable to the relevant operating administration apply to all BUILD Transportation projects,⁷ including

historic resources require review and approval by Federal and State agencies with jurisdiction over those resources.

⁷ Under 23 U.S.C. 134 and § 135, all projects requiring an action by FHWA must be in the applicable plan and programming documents (e.g., metropolitan transportation plan, transportation improvement program (TIP) and statewide transportation improvement program (STIP)). Further, in air quality non-attainment and maintenance areas, all regionally significant projects, regardless of the funding source, must be included in the conforming metropolitan transportation plan and TIP. Inclusion in the STIP is required under certain circumstances. To the extent a project is required to be on a metropolitan transportation plan, TIP, and/or STIP, it will not receive a BUILD Transportation grant until it is included in such plans. Projects not currently included in these plans can be amended by the State and MPO. Projects that are not required to be in long range transportation plans, STIPs, and TIPs will not need to be included in such plans in order to receive a BUILD Transportation grant. Port, freight rail, and intermodal projects are not required to be on the State Rail Plans called for in the Passenger Rail Investment and Improvement Act of

intermodal projects located at airport facilities.⁸ Applicants should demonstrate that a project that is required to be included in the relevant State, metropolitan, and local planning documents has been or will be included in such documents. If the project is not included in a relevant planning document at the time the application is submitted, the applicant should submit a statement from the appropriate planning agency that actions are underway to include the project in the relevant planning document.

To the extent possible, freight projects should be included in a State Freight Plan and supported by a State Freight Advisory Committee (49 U.S.C. 70201, 70202), if these exist. Applicants should provide links or other documentation supporting this consideration.

Because projects have different schedules, the construction start date for each BUILD Transportation grant must be specified in the project-specific agreements signed by relevant operating administration and the grant recipients, based on critical path items that applicants identify in the application and will be consistent with relevant State and local plans.

(d) Assessment of Project Risks and Mitigation Strategies

Project risks, such as procurement delays, environmental uncertainties, increases in real estate acquisition costs, uncommitted local match, or lack of legislative approval, affect the likelihood of successful project start and completion. The applicant should identify all material risks to the project and the strategies that the lead applicant and any project partners have undertaken or will undertake in order to mitigate those risks. The applicant should assess the greatest risks to the

project and identify how the project parties will mitigate those risks.

To the extent it is unfamiliar with the Federal program, the applicant should contact the appropriate DOT operating administration field or headquarters offices, as found in contact information at www.transportation.gov/BUILDgrants, for information on the pre-requisite steps to obligate Federal funds in order to ensure that their project schedule is reasonable and that there are no risks of delays in satisfying Federal requirements.

BUILD Transportation Planning Grant applicants should describe their capacity to successfully implement the proposed activities in a timely manner.

(3) Benefit Cost Analysis

This section describes the recommended approach for the completion and submission of a benefit-cost analysis (BCA) as an appendix to the Project Narrative. The results of the analysis should be summarized in the Project Narrative directly, as described in Section D.2.

Applicants should delineate each of their project's expected outcomes in the form of a complete BCA to enable the Department to evaluate the project's cost-effectiveness by estimating a benefit-cost ratio and calculating the magnitude of net benefits and costs for the project. In support of each project for which an applicant seeks funding, that applicant should submit a BCA that quantifies the expected benefits of the project against a no-build baseline, provides monetary estimates of the benefits' economic value, and compares the properly-discounted present values of these benefits to the project's estimated costs.

The primary economic benefits from projects eligible for BUILD Transportation Grants are likely to include savings in travel time costs, vehicle operating costs, and safety costs for both existing users of the improved facility and new users who may be attracted to it as a result of the project. Reduced damages from vehicle emissions and savings in maintenance costs to public agencies may also be quantified. Applicants may describe other categories of benefits in the BCA that are more difficult to quantify and value in economic terms, such as improving the reliability of travel times or improvements to the existing human and natural environments (such as increased connectivity, improved public health, storm water runoff mitigation, and noise reduction), while also providing numerical estimates of the magnitude and timing of each of these additional impacts wherever possible.

Any benefits claimed for the project, both quantified and unquantified, should be clearly tied to the expected outcomes of the project.

The BCA should include the full costs of developing, constructing, operating, and maintaining the proposed project, as well as the expected timing or schedule for costs in each of these categories. The BCA may also consider the present discounted value of any remaining service life of the asset at the end of the analysis period. The costs and benefits that are compared in the BCA should also cover the same project scope.

The BCA should carefully document the assumptions and methodology used to produce the analysis, including a description of the baseline, the sources of data used to project the outcomes of the project, and the values of key input parameters. Applicants should provide all relevant files used for their BCA, including any spreadsheet files and technical memos describing the analysis (whether created in-house or by a contractor). The spreadsheets and technical memos should present the calculations in sufficient detail and transparency to allow the analysis to be reproduced by DOT evaluators. Detailed guidance for estimating some types of quantitative benefits and costs, together with recommended economic values for converting them to dollar terms and discounting to their present values, are available in the Department's guidance for conducting BCAs for projects seeking funding under the BUILD Transportation program (see www.transportation.gov/BUILDgrants/additional-guidance).

3. Unique Entity Identifier and System for Award Management (SAM)

Each applicant must: (1) Be registered in SAM before submitting its application; (2) provide a valid unique entity identifier in its application; and (3) continue to maintain an active SAM registration with current information at all times during which it has an active Federal award or an application or plan under consideration by a Federal awarding agency. The Department may not make a BUILD Transportation grant to an applicant until the applicant has complied with all applicable unique entity identifier and SAM requirements and, if an applicant has not fully complied with the requirements by the time the Department is ready to make a BUILD Transportation grant, the Department may determine that the applicant is not qualified to receive a BUILD Transportation grant and use that determination as a basis for making

2008, or in a State Freight Plan as described in the FAST Act. However, applicants seeking funding for freight projects are encouraged to demonstrate that they have done sufficient planning to ensure that projects fit into a prioritized list of capital needs and are consistent with long-range goals. Means of demonstrating this consistency would include whether the project is in a TIP or a State Freight Plan that conforms to the requirements Section 70202 of Title 49 prior to the start of construction. Port planning guidelines are available at StrongPorts.gov.

⁸ Projects at grant obligated airports must be compatible with the FAA-approved Airport Layout Plan, as well as aeronautical surfaces associated with the landing and takeoff of aircraft at the airport. Additionally, projects at an airport: Must comply with established Sponsor Grant Assurances, including (but not limited to) requirements for non-exclusive use facilities, consultation with users, consistency with local plans including development of the area surrounding the airport, and consideration of the interest of nearby communities, among others; and must not adversely affect the continued and unhindered access of passengers to the terminal.

a BUILD Transportation grant to another applicant.

4. Submission Dates and Times

i. Deadline

Applications must be submitted by 8:00 p.m. E.D.T. on July 18, 2018. The *Grants.gov* “Apply” function will open by June 3, 2018.

To submit an application through *Grants.gov*, applicants must:

- (1) Obtain a Data Universal Numbering System (DUNS) number;
- (2) Register with the System for Award Management (SAM) at www.SAM.gov;
- (3) Create a *Grants.gov* username and password; and
- (4) The E-Business Point of Contact (POC) at the applicant’s organization must respond to the registration email from *Grants.gov* and login at *Grants.gov* to authorize the applicant as the Authorized Organization Representative (AOR). Please note that there can be more than one AOR for an organization.

Please note that the *Grants.gov* registration process usually takes 2–4 weeks to complete and that the Department will not consider late applications that are the result of failure to register or comply with *Grants.gov* applicant requirements in a timely manner. For information and instruction on each of these processes, please see instructions at <http://www.grants.gov/web/grants/applicants/applicant-faqs.html>. If applicants experience difficulties at any point during the registration or application process, please call the *Grants.gov* Customer Service Support Hotline at 1(800) 518–4726, Monday–Friday from 7:00 a.m. to 9:00 p.m. EST.

ii. Consideration of Applications

Only applicants who comply with all submission deadlines described in this notice and electronically submit valid applications through *Grants.gov* will be eligible for award. Applicants are strongly encouraged to make submissions in advance of the deadline.

iii. Late Applications

Applicants experiencing technical issues with *Grants.gov* that are beyond the applicant’s control must contact BUILDgrants@dot.gov prior to the application deadline with the user name of the registrant and details of the technical issue experienced. The applicant must provide:

- (1) Details of the technical issue experienced;
- (2) Screen capture(s) of the technical issues experienced along with corresponding *Grants.gov* “Grant tracking number”;

(3) The “Legal Business Name” for the applicant that was provided in the SF–424;

(4) The AOR name submitted in the SF–424;

(5) The DUNS number associated with the application; and

(6) The *Grants.gov* Help Desk Tracking Number.

To ensure a fair competition of limited discretionary funds, the following conditions are not valid reasons to permit late submissions: (1) Failure to complete the registration process before the deadline; (2) failure to follow *Grants.gov* instructions on how to register and apply as posted on its website; (3) failure to follow all instructions in this notice of funding opportunity; and (4) technical issues experienced with the applicant’s computer or information technology environment. After the Department reviews all information submitted and contact the *Grants.gov* Help Desk to validate reported technical issues, DOT staff will contact late applicants to approve or deny a request to submit a late application through *Grants.gov*. If the reported technical issues cannot be validated, late applications will be rejected as untimely.

E. Application Review Information

1. Criteria

This section specifies the criteria that DOT will use to evaluate and award applications for BUILD Transportation Discretionary Grants. The criteria incorporate the statutory eligibility requirements for this program, which are specified in this notice as relevant. Projects will also be evaluated for demonstrated project readiness and benefits and costs.

i. Merit Criteria

Applications that do not demonstrate a likelihood of significant long-term benefits based on these criteria will not proceed in the evaluation process. DOT does not consider any merit criterion more important than the others. BUILD Transportation Planning Grant applications will be evaluated against the same criteria as capital grant applications. While the FY 2018 Appropriations Act allows funding solely for pre-construction activities, the Department will prioritize FY 2018 BUILD Transportation funding for projects which demonstrate the ability to move into the construction phase within the period of obligation. The selection criteria, which will receive equal consideration, are:

(a) Safety

The Department will assess the project’s ability to foster a safe transportation system for the movement of goods and people. The Department will consider the projected impacts on the number, rate, and consequences of crashes, fatalities and injuries among transportation users; the project’s contribution to the elimination of highway/rail grade crossings, or the project’s contribution to preventing unintended releases of hazardous materials.

(b) State of Good Repair

The Department will assess whether and to what extent: (1) The project is consistent with relevant plans to maintain transportation facilities or systems in a state of good repair and address current and projected vulnerabilities; (2) if left unimproved, the poor condition of the asset will threaten future transportation network efficiency, mobility of goods or accessibility and mobility of people, or economic growth; (3) the project is appropriately capitalized up front and uses asset management approaches that optimize its long-term cost structure; (4) a sustainable source of revenue is available for operations and maintenance of the project and the project will reduce overall life-cycle costs; (5) maintain or improve transportation infrastructure that supports border security functions; and (6) the project includes a plan to maintain the transportation infrastructure in a state of good repair. The Department will prioritize projects that ensure the good condition of transportation infrastructure, including rural transportation infrastructure, that support commerce and economic growth.

(c) Economic Competitiveness

The Department will assess whether the project will (1) decrease transportation costs and improve access, especially for rural communities, through reliable and timely access to employment centers and job opportunities; (2) improve long-term efficiency, reliability or costs in the movement of workers or goods; (3) increase the economic productivity of land, capital, or labor; (4) result in long-term job creation and other economic opportunities; or (5) help the United States compete in a global economy by facilitating efficient and reliable freight movement.

Projects that address congestion in major urban areas, particularly those that do so through the use of congestion

pricing or the deployment of advanced technology, projects that bridge gaps in service in rural areas, and projects that attract private economic development, all support local or regional economic competitiveness.

(d) Environmental Protection

The Department will consider the extent to which the project improves energy efficiency, reduces dependence on oil, reduces congestion-related emissions, improves water quality, avoids and mitigates environmental impacts and otherwise benefits the environment, including through alternative right of way uses demonstrating innovative ways to improve or streamline environmental reviews while maintaining the same outcomes. The Department will assess the project's ability to: (i) Reduce energy use and air or water pollution through congestion mitigation strategies; (ii) avoid adverse environmental impacts to air or water quality, wetlands, and endangered species; or (iii) provide environmental benefits, such as brownfield redevelopment, ground water recharge in areas of water scarcity, wetlands creation or improved habitat connectivity, and stormwater mitigation.

(e) Quality of Life

The Department will consider the extent to which the project: (i) Increases transportation choices for individuals to provide more freedom on transportation decisions; (ii) expands access to essential services for communities across the United States, particularly for rural communities; and (iii) improves connectivity for citizens to jobs, health care, and other critical destinations, particularly for rural communities. Americans living in rural areas and on Tribal lands continue to disproportionately lack access and connectivity, and the Department will consider whether and the extent to which the construction of the transportation project will allow concurrent installation of fiber or other broadband deployment as an essential service.

(f) Innovation

The Department will assess the extent to which the applicant uses innovative strategies, including: (i) Innovative technologies, (ii) innovative project delivery, or (iii) innovative financing.

(i) Innovative Technologies

DOT will assess innovative approaches to transportation safety, particularly in relation to automated vehicles and the detection, mitigation,

and documentation of safety risks. When making BUILD Transportation award decisions, the Department will consider any innovative safety approaches proposed by the applicant, particularly projects which incorporate innovative design solutions, enhance the environment for automated vehicles, or use technology to improve the detection, mitigation, and documentation of safety risks. Innovative safety approaches may include, but are not limited to:

- Conflict detection and mitigation technologies (e.g., intersection alerts and signal prioritization);
- Dynamic signaling or pricing systems to reduce congestion;
- Signage and design features that facilitate autonomous or semi-autonomous vehicle technologies;
- Applications to automatically capture and report safety-related issues (e.g., identifying and documenting near-miss incidents); and
- Cybersecurity elements to protect safety-critical systems.

For innovative safety proposals, the Department will evaluate safety benefits that those approaches could produce and the broader applicability of the potential results. DOT will also assess the extent to which the project uses innovative technology that supports surface transportation to significantly enhance the operational performance of the transportation system.

Innovative technologies include: broadband deployment and the installation of high-speed networks concurrent with the project construction; connecting Intelligent Transportation System (ITS) infrastructure; and providing direct fiber connections that support surface transportation to public and private entities, which can provide a platform and catalyst for growth of rural communities. The Department will consider whether and the extent to which the construction of the transportation project will allow concurrent broadband deployment and the installation of high-speed networks.

(ii) Innovative Project Delivery

DOT will consider the extent to which the project utilizes innovative practices in contracting, congestion management, asset management, or long-term operations and maintenance.

The Department also seeks projects that employ innovative approaches to improve the efficiency and effectiveness of the environmental permitting and review to accelerate project delivery and achieve improved outcomes for communities and the environment. The Department's objective is to achieve

timely and consistent environmental review and permit decisions. Participation in innovative project delivery approaches will not remove any statutory requirements affecting project delivery. While BUILD Transportation award recipients are not required to employ innovative approaches, the Department encourages BUILD Transportation applicants to describe innovative project delivery methods for proposed projects.

Additionally, DOT is interested in projects that apply innovative strategies to improve the efficiency of project development or expedite project delivery by using FHWA's Special Experimental Project No. 14 (SEP-14) and Special Experimental Project No. 15 (SEP-15). Under SEP-14 and SEP-15, FHWA may waive statutory and regulatory requirements under title 23 on a project-by-project basis to explore innovative processes that could be adopted through legislation. This experimental authority is available to test changes that would improve the efficiency of project delivery in a manner that is consistent with the purposes underlying existing requirements; it is not available to frustrate the purposes of existing requirements.

When making BUILD Transportation award decisions, the Department will consider the applicant's proposals to use SEP-14 or SEP-15, whether the proposals are consistent with the objectives and requirements of those programs, the potential benefits that experimental authorities or waivers might provide to the project, and the broader applicability of potential results. The Department is not replacing the application processes for SEP-14 or SEP-15 with this notice or the BUILD Transportation program application. Instead, it seeks detailed expressions of interest in those programs. If selected for an BUILD Transportation award, the applicant would need to satisfy the relevant programs' requirements and complete the appropriate application processes. Selection for a BUILD Transportation award does not mean a project's SEP-14 or SEP-15 proposal has been approved. The Department will make a separate determination in accordance with those programs' processes on the appropriateness of a waiver.

(iii) Innovative Financing

DOT will assess the extent to which the project incorporates innovations in transportation funding and finance through both traditional and innovative means, including by using private sector funding or financing and recycled

revenue from the competitive sale or lease of publicly owned or operated assets.

(g) Partnership

The Department will consider the extent to which projects demonstrate strong collaboration among a broad range of stakeholders. Projects with strong partnership typically involve multiple partners in project development and funding, such as State and local governments, other public entities, and private or nonprofit entities. DOT will consider rural applicants that partner with State, local, or private entities for the completion and operation of transportation infrastructure to have strong partnership. DOT will also assess the extent to which the project application demonstrates collaboration among neighboring or regional jurisdictions, including neighboring rural areas, to achieve local or regional benefits. In the context of public-private partnerships, DOT will assess the extent to which partners are encouraged to ensure long-term asset performance, such as through pay-for-success approaches.

DOT will also consider the extent to which projects include partnerships that bring together diverse transportation agencies or are supported, financially or otherwise, by other stakeholders that are pursuing similar objectives. For example, DOT will consider the extent to which transportation projects are coordinated with economic development, housing, water and waste infrastructure, power and electric infrastructure, broadband and land use plans and policies or other public service efforts.

(h) Non-Federal Revenue for Transportation Infrastructure Investment

The Administration believes that attracting significant new, non-Federal revenue streams dedicated to transportation infrastructure investment is desirable to maximize investment in transportation infrastructure. The Department will assess the extent that applications provide evidence that the applicant will secure and commit new, non-Federal revenue to transportation infrastructure investment.

New revenue means revenue that is not included in current and projected funding levels and results from specific actions taken to increase transportation infrastructure investment. For example, an applicant may generate new revenue through asset recycling, tolling, tax-increment financing, or sales or gas tax increases. New revenue does not include the proceeds of a new bond

issuance unless an applicant raises or commits to raising new revenue to repay the bonds. The Department will consider actions to create new revenue only if those actions occurred after January 1, 2015 or will occur in the future; it will not consider actions that occurred before January 1, 2015. For applications that propose to generate revenue over multiple years, the maximum time period that should be used is 10 years, beginning on January 1, 2018. Among otherwise similar applications, applicants that generate more new non-Federal revenue for future transportation infrastructure investment will be more competitive. The Department recognizes that applicants have varying abilities and resources to generate non-Federal revenue. If an applicant describes broader legal or fiscal constraints that affect its ability to generate non-Federal revenue, the Department will consider those constraints. As mandated by the FY 2018 Appropriations Act, the Department will not use the Federal share as a selection criterion in awarding projects.

ii. Demonstrated Project Readiness

During application evaluation, the Department may consider project readiness to assess the likelihood of a successful project. In that analysis, the Department will consider significant risks to successful completion of a project, including risks associated with environmental review, permitting, technical feasibility, funding, and the applicant's capacity to manage project delivery. Risks do not disqualify projects from award, but competitive applications clearly and directly describe achievable risk mitigation strategies. A project with mitigated risks or with a risk mitigation plan is more competitive than a comparable project with unaddressed risks.

iii. Project Costs and Benefits

The Department may consider the costs and benefits of projects seeking BUILD Transportation funding. To the extent possible, the Department will rely on quantitative, data-supported analysis to assess how well a project addresses this criterion, including an assessment of the project's estimated benefit-cost ratio and net quantifiable benefits based on the applicant-supplied BCA described in Section D.2.vi.

iv. Additional Considerations

The FY 2018 Appropriations Act requires the Department to consider contributions to geographic diversity among recipients, including the need for a balance between the needs of rural

and urban communities when selecting BUILD Transportation projects.

2. Review and Selection Process

DOT reviews all eligible applications received by the deadline. The BUILD Transportation grants review and selection process consists of at least Technical Review and Senior Review. In the Technical Review, teams comprising staff from the Office of the Secretary (OST) and operating administrations review all eligible applications and rate projects based on how well the projects align with the selection criteria. The Senior Review Team, which includes senior leadership from OST and the operating administrations determines which projects to advance to the Secretary as Highly Rated. The FY 2018 Appropriations Act mandated BUILD Transportation grant awards by December 18, 2018. To ensure the Department meets the statutory deadline specified in the FY 2018 Appropriations Act, the Department may revise the evaluation process based on the number of applications received. The Secretary selects from the Highly Rated projects for final awards.

3. Additional Information

Prior to award, each selected applicant will be subject to a risk assessment as required by 2 CFR 200.205. The Department must review and consider any information about the applicant that is in the designated integrity and performance system accessible through SAM (currently the Federal Awardee Performance and Integrity Information System (FAPIIS)). An applicant may review information in FAPIIS and comment on any information about itself. The Department will consider comments by the applicant, in addition to the other information in FAPIIS, in making a judgment about the applicant's integrity, business ethics, and record of performance under Federal awards when completing the review of risk posed by applicants.

F. Federal Award Administration Information

1. Federal Award Notice

Following the evaluation outlined in Section E, the Secretary will announce awarded projects by posting a list of selected projects at www.transportation.gov/BUILDgrants. Notice of selection is not authorization to begin performance. Following that announcement, the relevant operating administration will contact the point of contact listed in the SF 424 to initiate negotiation of the grant agreement for authorization.

2. Administrative and National Policy Requirements

All awards will be administered pursuant to the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards found in 2 CFR part 200, as adopted by DOT at 2 CFR part 1201. Additionally, applicable Federal laws, rules and regulations of the relevant operating administration administering the project will apply to the projects that receive BUILD Transportation Discretionary Grants awards, including planning requirements, Service Outcome Agreements, Stakeholder Agreements, Buy America compliance, and other requirements under DOT's other highway, transit, rail, and port grant programs.

For projects administered by FHWA, applicable Federal laws, rules, and regulations set forth in Title 23 U.S.C. and Title 23 CFR apply. For an illustrative list of the applicable laws, rules, regulations, executive orders, policies, guidelines, and requirements as they relate to a BUILD Transportation project administered by the FHWA, please see https://ops.fhwa.dot.gov/Freight/infrastructure/tiger/fy2016_gr_exhbt/index.htm. For BUILD Transportation projects administered by the Federal Transit Administration and partially funded with Federal transit assistance, all relevant requirements under chapter 53 of title 49 U.S.C. apply. For transit projects funded exclusively with BUILD Transportation Discretionary Grants funds, some requirements of chapter 53 of title 49 U.S.C. and chapter VI of title 49 CFR apply. For projects administered by the Federal Railroad Administration, FRA requirements described in 49 U.S.C. Subtitle V, Part C apply.

Federal wage rate requirements included in subchapter IV of chapter 31 of title 40, U.S.C., apply to all projects receiving funds under this program, and apply to all parts of the project, whether funded with BUILD Transportation Discretionary Grant funds, other Federal funds, or non-Federal funds.

3. Reporting

i. Progress Reporting on Grant Activities

Each applicant selected for BUILD Transportation Discretionary Grants funding must submit quarterly progress reports and Federal Financial Reports (SF-425) to monitor project progress

and ensure accountability and financial transparency in the BUILD Transportation program.

ii. System Performance Reporting

Each applicant selected for BUILD Transportation Discretionary Grant funding must collect information and report on the project's observed performance with respect to the relevant long-term outcomes that are expected to be achieved through construction of the project. Performance indicators will not include formal goals or targets, but will include observed measures under baseline (pre-project) as well as post-implementation outcomes for an agreed-upon timeline, and will be used to evaluate and compare projects and monitor the results that grant funds achieve to the intended long-term outcomes of the BUILD Transportation program are achieved. To the extent possible, performance indicators used in the reporting should align with the measures included in the application and should relate to at least one of the selection criteria defined in Section E. Performance reporting continues for several years after project construction is completed, and DOT does not provide BUILD Transportation Discretionary Grant funding specifically for performance reporting.

iii. Reporting of Matters Related to Recipient Integrity and Performance

If the total value of a selected applicant's currently active grants, cooperative agreements, and procurement contracts from all Federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of this Federal award, then the applicant during that period of time must maintain the currency of information reported to the SAM that is made available in the designated integrity and performance system (currently FAPIIS) about civil, criminal, or administrative proceedings described in paragraph 2 of this award term and condition. This is a statutory requirement under section 872 of Public Law 110-417, as amended (41 U.S.C. 2313). As required by section 3010 of Public Law 111-212, all information posted in the designated integrity and performance system on or after April 15, 2011, except past performance reviews required for Federal procurement contracts, will be publicly available.

G. Federal Awarding Agency Contacts

For further information concerning this notice please contact the BUILD Transportation program staff via email at BUILDgrants@dot.gov, or call Howard Hill at 202-366-0301. A TDD is available for individuals who are deaf or hard of hearing at 202-366-3993. In addition, DOT will post answers to questions and requests for clarifications on DOT's website at www.transportation.gov/BUILDgrants. To ensure applicants receive accurate information about eligibility or the program, the applicant is encouraged to contact DOT directly, rather than through intermediaries or third parties, with questions. DOT staff may also conduct briefings on the BUILD Transportation Discretionary Grants selection and award process upon request.

H. Other information

1. Protection of Confidential Business Information

All information submitted as part of or in support of any application shall use publicly available data or data that can be made public and methodologies that are accepted by industry practice and standards, to the extent possible. If the application includes information the applicant considers to be a trade secret or confidential commercial or financial information, the applicant should do the following: (1) Note on the front cover that the submission "Contains Confidential Business Information (CBI)"; (2) mark each affected page "CBI"; and (3) highlight or otherwise denote the CBI portions. DOT protects such information from disclosure to the extent allowed under applicable law. In the event DOT receives a Freedom of Information Act (FOIA) request for the information, DOT will follow the procedures described in its FOIA regulations at 49 CFR 7.17. Only information that is ultimately determined to be confidential under that procedure will be exempt from disclosure under FOIA.

Issued on: April 20, 2018.

Elaine L. Chao,

Secretary.

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CHAPTER 9 HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) GUIDELINES

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CHAPTER 9 - HIGHWAY SAFETY IMPROVEMENT PROGRAM

9.1 INTRODUCTION

The Highway Safety Improvement Program (HSIP), codified as Section 148 of Title 23, United States Code (23 U.S.C. §148) is one of the core federal-aid programs in the new federal surface transportation act, Fixing America's Surface Transportation Act (FAST), which was signed into law on December 4, 2015. The purpose of the HSIP program is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned public roads and roads on tribal land.

This chapter contains general information for the HSIP program. For the announcement of calls for projects and their specific information, visit the local HSIP website <http://www.dot.ca.gov/hq/LocalPrograms/hsip.htm>.

9.2 ELIGIBLE APPLICANTS

The applicant for HSIP funds is an agency that assumes responsibility and accountability for the use and expenditure of federal-aid highway funds. The applicant must be a city, a county, or a tribal government federally recognized within the State of California. Exceptions to this requirement will be reviewed by the Department of Transportation (Caltrans), Headquarters - Division of Local Assistance (HQ-DLA) on a case-by-case basis.

9.3 ELIGIBLE PROJECTS

HSIP funds are eligible for work on any public road or publicly owned bicycle or pedestrian pathway or trail, or on tribal lands for general use of tribal members, that improves the safety for its users. Within FAST, there are twenty eight project categories identified as eligible; as listed under 23 U.S.C. §148(a)(4)(B). No funding priority is assigned to the list.

The California Local HSIP program may place further restrictions on the eligibility of individual project categories to meet the most critical needs on California local roadways.

It is the intent of the HSIP program that federal funds be expended on safety projects that can be designed and constructed expeditiously. Projects shall not require the acquisition of significant rights of way (not more than 10% of the construction cost), nor should they require extensive environmental review and mitigation. Also, proposed projects such as horizontal and vertical curve realignments, shoulder widenings, etc., that are typically taking the longest time to deliver will need to show that an incremental approach of lower cost countermeasures have been installed and have not proved to be effective before these type of projects will be considered for funding.

For a project to be eligible for HSIP funding, a specific safety problem must be identified and the proposed countermeasure(s) must substantially address the condition. **All proposed projects must lead to and complete the construction of safety improvements.** The project must be consistent with [California's Strategic Highway Safety Plan \(SHSP\)](#).

Non-safety related construction items (such as: landscaping, highway beautification, preventative maintenance, etc.) may be included in an HSIP project but are considered incidental to the overall project and shall not exceed 10% of the project construction costs.

HSIP PROJECTS ON HIGH RISK RURAL ROADS (HR3)

High Risk Rural Road is defined as “any roadway functionally classified as a rural major or minor collector or a rural local road with significant safety risks.” 23 U.S.C. §148 includes special requirements pertaining to HR3 eligible projects:

23 U.S.C. §148(g)(1):

High-risk rural road safety.- If the fatality rate on rural roads in a State increases over the most recent 2-year period for which data are available, that State shall be required to obligate in the next fiscal year for projects on high risk rural roads an amount equal to at least 200 percent of the amount of funds the State received for fiscal year 2009 for high risk rural roads under subsection (f) of this section, as in effect on the day before the date of enactment of the MAP-21.

For this reason, HSIP projects on HR3 still need to be identified and tracked separately. See Section 9.7 for special project selection considerations for HR3 eligible projects.

9.4 FUNDING

The maximum federal HSIP reimbursement amount for a single HSIP project is \$10 million. All project expenses that exceed the maximum federal HSIP reimbursement amount will be the responsibility of the project sponsor and will not be eligible for reimbursement.

The minimum federal HSIP reimbursement amount for any single HSIP project is \$100,000. This minimum dollar amount has been established to ensure the efficiency and cost-effectiveness of the overall program and individual projects. Exceptions to this requirement will be reviewed and approved on a case-by-case basis.

Generally the maximum federal reimbursement ratio for an HSIP project is 90%. This ratio can be 100% if all countermeasures of the project are eligible for 100% federal reimbursement per Section 4.2 of the Local Roadway Safety Manual (LRSM). If a project uses multiple countermeasures which have different maximum federal reimbursement ratios, the lowest ratio applies.

The federal reimbursement ratio can be limited to a lower percentage for certain countermeasures, which is defined at each HSIP call for projects.

The maximum federal reimbursement ratios, if not 90%, will be provided in the approved project list of each HSIP call for projects.

The actual project reimbursement ratio will be established during project implementation when the “Authorization to Proceed” is approved by the FHWA.

Project costs eligible for federal HSIP reimbursement include:

- **Preliminary Engineering**
 - Environmental Studies (NEPA Clearance required)
 - Preparation of Plans, Specifications and Estimates (PS&E)
- **Right of Way** (must be less than 10% of Construction)
 - Engineering
 - Appraisal and Acquisition
 - Utility relocation
- **Construction**
 - Construction Engineering
 - Construction

Once a project is selected for funding, the federal HSIP amount shown in the approved project list is the maximum this project may have. Requests for additional federal HSIP funds that exceed the original federal HSIP amount will be granted only on a case by case bases. The total HSIP amount for any single HSIP project can never be more than the maximum federal HSIP reimbursement amount per project as defined in the call for projects in which the project has been selected for funding.

9.5 PROJECTS INVOLVING STATE HIGHWAYS

CALTRANS-INITIATED SAFETY PROJECTS

A Caltrans-initiated safety project on a state highway that involves local roads and requires financial participation by a local agency is eligible for funding. Typically, these types of projects involve new or upgraded traffic signals or a roundabout at an intersection. The cost sharing should be based on the ownership of the location, e.g. sharing the cost based on number of intersection legs owned by State (Caltrans) vs. the local agency. For other special financial arrangements, see Section 4B.104 (CA), Financing, of the [California Manual on Uniform Traffic Control Devices](#) (CA MUTCD).

A local agency may consult with the DLAE to identify any planned and/or programmed State Highway safety projects within the jurisdiction of the local agency. If Caltrans is developing a safety project that requires financial participation by a local agency, the local agency may consider submitting an HSIP application to compete for federal funding. Submittal of an application does not guarantee that the project will be approved for funding. The financial and project administration responsibilities of each agency shall be outlined in the Cooperative Agreement between Caltrans and the local agency.

LOCAL AGENCY-INITIATED SAFETY PROJECTS

A local agency may initiate a safety project that involves a state highway. However, due to the limited amount of local HSIP funding as compared to the statewide local safety needs, Local HSIP will only fund projects/improvements on the state highway system where the state highway acts as the “main street” for the local agency.

A local agency-initiated safety project that involves a state highway must include a written correspondence from Caltrans District Traffic Operations office in the application. This letter/email only intends to confirm that Caltrans is not initiating any project at this time within the project limits but supports the project and does not see issues with the proposed project that would prevent it from receiving an encroachment permit. If the project is likely to require financial participation by Caltrans, the applicant should include a formal letter of support and reasonable estimates of all cost sharing ratios, amounts, and funding schedule in the application.

For intersection improvements on state highways, an Intersection Control Evaluation (ICE) analysis and a cost sharing agreement with Caltrans are required. For more information regarding the ICE analysis, see Chapter 4C, Traffic Control Signal Needs Studies, of the [California Manual on Uniform Traffic Control Devices](#) (CA MUTCD).

9.6 CALLS FOR PROJECTS AND AGENCY APPLICATION

Normally HSIP calls for projects are made at an interval of one to two years. The timing and size of the call is determined by the program apportionments, HSIP FTIP capacity and the delivery of the existing HSIP projects. Specifics such as the due date, the call size, the

maximum federal funds an agency can receive, funding set-asides, the minimum Benefit/Cost Ratio (BCR) of an application to submit, etc. will be defined in the announcement of an HSIP call for projects. Please visit the local HSIP website <http://www.dot.ca.gov/hq/LocalPrograms/hsip.htm> for specific information regarding calls for projects.

Prior to beginning the preparation of an HSIP application, agencies should ensure that they are in good standing with respect to the Safety Program Delivery Requirements and are eligible to receive new HSIP funding. For more details, see Section 9.9, Project Delivery, in these guidelines.

Agencies seeking HSIP funds are required to complete the HSIP Application Form in PDF format located on [the website](#). The application form and its instructions guide applicants through the process of entering the required data. Applicants must follow the instructions in preparing their electronic and hard-copy of the application. Failure to do so will result in their application being rejected.

9.7 APPLICATION REVIEW AND PROJECT SELECTION

After the application due date of an HSIP call for projects, HQ-DLA staff, the DLAE and the District HSIP Program Coordinator will first review all received applications for fatal flaws in the proposed projects. Applications that are determined to have fatal flaws will be rejected and dropped from consideration. “Fatal flaws” are defined in detail in the PDF application form and its instructions. Then the applications without fatal flaws will be further evaluated and prioritized based on the project selection criteria defined in the HSIP call for projects.

Approximately 3 to 4 months after the application due date, HQ-DLA will post the list of approved projects on the HSIP website. The DLAE will notify all applicants of the results.

PROJECT SELECTION CRITERIA

Generally the proposed projects are evaluated based on the Benefit/Cost (B/C) Ratios (BCRs). All applications without fatal flaws are prioritized in descending order, statewide, by the BCRs. Projects with the highest BCRs will be selected for funding.

For each HSIP call for projects, other project selection criteria not solely based on the project ranking by BCRs may be established:

o Funding set-asides:

From time to time it may be necessary to have set-asides for certain safety countermeasures or improvements when common roadway safety concerns are identified statewide. The BCR calculation may not be required for those projects that meet the criteria of the set-asides. Details of the set-asides, if any, will be defined when a new cycle of the HSIP call for projects is announced.

o HR3 eligible projects:

Due to the special rule pertaining to high risk rural road safety (see Section 9.3), it may be necessary to have a lower statewide BCR cutoff for HR3 eligible projects.

o Maximum federal HSIP funding per agency per cycle:

In each HSIP call for projects, a maximum federal HSIP funding that an agency can receive may be established. If an agency submits multiple applications with a combined federal funding request exceeding the established maximum, their applications with the lowest BCRs will not be included in the selection process until their overall request is at or below the maximum federal HSIP reimbursement amount for the call.

MINIMUM BCR OF THE APPLICATIONS

A minimum BCR may be established in each cycle of the HSIP call for projects. The project selection results from the previous HSIP cycles indicates that the cut-off BCR can be well above 1.0. By raising the minimum BCR to a number larger than 1.0, the local and state resources can be saved by minimizing the time spent on preparing and reviewing applications that will not be selected for funding. It will also encourage the local agencies to focus their efforts on locations/corridors with the greatest safety needs and countermeasures with lower costs.

9.8 PROJECT PROGRAMMING AND IMPLEMENTATION

Caltrans HQ-Division of Transportation Programming will send the list of approved projects to the Metropolitan Planning Organizations (MPOs). The MPOs will amend the Federal Transportation Improvement Program (FTIP) to include their projects. Caltrans, acting as the MPO for the rural Regional Transportation Planning Agencies, will amend the Federal Statewide Transportation Improvement Program (FSTIP) accordingly. Once the FTIP/FSTIP is amended, the DLAE will notify the local agencies that they may submit their request for authorization (E76).

Once programmed into the FTIP/FSTIP, projects must be processed and implemented in accordance with the federal-aid procedures contained in the [Local Assistance Procedures Manual \(LAPM\)](#) and the [DLA Safety Program Delivery Requirements](#). Agencies are strongly encouraged to review the LAPM and Delivery Requirements before submitting new applications and/or proceeding with new projects, even if they have completed federally funded projects in the past, as these documents evolve over time.

Once programmed into the FTIP/FSTIP, projects are implemented by phases (Preliminary Engineering, Right of Way, or Construction). For each phase, federal funds are considered obligated to the project when the FHWA approves the 'Request for Authorization' (see Chapter 3, Project Authorization, of the [LAPM](#)).

Agencies should not proceed with any phase of reimbursable work (Preliminary Engineering, Right of Way, or Construction) until the DLAE provides the local agency with the written "Authorization to Proceed" for each project phase.

All costs associated with any phase of work performed prior to receiving written "Authorization to Proceed" from the DLAE will not be eligible for reimbursement.

9.9 PROJECT DELIVERY

DELIVERY REQUIREMENTS

To meet FHWA's intent for HSIP federal funds being expended on safety projects that can be designed and constructed expeditiously and to ensure that all programmed projects are delivered in a timely manner, DLA has created delivery requirements for all ongoing federally funded HSIP projects.

The key delivery requirements for the local HSIP projects include two milestones and corresponding delivery deadlines:

1. Request for Authorization to Proceed with Preliminary Engineering (PE) within 9 months;
2. Request for Authorization to Proceed with Construction within 36 months (3 years).

The start date for the delivery requirements to apply is January 1st of the year following the release of the HSIP cycle in which the project is selected for federal funding.

If a project fails to meet the delivery requirements, the consequence includes:

1. The local agency (project sponsor) will not be eligible to submit new project applications in future HSIP calls for projects, until the delivery issue is resolved.
2. If the E-76 with Construction milestone is still not met within 5 years, the project will be removed from the HSIP Program. Expended federal funds on the early phases of the project are required to be paid back per federal regulations.

See the ‘Project Delivery Requirements for Local HSIP Projects’ document posted on [the Safety Program Delivery Status website](#) for further details. Agencies can also check current project milestone status under the “Project and Program Summaries” section on this web page.

USE EPSP TO EXPEDITE THE DELIVERY

Usually the FTIPs for local HSIP projects are developed in a way that older projects are programmed in the earlier years and the newer projects in the outer years of the current four-year FTIP cycle. However, the fact that a local HSIP project is not programmed in the current Federal Fiscal Year (FFY) should not hinder the local agency from requesting for authorizations in the current FFY when the local agency is ready to start the work for a project phase.

If an HSIP project is ready to move forward to the next phase and the project is not programmed in the current FFY, the local agency can and should use the Expedited Project Selection Procedures (EPSP) to advance the delivery of the project. Caltrans Districts and Headquarters will work with local agencies to ensure that the use of the EPSP and the authorization requests are approved as quickly as possible.

For more explanations regarding using the EPSP to expedite the delivery of local HSIP projects, please visit [the Safety Program Delivery Status website](#).

PROJECT INACTIVITY

In addition to the above delivery requirements specifically for local HSIP projects, there are rules against ‘inactive projects’ that apply to all federally funded projects. Inactive projects tie up limited federal funds from being used by other local agencies for their needs. Federal-aid projects become ‘inactive’ when there have been no expenditures for 12 months. HSIP projects that become ‘inactive’ can lose all federal funds that have been programmed, obligated, and expended. Go to [the DLA Inactive Projects website](#) for additional information.

9.10 DESIGN STANDARDS

Chapter 11, “Design Guidance”, of the [LAPM](#) describes statewide design standards, specifications, procedures, guides, and references that are acceptable in the geometric, drainage, and structural design of local assistance projects. The chapter also describes design exception approval procedures. These procedures shall be used for all HSIP projects on the local road system.

If a project contains a bikeway component, it shall be designed in accordance with the [Caltrans Highway Design Manual](#) and the [California Manual on Uniform Traffic Control Devices \(CA MUTCD\)](#). Exceptions to using these standards will be handled in accordance with the exception approval process described in the appropriate manual.

All projects must meet the requirements of the Americans with Disabilities Act of 1990 (ADA) and Section 504 of the Rehabilitation Act of 1973. For more information on ADA compliance, please refer to Chapter 11, “Design Guidance,” of the [LAPM](#).

All projects must upgrade nonstandard safety features to the appropriate standard when those features are within the scope and work area of the project. Requests for exceptions to this requirement must follow all federal exception approval processes.

A local agency that proposes to install an experimental traffic control device on a public roadway shall follow the process prescribed in Section 1A.10 of the California MUTCD and coordinate with the [California Traffic Control Devices Committee \(CTCDC\)](#). Given that this can be a time-consuming process, DLA does not recommend pursuing experimental traffic control devices unless the local agency is close to obtaining the approval to use the experimental device or unless the local agency is willing to accept the risk that the project might fail to meet the delivery requirements and the agency would be prevented from applying for future HSIP funding until the project is complete.

All projects containing Intelligent Transportation System (ITS) components shall comply with federal ITS regulations. See Chapter 13, Intelligent Transportation Systems (ITS) Program, of [the Local Assistance Program Guidelines \(LAPG\)](#).

All projects containing proprietary items shall comply with related federal regulations. See Chapter 12.11, Materials and Equipment, of [the Local Assistance Procedures Manual \(LAPM\)](#).

9.11 PROGRAM EVALUATION

Title 23, United States Code §148(h) and Title 23, Code of Federal Regulation Part 924.13 require that the HSIP program be evaluated for its effectiveness in reducing the number of crashes, fatalities, and serious injuries on the nation’s roadways. Applicants that receive funding for a project may be asked to collect and submit data to Caltrans upon completion of the project. Positive safety benefits documented on constructed projects can help justify continued funding at or above current funding levels.

9.12 PROJECT PREFIXES AND FEDERAL PROGRAM CODES

HSIP projects that are not HR3 eligible:

The project prefix to be used is **HSIPL**. The HSIP program codes to be used are LS30, LS3E, LS3R, MS30 and MS3E (and additional HSIP codes as they come available).

HR3 eligible projects:

The project prefix to be used is **HRRRL**. HR3 program codes (LS20, LS2E and LS2R) should be used until all HR3 apportionments are used up. HSIP program codes (LS30, LS3E, LS3R, MS30 and MS3E) can be used when there are no HR3 apportionments available.

9.13 REFERENCES

1. Title 23, United States Code, Section 148
❖ <http://uscode.house.gov/>
2. Title 23, Code of Federal Regulations, Part 924
❖ <http://www.ecfr.gov/>
3. California Streets and Highways Code, Sections 2330-2334
❖ <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=shc&group=02001-03000&file=2330-2334>
4. FHWA Highway Safety Improvement Program Manual
❖ <http://safety.fhwa.dot.gov/hsip/resources/fhwasa09029/>
5. FHWA Local and Rural Road Safety Program
❖ http://safety.fhwa.dot.gov/local_rural/
6. FHWA Road Diets Informational Guide
❖ http://safety.fhwa.dot.gov/road_diets/info_guide/
7. FHWA Systemic Project Selection Tool
❖ <http://safety.fhwa.dot.gov/systemic/fhwasa13019/>
8. California Manual on Uniform Traffic Control Devices (California MUTCD)
❖ <http://www.dot.ca.gov/hq/traffops/engineering/>
9. California Traffic Control Devices Committee (CTCDC)
❖ <http://www.dot.ca.gov/hq/traffops/engineering/ctcdc/index.htm>
10. Strategic Highway Safety Plan (SHSP)
❖ <http://www.dot.ca.gov/SHSP/>
11. Caltrans District Offices
❖ <http://www.dot.ca.gov/hq/LocalPrograms/dlae.htm>
12. Caltrans Highway Design Manual
❖ <http://www.dot.ca.gov/hq/oppd/hdm/hdmtoc.htm>
13. Caltrans Local Assistance Program Guidelines (LAPG)
❖ <http://www.dot.ca.gov/hq/LocalPrograms/lam/lapg.htm>
14. Caltrans Local Assistance Procedures Manual (LAPM)
❖ <http://www.dot.ca.gov/hq/LocalPrograms/lam/lapm.htm>
15. Local HSIP Website
❖ <http://www.dot.ca.gov/hq/LocalPrograms/hsip.htm>
16. HSIP - List of approved projects
❖ http://www.dot.ca.gov/hq/LocalPrograms/HSIP/prev_cycle_results.htm
17. HSIP – Application, Application Instruction, and related documents.
❖ http://www.dot.ca.gov/hq/LocalPrograms/HSIP/apply_now.htm

18. Safety Program Delivery Requirements and Delivery Status
 - ❖ http://www.dot.ca.gov/hq/LocalPrograms/HSIP/delivery_status.htm
19. UC Berkeley, SafeTREC Transportation Injury Mapping System (TIMS) website
 - ❖ <http://tims.berkeley.edu>
20. Local Programs – Disadvantaged Business Enterprise (DBE)
 - ❖ http://www.dot.ca.gov/hq/LocalPrograms/DBE_CRLC.html
21. Local Programs – Inactive Projects
 - ❖ <http://www.dot.ca.gov/hq/LocalPrograms/Inactiveprojects.htm>



COUNCIL COMMUNICATION

CC #: 9365

File #: 0400-04-12 & 0800-06

Title: Sierra Vista Specific Plan Mitigation Fee Program Update - Municipal Code Amendment

Contact: Chris Kraft 916-774-5373 ckraft@rosville.ca.us

Meeting Date: 7/11/2018

Item #: 6.35.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take the following actions:

1. Introduce for first reading the attached ordinance amending Chapter 4.47 of the Roseville Municipal Code entitled Sierra Vista Specific Plan Mitigation Fee.
2. Adopt a resolution approving a form Sierra Vista Specific Plan Infrastructure Fee Program Infrastructure Fee Credit/Fee Reimbursement Agreement (Reimbursement Agreement), authorizing the Acting City Manager to execute these form Reimbursement Agreements administratively, and authorizing the City Attorney to modify the form agreement as necessary. The form of the Reimbursement Agreement is attached as Exhibit A.

BACKGROUND

On April 20, 2011, the Council approved an Ordinance to add Chapter 4.47 to Title 4 of the Roseville Municipal Code relating to the Sierra Vista Specific Plan (SVSP) Mitigation Fee. This public fee program provides City oversight of a developer initiated fee agreement intended to equitably share the costs of the infrastructure and public land dedications within the specific plan area. The municipal code defines the responsibilities of an outside program administrator to perform the routine tasks of program administration which minimizes City involvement. All costs associated with the administration of the fee program are the responsibility of the private interests.

This update accomplishes three important tasks:

- 1) Updates the nexus study and adjusts the fee. The firm of Economic & Planning Systems, Inc. (EPS) has been involved as the designated program administrator from the program's inception. They were instrumental in the original nexus study that developed the initial fee schedule. With this update EPS used the services of an outside land appraiser to evaluate the current value of lands to be publically dedicated and applied a construction cost index (CCI) adjustment to account for the inflationary increases on the infrastructure construction costs. The nexus study also accounted for land use and average changes that have occurred since its

inception. Combined, these elements make up the bulk of the updated nexus study (Attachment A) and the resulting fee adjustment.

2) Amends the muni-code. Chapter 4.47 of the City's Municipal Code sets forth the fee program. Several amendments to the muni-code are required with this update. A minor adjustment to Section 4.47.040 clarifies when each of the three components of the fee are due and payable. Others sections of Chapter 4.47 reflect the changes to the fee tables. Exhibit A provides a redline version of the amendments.

3) Approves the form of the program Reimbursement Agreement (RA) and authorizes the City Manager to administratively approve the RA's. The adoption Chapter 4.47 of the Municipal Code included a draft program RA. The preparation of the RA, and the tracking and disbursement of private monies collected by the City, is the responsibility of the program administrator. Staff worked with the administrator and the private interests to update the form of the RA. In an effort to streamline the implementation of the fee program process, staff is seeking Council approval to allow staff the authority to accept the RA's, the City Manager the authority to execute said form agreements, and to provide the City Attorney the authority to modify the form as necessary to conform to any new legal requirements or for project specific reasons. Any and all substantial changes to the form agreement will require subsequent Council approval. Exhibit B provides a copy of the amended program RA.

The SVSP Mitigation Fee program is specific to the SVSP and has no relation to any other development interests outside of the SVSP. Throughout the update process, staff has worked in conjunction with the private development interests associated with the SVSP who are in full support of the nexus study and resulting fee adjustments.

The updated Sierra Vista Specific Plan Mitigation Fees will become effective on September 1, 2018.

FISCAL IMPACT

This public fee program, assigns all associated costs for the administration of the program to be fully paid for by the fee program, and there will be no fiscal impact to the City's general fund by the proposed action.

ECONOMIC DEVELOPMENT / JOBS CREATED

No jobs are directly provided by this action. However, jobs will be created with the administrative contracts for consultant services and City staff cost offsets attributed to time spent in the administration of the program, fully funded by private developer obligations.

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)). Amendments to Chapter 4.47 and approval of a form Reimbursement Agreement do not include the potential for a significant environmental effect, and therefore are not subject to

CEQA.

Respectfully Submitted,

Chris Kraft, Engineering Manager

Mike Isom, Acting Development Services Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Attachment A - Nexus Study - Economic & Planning Systems, Inc. May, 2018

4.47 redline

Resolution No. 18-273

Proposed Reimbursement Agreement Form

The Economics of Land Use



Final Report

Sierra Vista Specific Plan Fee Program Nexus Study Update

Prepared for:

City of Roseville

Prepared by:

Economic & Planning Systems, Inc. (EPS)

May 2018

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1. INTRODUCTION AND BACKGROUND

This report serves as the nexus study for the Sierra Vista Specific Plan (SVSP) Fee Program for the City of Roseville (City). This report includes current estimates of costs, land use, and other fee program information required to determine the nexus between required infrastructure, open space, right-of-way, and City park land and new development that will benefit from the facilities and land dedications.

Property owners in the SVSP requested the City consider a plan area-specific fee program to equalize the allocation of costs for SVSP Fee Program facilities and land dedications amongst benefit properties. In 2011, the SVSP Fee Program was adopted as the City's mechanism to accommodate the property owners' request.

This report proposes an update to the SVSP Fee Program to reflect the most current land use plan as well as updated costs. As described herein, the proposed SVSP Fee Program Update will be adopted by the City pursuant to the provisions set forth in the Mitigation Fee Act found in Government Code Section 66000 et seq.

Purpose of the SVSP Fee Program Nexus Study

The purpose of this SVSP Fee Program Nexus Study Update (SVSP Nexus Study Update) is to document the required nexus findings for the City to update the SVSP Fee Program. This nexus study also describes implementation and administration of the proposed SVSP Fee Program. As described herein, this SVSP Fee Program Update accounts for cost and land use changes since the SVSP Fee Program was adopted in 2011. The SVSP Fee Program will continue to be updated periodically to reflect changes in costs, land uses (in limited cases), and other fee program information over time. The implementation chapter of this document addresses how the SVSP Fee Program will be administered and updated.

Supporting Documents

The following documents produced by or for the City are used to inform this analysis:

- Sierra Vista Specific Plan Fee Program Nexus Study (SVSP Nexus Study), dated March 2011.
- Sierra Vista Specific Plan, dated March 19, 2010.
- Sierra Vista Preliminary Estimates, prepared by MacKay & Soms, dated August 6, 2010, as supplemented with updated information in December 2010 (Preliminary Estimates).
- Development Agreements By and Between the City and Certain Developers Relative to the Sierra Vista Specific Plan, May–June 2010 (each agreement is specific to each property owner).
- Exhibit JJ of the Development Agreement (appended to this report as **Appendix G**).

SVSP Fee Program

The SVSP Fee Program is a City-implemented plan area-specific development impact fee program applicable only to SVSP land uses. The SVSP Fee Program contains these components: a City Park Land Fee, an Infrastructure Fee, and an Administration Fee.

Each of these components is described in detail throughout this nexus study document.

SVSP Fee Program fees vary by land use type. Because the SVSP Infrastructure Fee is subject to Public Land Fee adjustments, the SVSP Infrastructure Fee also varies for each property ownership entity (defined as "Ownership Entity or Entities"). While the City Park Land Fee and the Administration Fee vary by land use type, these fee components are the same for a given land use type across all Ownership Entities.

For each land use, **Table 1** shows the baseline gross Infrastructure Fee by improvement type and in total, the Administration Fee, and the City Park Land Fee. The Administration Fee is calculated as two percent of the total gross Infrastructure Fee. Calculation of the City Park Land Fee is detailed in **Chapter 5**.

Table 1 does not show the net Infrastructure Fee for each Ownership Entity. Each Ownership Entity will have a separate land acquisition adjustment made to the gross Infrastructure Fee to reflect land dedications by the Ownership Entity. The land acquisition adjustments and resulting net Infrastructure Fee vary by Ownership Entity, depending on the amount of the Ownership Entity's land dedication. **Tables A-1** through **A-9** in **Appendix A** detail each Ownership Entity's proposed SVSP fees by developable land use.

Authority

This study serves as the basis for requiring development impact fees under Assembly Bill (AB) 1600 legislation, as codified by the Mitigation Fee Act (California Government Code sections 66000 et seq.). This section of the Mitigation Fee Act sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that a reasonable relationship, or nexus, must exist between a governmental exaction and the purpose of the condition.

Required Nexus Findings

- ✓ Identify the purpose of the fee.
- ✓ Identify how the fee is to be used.
- ✓ Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- ✓ Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- ✓ Demonstrate a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed.

Table 1
Sierra Vista Specific Plan Fee Program
Summary of Gross Infrastructure Fees, Administration Fees, and City Park Land Fee (2017 \$)

Land Use	Roadway	Sanitary Sewer	Potable Water	Recycled Water	Storm Drainage	Paseos Construct.	Park/Ride Facilities	Total Gross Infrastructure Fee [1]	Admin. Fee	City Park Land Fee	Total Gross Inf., Admin., & Park Fees
<i>Percentage of Gross Infrastructure Fee</i>									2%		
Residential	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>			
Low Density	\$9,463	\$1,007	\$2,692	\$1,156	\$2,586	\$294	\$103	\$17,301	\$346	\$2,329	\$19,976
Medium Density	\$9,463	\$1,007	\$1,602	\$688	\$2,820	\$252	\$88	\$15,920	\$318	\$1,990	\$18,228
High Density	\$5,867	\$689	\$1,090	\$468	\$1,550	\$209	\$73	\$9,946	\$199	\$1,650	\$11,795
Mixed Use	\$5,867	\$689	\$1,090	\$468	\$1,925	\$209	\$73	\$10,321	\$206	\$1,650	\$12,177
Nonresidential	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>			
Community Commercial	\$13.44	\$0.41	\$0.90	\$0.39	\$4.00	\$0.20	\$0.05	\$19.39	\$0.39	\$0.00	\$19.78
Business Professional	\$14.57	\$0.41	\$0.90	\$0.39	\$4.00	\$0.20	\$0.05	\$20.52	\$0.41	\$0.00	\$20.93
Mixed Use	\$13.44	\$0.41	\$0.90	\$0.39	\$4.00	\$0.20	\$0.05	\$19.39	\$0.39	\$0.00	\$19.78

[1] Open Space and Public Land are handled as adjustments to the gross infrastructure fee shown in this table.

fee_summ

SVSP Fee Program Implementation and Administration

Implementation

The SVSP Fee Program presented in this report is based on the best infrastructure improvement cost estimates, funding source information, administrative cost estimates, and land use information available at this time. The cost estimates presented in this report are in constant 2017 dollars. The fees presented in this report are being updated by the City to reflect updated costs and land uses. The City will conduct periodic reviews of infrastructure improvement costs and other assumptions used to establish the fees in the SVSP Fee Program. Based on these reviews, the City may make necessary adjustments to the fee program through subsequent fee program adjustments. As costs, land uses, and other fee program information changes over time, the SVSP Fee Program will be updated to account for these changes.

The proposed SVSP Fee Program Update will be adopted by the City through one or more ordinances establishing and authorizing collection of the updated fee. The updated fees will be effective 60 days following the City's final action on the ordinance authorizing the fee.

Administration

The specific provisions regarding SVSP Fee Program administration were identified in Appendix JJ of the Development Agreement, which was entitled "Sierra Vista Specific Plan Infrastructure Fee Terms and Conditions." Currently, it is anticipated that Fee Program Administrator activities will include the following tasks:

- Updating project cost estimates and fees and assisting with fee calculations.
- Providing recommended fee amounts to the City.
- Recommending to the City the amount and timing of when the fees are due.
- Providing instructions to the City regarding payment of cash reimbursements to constructing entities.
- Assisting the City with updates to the SVSP Fee Program.
- Assisting the City with preparing draft fee credit/reimbursement agreements for City Council consideration.
- Tracking all SVSP Fee Program payments and assignment of fee credits/reimbursements.
- Tracking the progress of construction contracts for SVSP Fee Program improvements.

Examples of each of these tasks and related duties of the Fee Program Administrator are outlined in the Development Agreement. The City and Administrator will continue to refine the roles of each party during implementation of the SVSP Fee Program.

Finally, using its authority to implement the SVSP Fee Program, the City reserves the right to refer to the Development Agreement and to use other means to make interpretations, clarifications, or other modifications to the SVSP Fee Program administration provisions summarized in this nexus study.

Organization of Report

The SVSP Fee Program Nexus Study is organized into the following chapters:

- **Chapter 1** summarizes the proposed SVSP Fee Program.
- **Chapter 2** provides an overview of the SVSP Fee Program and describes the terminology used in this nexus study.
- **Chapter 3** identifies the land uses that would be subject to the SVSP Fee Program.
- **Chapter 4** describes the facilities, land dedications, and other costs included in the SVSP Fee Program.
- **Chapter 5** describes in detail the nexus study methodology used to determine each SVSP Fee Program component.
- **Chapter 6** summarizes the nexus findings for each SVSP Fee Program component.
- **Chapter 7** describes SVSP Fee Program implementation and administration.

In addition, the nexus study includes the following appendices:

- **Appendix A** summarizes the proposed SVSP Fees by Ownership Entity.
- **Appendix B** provides backup land use summary tables for the SVSP Fee Program.
- **Appendix C** includes the infrastructure cost estimates from MacKay & Soms Engineers, Inc.
- **Appendix D** provides the right-of-way cost allocation detail for each SVSP Ownership Entity.
- **Appendix E** provides the open space cost allocation detail for each SVSP Ownership Entity.
- **Appendix F** includes a sample of the SVSP fee payment tracking for each SVSP Ownership Entity.
- **Appendix G** includes the original Exhibit JJ from the Development Agreement.
- **Appendix H** includes a sample SVSP Fee Credit and Reimbursement Agreement.

2. SVSP FEE PROGRAM

Overview

The SVSP Fee Program is a City-implemented plan area-specific development impact fee program applicable only to SVSP land uses. As shown in **Figure 1**, the SVSP Fee Program is independent and separate from all other City, Placer County (County), other agency, or regional development impact fees presently collected by the City. The provisions for development and implementation of the SVSP Fee Program are contained in the Development Agreement, specifically, Exhibit JJ of the Development Agreement, which is appended to this report as **Appendix G**.

SVSP Nomenclature and Terminology

Calculating and presenting the SVSP Fee Program includes references to various types of SVSP land uses and ownership entities. **Figure 2** is intended to define the terminology used in this nexus study. Each of these land use terms are used throughout this document. In addition, **Figure 2** also defines several impact fee terms that are included in this document. In general, the SVSP Fee Program refers to the entire fee program, which is composed of several fee components. Each of the SVSP fee components are described below.

SVSP Fee Components

The SVSP Fee Program contains the following components:

- City Park Land Fee
- Infrastructure Fee
- Administration Fee

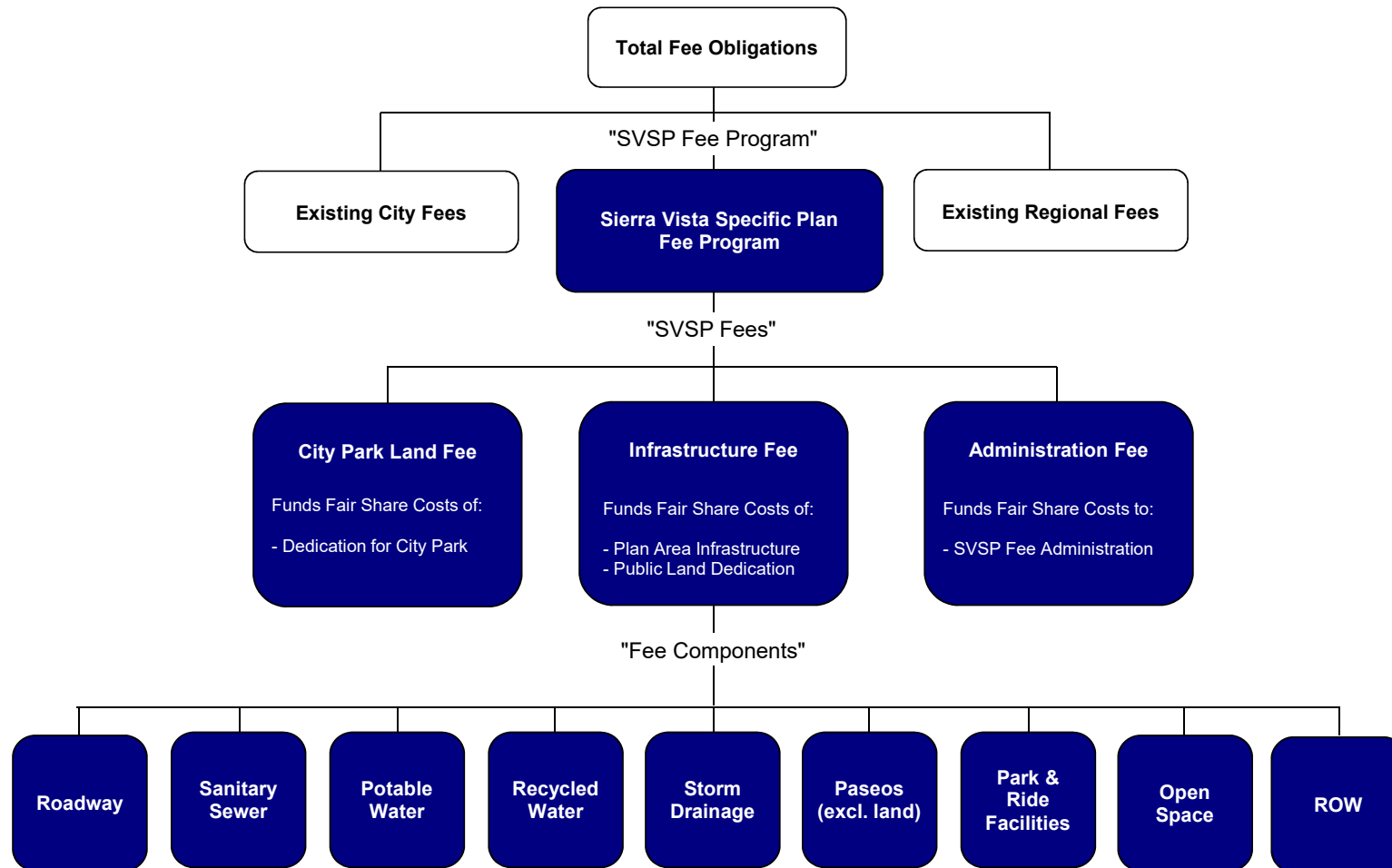
City Park Land Fee Component

One SVSP property owner is anticipated to dedicate land to the City for a 40-acre City park. The City Park Land Fee Component provides funding for the SVSP land that is intended to be dedicated for a City park. This fee component does not cover neighborhood parks.

Infrastructure Fee Component

As shown in **Figure 3**, the SVSP Infrastructure Fee Component contains several types of infrastructure, other public facilities, and open space and right-of-way dedications. The purpose of the SVSP Infrastructure Fee Component is to provide funding for the design and completion of the improvements and to provide funding for open space and right-of-way dedications (excluding the City park land referenced above). As noted in **Figure 3** and discussed later in this document, each original SVSP Fee Program owner may elect to combine properties under the same ownership group for purposes of equalizing the SVSP Infrastructure Fee Component by land use type for all properties under that given ownership group.

Figure 1
Sierra Vista Specific Plan Nexus Study
Proposed Fee Program

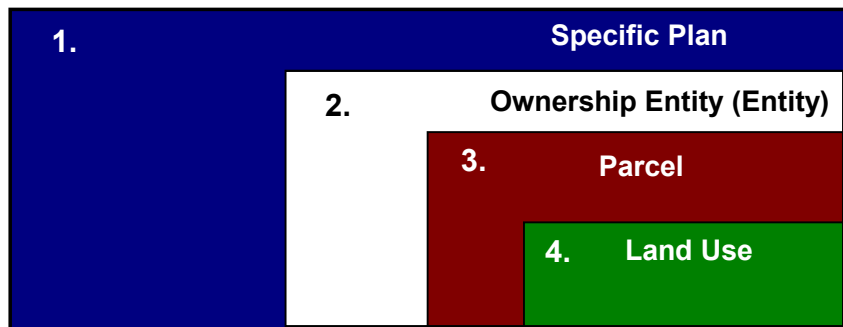


Note: Cash reimbursements for over-sizing of developer-installed infrastructure will accrue interest at 4.0 percent per annum. An allowance for this interest cost will be included once the first reimbursement agreement is executed.

Figure 2
Sierra Vista Specific Plan Nexus Study
Definition of Terminology

LAND USE TERMINOLOGY

- 1. Specific Plan:** Refers to all land included in the formal Sierra Vista Specific Plan Area.
- 2. Ownership Entity:** Refers to each of the major nine defined ownership entities originally participating in the Specific Plan planning.
- 3. Parcel:** Refers to the parcels comprising each major parcel. May be synonymous with the term "large-lot".
- 4. Land Use:** Refers to the total proposed mix of residential (single-family and multifamily) and nonresidential land uses at the tentative map stage. Synonymous with the term "small lot".



IMPACT FEE TERMINOLOGY

- 1. SVSP Fee Program:** Refers to entire fee program created to equitably allocate the cost of infrastructure within the Sierra Vista Specific Plan Area.
- 2. SVSP Fees:** Refers to three specific fees included in the SVSP Fee Program:
 (a) City Park Land; (b) Infrastructure Fee; and (c) Administration Fee
- 3. Fee Components** Refers to individual infrastructure component included in the SVSP Infrastructure Fee.

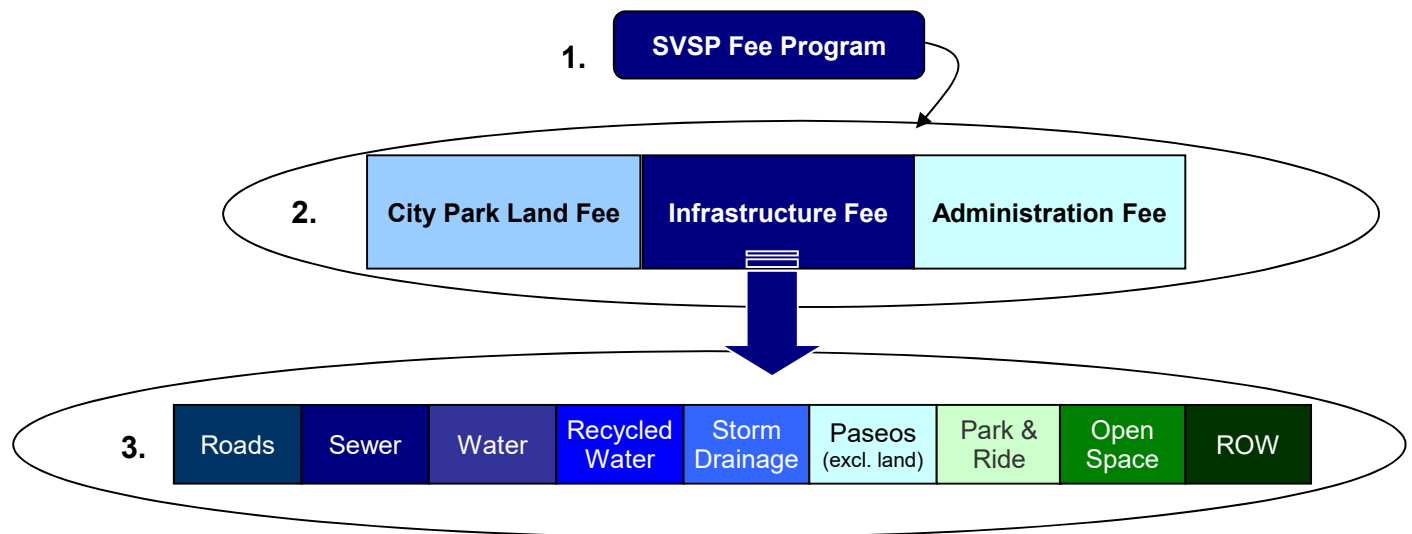
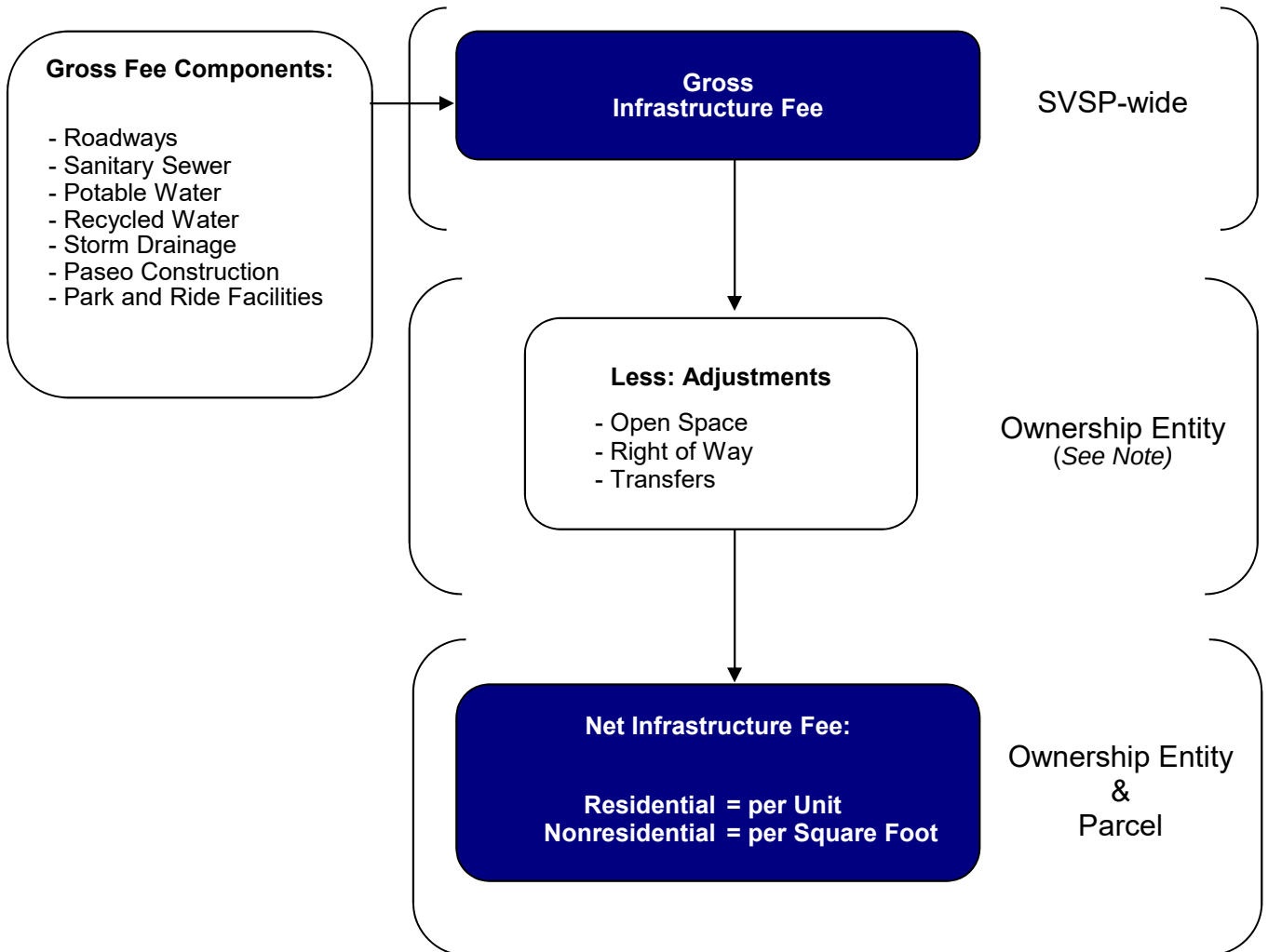


Figure 3
Sierra Vista Specific Plan Nexus Study
SVSP Infrastructure Fee Components



Note: Adjustments for public land dedications, excluding City park land, can be made both within a given ownership entity or across multiple parcels owned by the same ownership entity. Density transfers between parcels could also effect the fees that may be due.

The SVSP Infrastructure Fee Component contains the following categories of improvements and costs:

- Roadway facilities
- Sanitary sewer facilities
- Potable water facilities
- Recycled water facilities
- Storm drainage facilities
- Paseos
- Park and ride facilities
- Open space land
- Right-of-way land

Each of these categories of improvements and costs are explained in greater detail in **Chapter 4**.

Administration Fee Component

The purpose of the SVSP Administration Fee Component is to provide funding to the City for annual administration of the SVSP Fee Program. This fee component is intended to cover the annual costs of administering the program, as well as the costs of any major updates that may be required periodically.

3. SVSP LAND USES

The entire SVSP area comprises approximately 2,100 acres in the south portion of the County, bordered by Baseline Road to the south, Fiddymont Road to the east, on the north by the West Roseville Specific Plan and Santucci Boulevard, with a small portion extending west of Santucci Boulevard. **Exhibit 1** shows the SVSP in its regional context.

The SVSP provides for a mix of land uses to achieve the desired community form and plan area objectives. The land use designations include low-, medium- and high-density residential uses; commercial and office uses, which in some cases are sited with one another or with residential uses; public/quasi-public uses for schools and civic facilities; parks and open space uses; and an urban reserve land use, which functions as a transition along a portion of the western boundary of the plan area.¹

The SVSP was adopted in 2010 and amended in 2012 to entitle land uses on the Westbrook property in the north of the SVSP area. Prior to the 2012 amendment, the approximately 392-acre Westbrook property was designated as Urban Reserve land. In 2012, the SVSP was amended to designate a mixture of residential, commercial, public, quasi-public, and open space uses for this property. The Westbrook property is not included in the SVSP Fee Program and, therefore, will not be further addressed in this report.

In addition to the 2012 amendment, the SVSP was also amended in 2017 to reflect zoning changes on the property owned by Westpark/Federico LLC (Federico). The zoning changes resulted in the elimination of a public/quasi-public property originally planned for a church, an addition of low density residential acres and dwelling units, a reduction of medium density residential acres and units, a slight reduction in high density residential acres, and minor changes in open space and public use acres. **Exhibit 2** shows the current SVSP land use map that reflects the approved land uses after accounting for all zoning amendments to date. **Exhibit A** in **Appendix A** shows the areas associated with each ownership entity.

At buildout, the SVSP will provide for approximately 6,650 dwelling units, accommodate approximately 16,900 residents, add approximately 2.1 million square feet of retail and office uses, and provide in excess of 7,500 jobs (excluding the Westbrook property).²

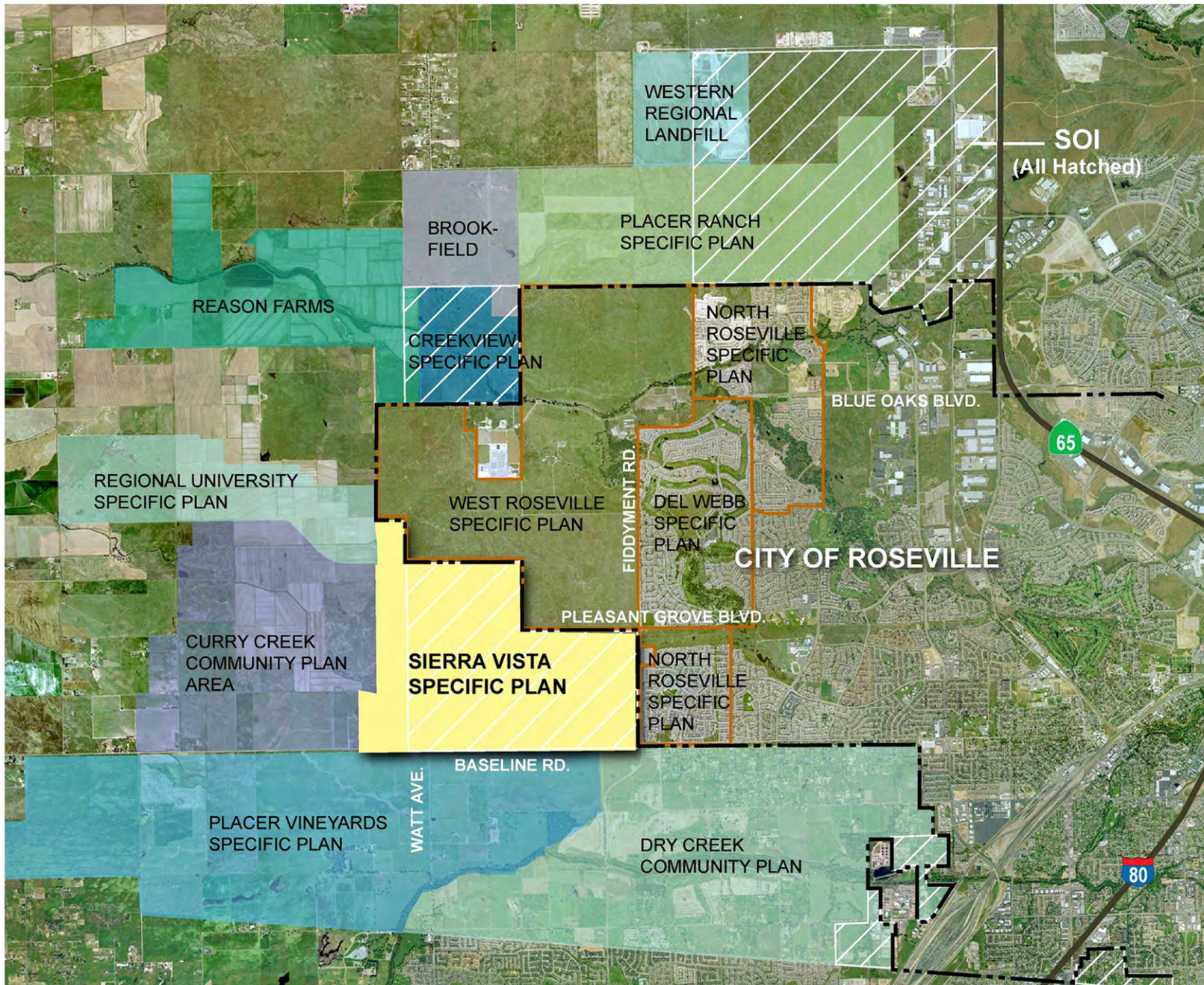
SVSP Fee Program Land Uses

The SVSP Fee Program land uses are obtained from the 2010 Specific Plan and subsequent 2012 and 2017 Specific Plan amendments (see discussion above). Tables 4-1 and 4-2 in the Specific Plan summarize the land uses, zoning, acreage, and dwelling units by Specific Plan Parcel. The City has updated these tables to reflect zoning amendments and mapping changes through March 2018. The values in those tables have been updated in this report to reflect these

¹ Sierra Vista Specific Plan, dated March 19, 2010.

² Ibid.

Sierra Vista Specific Plan Context



changes. All SVSP properties are included in the SVSP Fee Program except for the urban reserve area and the Westbrook property. Because the infrastructure and public facility needs of the urban reserve area and the Westbrook property are not included in the cost estimates, those properties have been excluded from the cost allocation.

Table 2 summarizes the SVSP land uses included in the SVSP Fee Program. The land use categories shown in **Table 2** are the developable categories that will be subject to the SVSP Fee Program. Parcels planned for schools and other public/quasi-public land uses are not allocated costs and therefore are not be subject to the SVSP Fee Program. At this time there are two parcels for which a portion of the land is determined to be non-developable for vertical development. These parcels are Parcel JM-41 and Parcel FD-40. The SVSP Fee Program only includes the areas that are assumed to be developable at this time at an assumed level of development intensity. If, in the future, land uses on either of these two parcels becomes more intense than originally planned, those new developable land uses will be subject to the SVSP Fee Program fees. As contemplated in the SVSP Fee Program, land use information is anticipated to change over time as more detailed information becomes available.

SVSP Fee Program Land Use Detail

For purposes of fee program formation and administration, the land use information for each SVSP Fee Program Specific Plan Parcel is included in **Table B-6** in **Appendix B**. This database of Specific Plan Parcels has been updated through 2017 and will serve as a reference point for all future land use changes.

Tables B-1 through **B-5** in **Appendix B** summarize the detailed land use information by ownership entity, including the following items:

- Developable acreage, units, and building square feet.
- Developable units and building square feet by land use type.
- Public land dedication summaries.
- Open space land dedication detail.
- Public/quasi-public land dedication detail.

The land uses are used in the calculation of the fees in the SVSP Fee Program.

Table 2
Sierra Vista Specific Plan Fee Program
SVSP Land Use Summary

Item	Developable Acres	Dwelling Units	Building Sq. Ft.
<i>FAR = 0.25</i>			
Residential			
Low Density	524.2	2,728	
Medium Density	232.4	1,941	
High Density	68.2	1,692	
Mixed Use [1]	14.5	289	
Subtotal Residential	839.2	6,650	
Nonresidential			
Community Commercial [2]	147.1		1,601,581
Business Professional [3]	21.5		234,625
Mixed Use [4]	20.3		221,089
Subtotal Nonresidential	188.9		2,057,295
Total All Land Uses	1,028.1	6,650	2,057,295
<i>"land_use_sum"</i>			

Source: SVSP, MacKay & Somps, and City of Roseville

[1] Acreage and units from SVSP. Includes units designated as CMU/SA.

[2] Includes all land designated as CC anticipated to be Regional Commercial and the Mini Storage acreage considered regional that is developable.

[3] Includes Office.

[4] Includes CMU/SA uses that also have residential units planned.

4. SVSP FEE PROGRAM FACILITIES AND COST ESTIMATES

Overview

The SVSP Fee Program facilities requirements and cost estimates are based on the facilities and costs from the 2011 SVSP Nexus Study and have been updated to reflect current dollars. The costs in the 2011 SVSP Nexus Study were expressed in 2010 dollars and were based on information contained in the SVSP Financing Plan, dated April 23, 2010, and on information provided in the Sierra Vista Preliminary Estimates, dated August 6, 2010, prepared by MacKay & Soms Engineers (McKay & Soms). Additional supplemental land use and cost data from December 2010 was obtained from MacKay & Soms and included in the cost estimates.

For all infrastructure improvements except habitat mitigation, the previous cost estimates were increased to reflect current dollars based on the percentage change in the average of the San Francisco Construction Cost Index (CCI) and 20-City CCI, as reported by Engineering News Record from May 2010 to May 2017. As such, the costs reflected herein are in 2017 dollars. For habitat construction, a survey of recent habitat mitigation costs in the region was conducted to estimate the costs in current dollars of creating and preserving Swainson's Hawk and wetland habitat.

The land values used for the SVSP City Park Fee Component and for the open space and right-of-way categories are based on an appraisal completed by Integra Realty Resources, dated December 2017.

Both the cost estimates and the appraised land values are anticipated to be updated over time as necessary through administration of the SVSP Fee Program.

SVSP City Park Land Fee Component

The SVSP City Park Land Fee Component cost equals the City park acreage to be dedicated multiplied by the applicable value per acre for park land. The value for park land of \$337,963 per acre was determined by the City's 2017 appraisal. The table below shows the total SVSP City Park Fee Component cost.

Item	Base Year 2017-18
City Park Land Value per Acre	\$337,963
City Park Acres	39.9
SVSP City Park Fee Component Cost (rounded)	\$13,485,000

SVSP Infrastructure Fee Component

As shown in **Figure 3**, the SVSP Infrastructure Fee Component includes several categories of infrastructure and land acquisition costs. This section describes the basis for each cost included in the SVSP Infrastructure Fee Component. Because the infrastructure costs and land acquisition costs are based on different information and sources, each are discussed separately.

Infrastructure Cost Estimates

As described above, the cost estimates in this report for all improvements excluding habitat construction are based on the costs in the 2011 SVSP Nexus Study, as adjusted for inflation, while the habitat cost estimates are based on a survey of current habitat mitigation costs in the region. All infrastructure cost estimates from the 2011 SVSP Nexus Study were prepared by MacKay & Soms and were based on the cost information contained in the Sierra Vista Preliminary Estimates, dated August 6, 2010. The infrastructure cost estimates were based on planning-level cost estimates and, as such, included adequate contingencies. A summary of the detailed planning-level cost estimates used in the 2011 SVSP Nexus Study is included in **Appendix C**.

The 2011 SVSP Nexus Study cost estimates for all improvements except habitat mitigation were updated to current dollars using the percentage change in the average of the San Francisco and 20-City CCIs from May 2010 through May 2017. The habitat construction cost estimates in this report are based on a survey of recent habitat mitigation costs in the region. **Table 3** compares the infrastructure cost estimates from the 2011 SVSP Nexus Study Update with the current infrastructure cost estimates assumed in this SVSP Nexus Study Update. As shown in **Table 3**, for all infrastructure except habitat mitigation, the current cost estimates reflect an increase of approximately 20 percent over the 2011 cost estimates. **Table 4** shows the calculation of this percentage increase based on CCI data. The following sections briefly describe each of the infrastructure costs.

Roadway Facilities

The total roadway facilities cost estimates include the costs of roadway infrastructure, as well as of habitat construction. The roadway facilities costs included in the SVSP Fee Program total an estimated \$83.7 million, with \$68.5 million for infrastructure and \$15.2 for habitat mitigation.

Roadway Infrastructure

The SVSP Fee Program includes major arterial and collector roadways in the SVSP. As an exception, the SVSP Fee Program also contains a portion of Sierra Glen Drive, although it is not an arterial or collector street. In addition, the roadway facilities include roadway frontage along public/quasi-public sites whether or not the frontage of these roadways are arterials or collectors.

Cost estimates include roadway frontage adjacent to private development but do not include or overlap with City Capital Improvement Program (CIP) roadways, lanes, or costs funded through the City's Traffic Mitigation Fee Program. Intract subdivision roadways will be the responsibility of individual landowners and are consequently not included in the SVSP Fee Program.

Table 3
Sierra Vista Specific Plan Fee Program
Summary of Infrastructure Costs

Item	Estimated Costs	
	2011 SVSP Nexus Study (2010 \$)	Current Estimates (2017 \$)
Percent Increase (2010-2017) [1]		20.03%
Roadways		
Infrastructure		
Streetwork and Concrete	\$33,975,211	\$40,781,789
Dry Utilities	\$20,183,983	\$24,227,634
Miscellaneous [2] [3]	\$2,904,437	\$3,486,310
Subtotal Roadway Infrastructure	\$57,063,631	\$68,495,734
Habitat Mitigation		
Wetland Mitigation [2]	\$2,853,183	\$12,617,233
Swainson's Hawk Mitigation [2]	\$2,583,681	\$2,600,640
Subtotal Habitat Mitigation	\$5,436,864	\$15,217,873
Subtotal Roadways	\$62,500,495	\$83,713,607
Other Infrastructure		
Sanitary Sewer	\$5,763,125	\$6,917,707
Potable Water	\$12,045,938	\$14,459,216
Recycled Water Facilities		
Recycled Water Facilities	\$5,173,358	\$6,209,787
Recycled Water Storage/Pump Station	Note [4]	
Subtotal Recycled Water	\$5,173,358	\$6,209,787
Storm Drainage Facilities		
Storm Drainage Facilities	\$15,650,820	\$18,786,298
Preserve Area Earthwork	\$4,298,400	\$5,159,540
Subtotal Storm Drainage	\$19,949,220	\$23,945,838
Paseo Costs (Additional Easement Areas)	\$1,755,950	\$2,107,736
Park and Ride Facilities [5]	\$758,335	\$697,744
Subtotal Other Infrastructure	\$45,445,926	\$54,338,027
Total All Costs	\$107,946,421	\$138,051,634

cost sum 17

Source: MacKay and Soms and SVSP Owners' Group (December 10, 2010) and ENR.

[1] Inflationary increase applied to all costs except wetland Swainson's Hawk mitigation costs.

See Table 7 and Table 5 for wetland and Swainson's Hawk 2017 cost details.

[2] Does not include CIP costs funded by other sources.

[3] Excludes park and ride facilities and bus transfer station costs.

[4] Costs for recycled water pump station (\$2.32 million) not included in SVSP fee program.

[5] Includes bus transfer station and park and ride facility costs. Costs updated as shown in Table C-1.

Table 4
Sierra Vista Specific Plan Fee Program
CCI Increase: 2010-2017

Date	CCI Index			Percentage Change	
	San Francisco	20-City	Average	Annual	Cumulative
May 2010	9,885.92	8,761.47	9,323.70		
May 2011	10,161.54	9,034.67	9,598.11	2.94%	2.94%
May 2012	10,386.04	9,289.65	9,837.85	2.50%	5.51%
May 2013	10,383.09	9,515.86	9,949.48	1.13%	6.71%
May 2014	10,895.84	9,795.92	10,345.88	3.98%	10.96%
May 2015	11,169.32	9,975.48	10,572.40	2.19%	13.39%
May 2016	11,550.40	10,315.44	10,932.92	3.41%	17.26%
May 2017	11,691.03	10,692.17	11,191.60	2.37%	20.03%

cci

Source: Engineering News Record

Roadway facility cost estimates include the following types of improvements:

- Streetwork and concrete
- Grading (excluding rough/mass grading of the roadway area).³
- Dry utilities and street lights
- Landscape medians
- Signalization conduits

Exhibit 3 shows the locations of the following roadway facilities included in the SVSP Fee Program:

- Fiddymment Road
- Upland Drive
- Market Street
- Westbrook Boulevard
- Santucci Boulevard
- Baseline Road
- Vista Grande Boulevard
- Federico Drive

Habitat Mitigation

Habitat mitigation is included in the roadways facilities costs. Swainson's Hawk mitigation and wetland mitigation are required to mitigate for habitat that is impacted by the construction of new roadway infrastructure in the SVSP. Different mitigation is required for different habitat types.

Swainson's Hawk Mitigation

Swainson's Hawk mitigation requires the acquisition of land to be used for Swainson's Hawk habitat and, possibly, some minor improvements on the land. The construction of roadway infrastructure impacts habitat in the surrounding area. For each impacted habitat acre within a one-mile radius of a Swainson's Hawk nest site, one acre of Swainson's Hawk habitat must be provided. For each impacted habitat acre farther than one mile from a Swainson's Hawk nest site, three-quarters of an acre of Swainson's Hawk habitat must be provided. **Table 5** details the estimated Swainson's Hawk mitigation costs included in the SVSP Fee Program, which total \$2.6 million.

Wetland Mitigation

Wetland mitigation requirements differ depending on the type of wetland that is impacted by the infrastructure construction. For each acre of impacted vernal pools or other wetlands that provide habitat for endangered species, one acre of similar habitat must be created and an additional two acres of habitat must be preserved. For each acre of impacted marshes and streams that do not provide habitat for endangered species, one acre of habitat must be created, but there is no preservation requirement. The creation acres requirements are included in

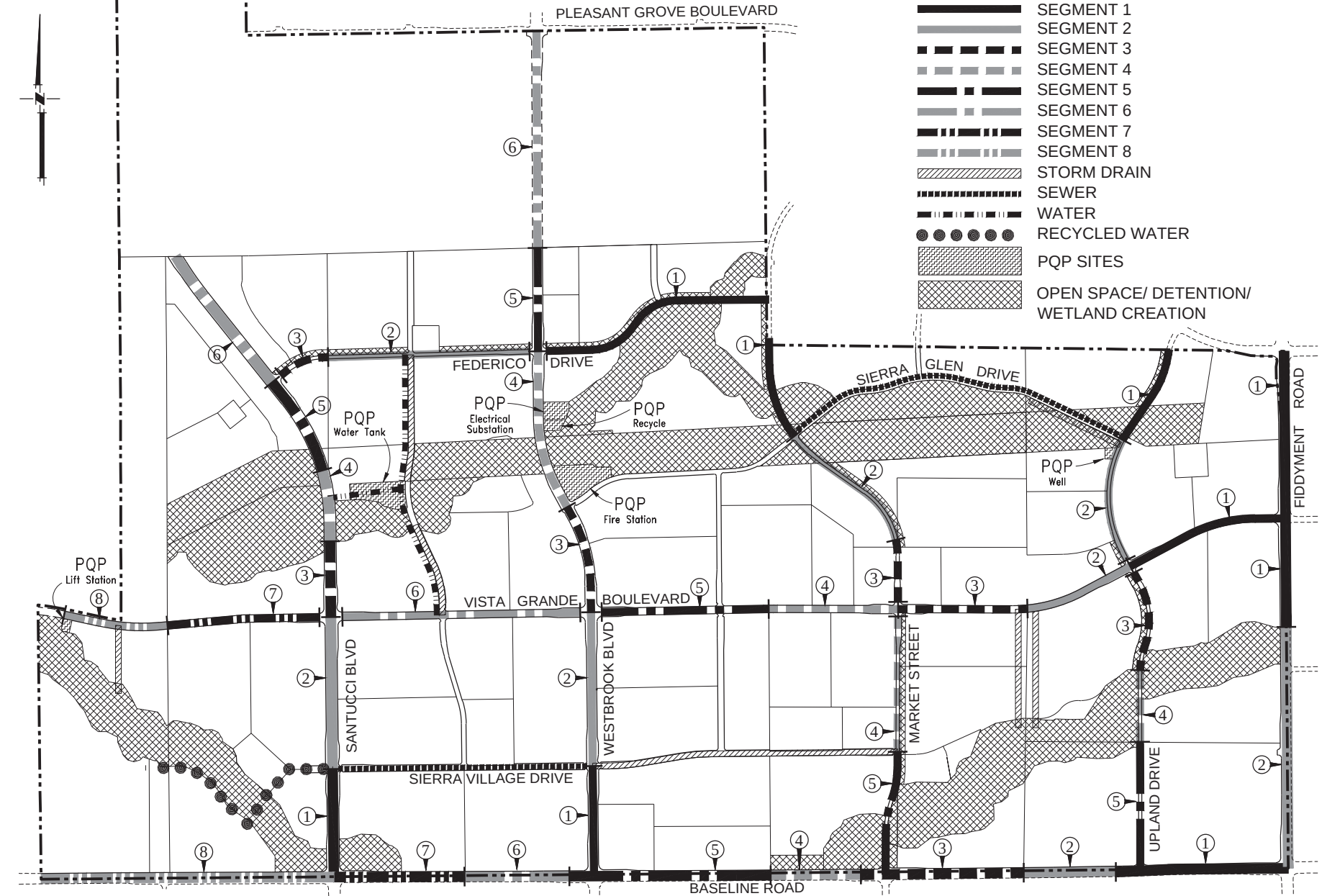
³ Please refer to the cost estimate detail for assumed grading quantities per roadway segment. Roadway costs include only costs of grading associated with the structural section of the road plus a foot and a half of depth and do not include rough/mass grading that is the obligation of the property owner as it would be for the balance of the developable area of his or her project site.

Roadway Facilities

LEGEND

- SEGMENT 1
- SEGMENT 2
- SEGMENT 3
- SEGMENT 4
- SEGMENT 5
- SEGMENT 6
- SEGMENT 7
- SEGMENT 8
- STORM DRAIN
- SEWER
- WATER
- RECYCLED WATER
- PQP SITES
- OPEN SPACE/ DETENTION/ WETLAND CREATION

21



FOR ILLUSTRATIVE USE ONLY

Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

EXHIBIT 3

Table 5
Sierra Vista Specific Plan Fee Program
Estimated Swainson's Hawk Mitigation Cost

Item	Acres			Mitigation Acres Required			Price per acre	Total Cost
	Within 1 mile	Over 1 mile	Total	Within 1 mile	Over 1 mile	Total		
<i>Percentage</i>				<i>100%</i>	<i>75%</i>			
Baseline Road	29.36	25.10	54.46	29.36	18.83	48.19	\$12,000	\$578,280
Fiddymont Road	0.00	11.23	11.23	0.00	8.42	8.42	\$12,000	\$101,040
Federico Drive	6.13	7.64	13.77	6.13	5.73	11.86	\$12,000	\$142,320
Market Street	0.00	15.12	15.12	0.00	11.34	11.34	\$12,000	\$136,080
PQP Parcels	5.79	1.13	6.92	5.79	0.85	6.64	\$12,000	\$79,680
Santucci Boulevard	28.81	0.00	28.81	28.81	0.00	28.81	\$12,000	\$345,720
Sierra Glen Drive	0.00	9.04	9.04	0.00	6.78	6.78	\$12,000	\$81,360
Utilities and Trails [1]	2.11	4.14	6.25	2.11	3.11	5.22	\$12,000	\$62,640
Silver Spruce Drive	4.31	0.00	4.31	4.31	0.00	4.31	\$12,000	\$51,720
Sierra Village Drive	6.63	1.47	8.10	6.63	1.10	7.73	\$12,000	\$92,760
Upland Drive	0.00	12.70	12.70	0.00	9.53	9.53	\$12,000	\$114,360
Vista Grande Boulevard	25.60	22.74	48.34	25.60	17.06	42.66	\$12,000	\$511,920
Westbrook Boulevard	20.27	6.61	26.88	20.27	4.96	25.23	\$12,000	\$302,760
TOTAL	129.01	116.92	245.93	129.01	87.71	216.72		\$2,600,640

hawk

Source: MacKay & Somps, City of Roseville, Madrone Ecological Consulting, Wildlands Inc., Westervelt Ecological Services.

[1] Includes improvements on San Fernando and Bramblewood, a public street and private drive.

Section 404 of the Clean Water Act and are regulated by the United States Army Corps of Engineers (ACOE). The preservation acres requirements are included in the Endangered Species Act and are regulated by the United States Fish and Wildlife Service.

Table 6 details the wetland acres by habitat type impacted by infrastructure construction.

Table 7 summarizes the required habitat creation and preservation acres to mitigate for the infrastructure construction and shows the calculation of the estimated costs of creating and preserving those acres. Based on the survey of current creation and preservation costs in the region, the following costs per acre were applied to the required creation and preservation acres:

- Habitat Wetlands Creation \$275,000 per acre
- Habitat Wetlands Preservation \$325,000 per acre
- Other Wetlands Creation \$150,000 per acre

In addition to the wetland creation and preservation costs described above, **Table 7** also shows the cost of wetland mitigation funded by the City that is the obligation of the SVSP developers and, thus, included in the SVSP Fee Program. Wetland mitigation costs included in the SVSP Fee Program total an estimated \$12.6 million.

Sanitary Sewer Facilities

For purposes of the SVSP Fee Program, sanitary sewer facilities include a sewer collection system composed of gravity sewer mains, one force main, and one sewer lift station. **Exhibit 4** shows the backbone sanitary sewer facilities included in the SVSP Fee Program, which include the following types of improvements:

- Sewer lines 8" and larger
- Sewer force main
- Sewer manholes
- Sewer lift station
- Connections to existing sewer mains

Sanitary sewer facilities in the SVSP Fee Program total approximately \$6.9 million.

Potable Water Facilities

Exhibit 5 shows the location of potable water facility improvements included in the SVSP Fee Program, which include the following water system facilities:

- Water storage tank and pumping station
- Water transmission mains
- Ground water wells
- Connections to existing water systems

The ground water well costs exclude "topside" improvement costs, which are funded through the City's water utility rate structure.

Potable water facilities in the SVSP Fee Program total approximately \$14.5 million.

Table 6
Sierra Vista Specific Plan Fee Program
Estimated Wetland Mitigation Acres

Infrastructure Item	Vernal Pools	Other Habitat Wetlands			Marshes and Streams				Subtotal	Total Wetlands
		Seasonal Wetland	Wetland Swale	Subtotal	Perennial Marsh	Perennial Stream	Intermittent Stream	Ephemeral Stream		
Baseline Road	2.1890	1.2152	1.3036	2.5187	0.0048	0.4060	0.0000	0.0000	0.4108	5.1186
Federico Drive	0.1559	0.0107	0.5633	0.5740	0.0000	0.0000	0.0000	0.0000	0.0000	0.7299
Market Street	0.3999	0.0694	0.2788	0.3483	0.0000	0.1076	0.0955	0.0000	0.2031	0.9513
PQP Parcels	0.0884	0.0000	0.0484	0.0484	0.0000	0.0000	0.0000	0.0000	0.0000	0.1368
Santucci Boulevard	1.3054	0.2670	0.1467	0.4137	0.0000	0.0000	0.1344	0.0000	0.1344	1.8534
Sierra Glen Drive	0.4850	0.0377	0.5203	0.5580	0.0000	0.0000	0.0379	0.0000	0.0379	1.0809
Utilities and Trails	0.0135	0.1143	0.0179	0.1322	0.0000	0.0503	0.0000	0.0000	0.0503	0.1960
Silver Spruce Drive	0.4421	0.0000	0.0000	0.0000	0.0000	0.0000	0.0965	0.0000	0.0965	0.5386
Sierra Village Drive	0.0000	0.0007	0.0165	0.0172	0.0000	0.0000	0.0000	0.0000	0.0000	0.0172
Upland Drive	0.1102	0.4967	0.1937	0.6904	0.0000	0.1344	0.0000	0.0000	0.1344	0.9350
Vista Grande Boulevard	0.9495	0.8540	0.7094	1.5634	0.0000	0.1587	0.0000	0.3205	0.4792	2.9921
Westbrook Boulevard	0.2663	0.0000	0.0133	0.0133	0.0000	0.0000	0.1253	0.0000	0.1253	0.4049
Total	6.4052	3.0658	3.8119	6.8777	0.0048	0.8570	0.4896	0.3205	1.6719	14.9548

wetland ac

Source: MacKay & Soms

Table 7
Sierra Vista Specific Plan Fee Program
Estimated Wetland Mitigation Cost

Item	404 Wetlands (1:1 Creation) and ESA Wetlands (2:1 Preservation) [1]		404 Wetlands Only (1:1 Creation) [1]	Project Wetlands Funded By City [2]	Total Wetlands
	Vernal Pools	Other Habitat Wetlands	Marshes and Streams		
Acres	6.4052	6.8777	1.6719	0.4048	14.9548
Creation					
Creation Ratio	1:1	1:1	1:1		
Acres	6.4052	6.8777	1.6719		
Cost per Acre	\$275,000	\$275,000	\$150,000		
Total Cost	\$1,761,437	\$1,891,373	\$250,785		
Preservation					
Preservation Ratio	2:1	2:1	NA		
Acres	12.8104	13.7554	NA		
Cost per Acre	\$325,000	\$325,000	NA		
Total Cost	\$4,163,396	\$4,470,518	NA		
Total	\$5,924,833	\$6,361,892	\$250,785	\$79,724	\$12,617,233

wetland cost

Source: City of Roseville, Madrone Ecological Consulting, Wildlands Inc., Westervelt Ecological Services.

[1] **404 Wetlands** - regulated through Section 404 of the Clean Water Act. by the U.S. Army Corps of Engineers.

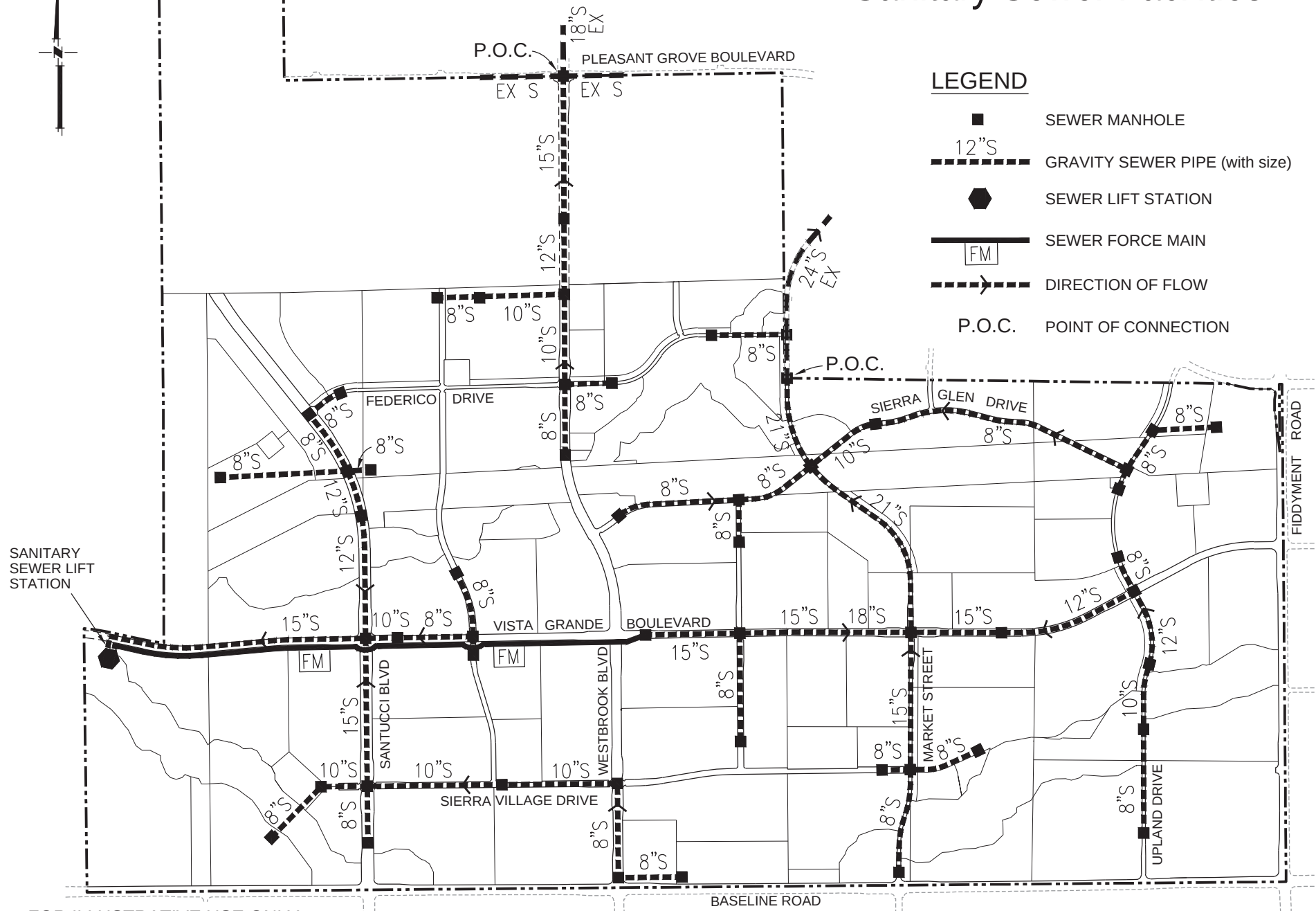
Requires creation of 1 wetland acre for each impacted wetland acre.

ESA Wetlands - regulated through the Endangered Species Act by the U.S. Fish and Wildlife Service. Requires preservation of 2 wetland acres for each impacted wetland acre.

[2] Wetland mitigation cost associated with the CIP work for widening Fiddymont Road. Approximately \$197,000 per acre.

Sanitary Sewer Facilities

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 Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

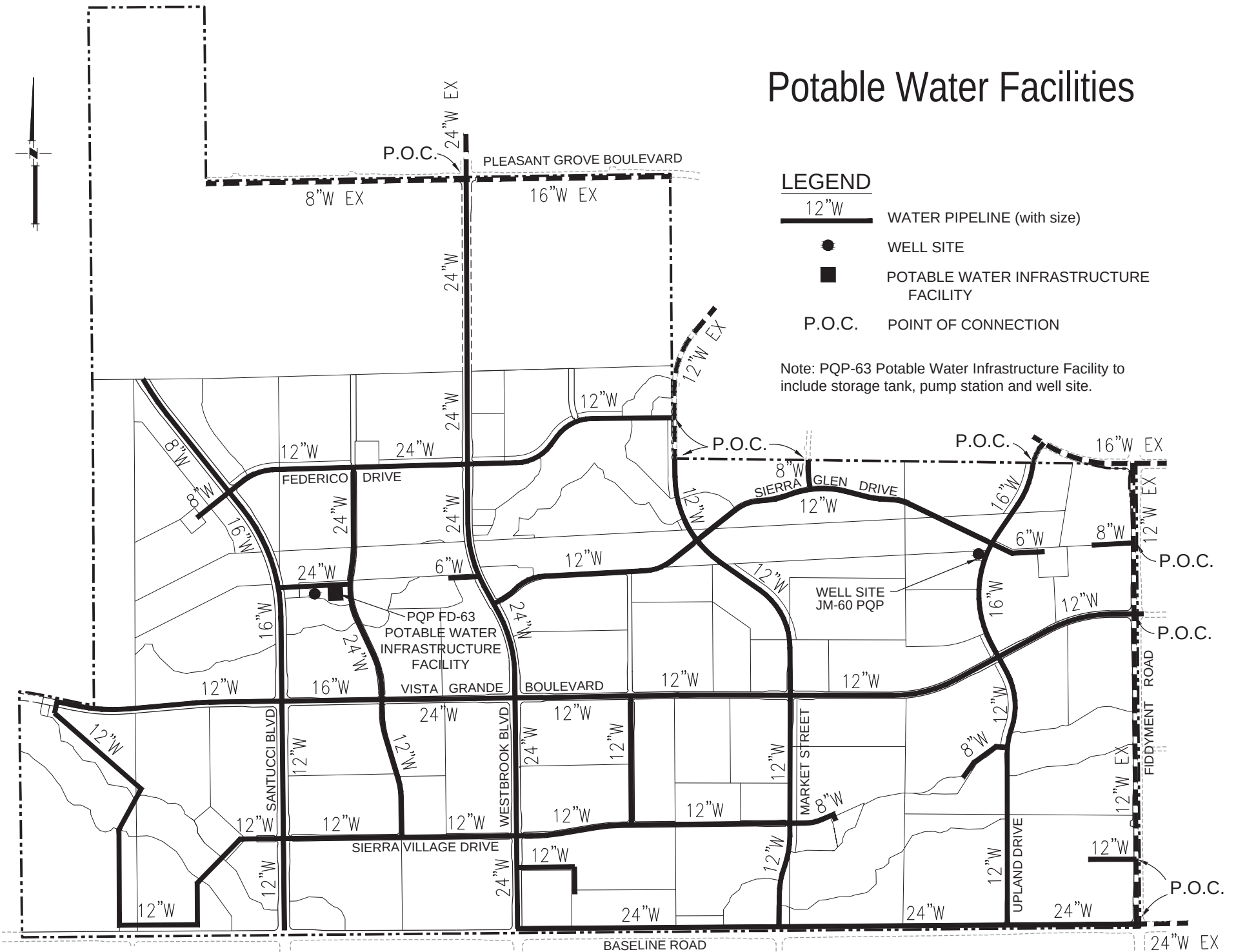
EXHIBIT 4

Potable Water Facilities

LEGEND

-  12"W WATER PIPELINE (with size)
-  WELL SITE
-  POTABLE WATER INFRASTRUCTURE FACILITY
- P.O.C. POINT OF CONNECTION

Note: PQP-63 Potable Water Infrastructure Facility to include storage tank, pump station and well site.



FOR ILLUSTRATIVE USE ONLY

Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

EXHIBIT 5

Recycled Water Facilities

Recycled water facilities will be used to irrigate landscaping for high-density residential projects, nonresidential projects, landscaped medians, parks, paseos, and school sites. The recycled water distribution system will connect to existing or planned recycled water facilities located in the West Roseville Specific Plan. In addition, the SVSP is required to contribute to the expansion of the recycled water storage facility and pumping station located in the West Roseville Specific Plan. The cost of the latter improvements will be funded through Mello-Roos Community Facilities District (CFD) financing and through a rate surcharge on the rate-payer's bill. If the CFD or rate-surcharge financing options are not implemented, the City will use another mechanism, separate from the SVSP Fee Program, to fund the recycled water storage facility and pumping station expansion.

Exhibit 6 shows the location of recycled water facility improvements included in the SVSP Fee Program, which include the following facilities:

- Recycled water transmission/distribution mains.
- Connections to existing system.

Recycled water facilities in the SVSP Fee Program total approximately \$6.2 million.

Storm Drainage Facilities

The storm drainage facilities will include a series of drainage pipelines, drainage outfall structures, detention basins, and other facilities consistent with the SVSP Drainage and Stormwater Master Plan. **Exhibit 7** shows the location of the storm drainage facility improvements included in the SVSP Fee Program, which include the following facilities:

- Storm drainage pipelines
- Junction structures
- Storm drainage manholes
- Grassy swale outfalls
- Culverts
- Detention/created wetlands
- Preserve area grading

Storm drainage facilities in the SVSP Fee Program total approximately \$23.9 million.

Paseos

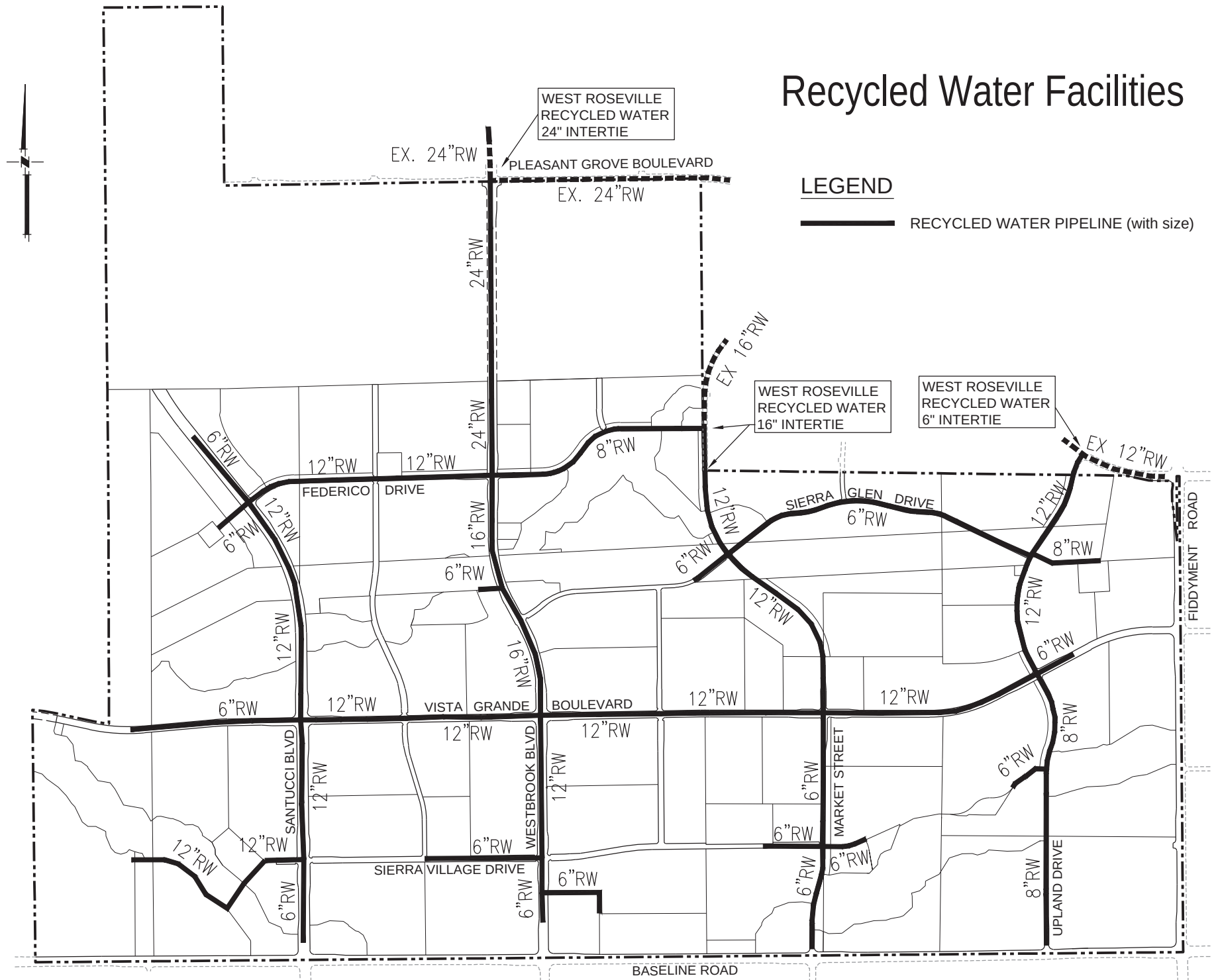
The SVSP document identifies several paseo corridors that generally follow Upland Drive, Market Street, and Federico Drive. The paseo features are located in residential neighborhoods or along roadways and provide pedestrian and bikeway linkages from the residential neighborhoods to the parks, school, and open space areas. Paseo widths vary depending on location and may include water-conserving landscaping, multiple-use pathways, and other features.³

³ Sierra Vista Specific Plan, dated March 19, 2010, p. 4–15.

Recycled Water Facilities

LEGEND

— RECYCLED WATER PIPELINE (with size)



FOR ILLUSTRATIVE USE ONLY

Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

EXHIBIT 6

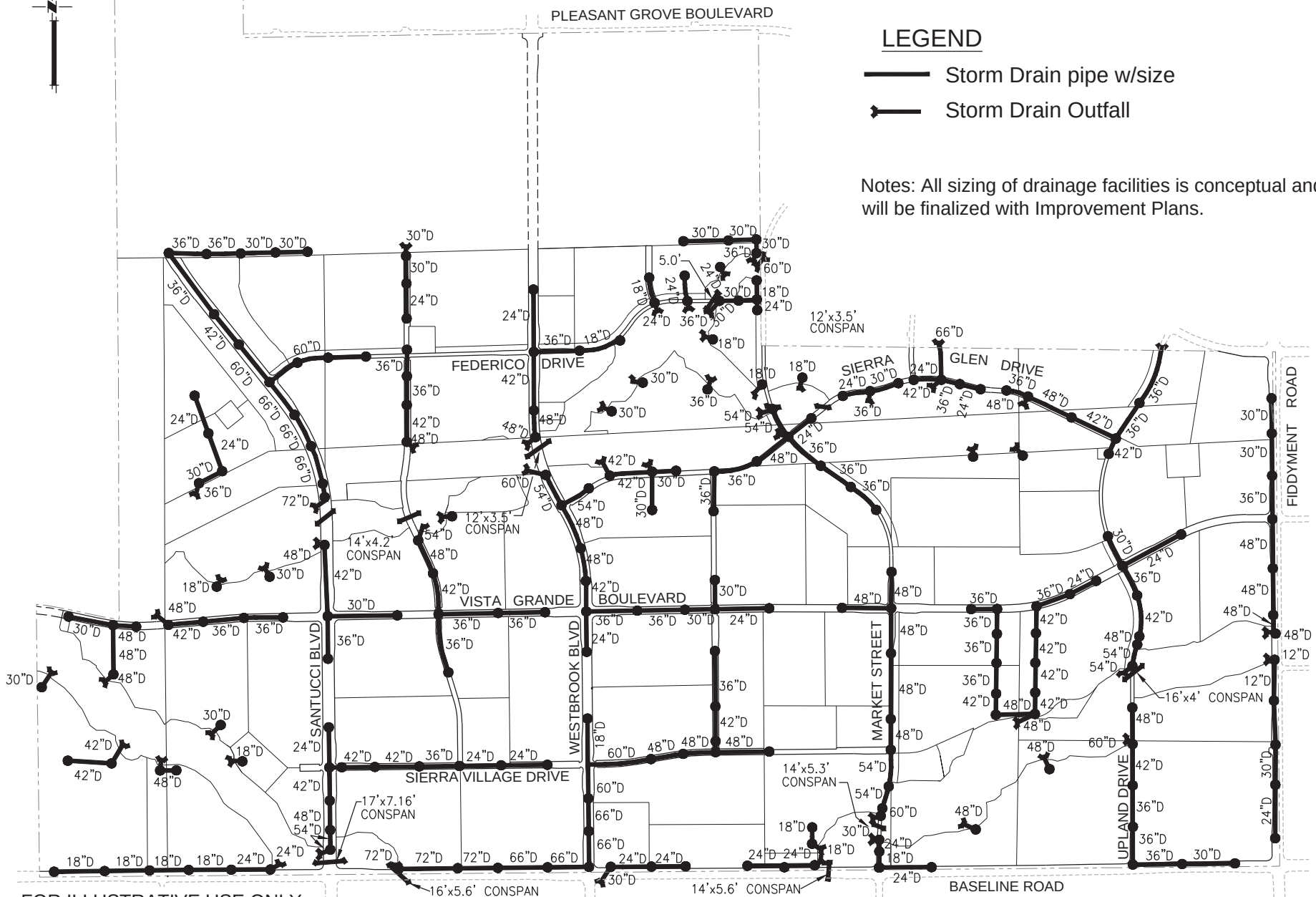
Storm Drainage Facilities

LEGEND

-  Storm Drain pipe w/size
-  Storm Drain Outfall

Notes: All sizing of drainage facilities is conceptual and will be finalized with Improvement Plans.

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FOR ILLUSTRATIVE USE ONLY

Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

EXHIBIT 7

Exhibit 8 shows the location of paseos included in the SVSP Fee Program, which include the following facilities:

- Finish grading
- Irrigation facilities
- Concrete sidewalks/paths
- Seeding and planting
- Benches and trash receptacles

Paseo facilities total approximately \$2.1 million in the SVSP Fee Program.

Park and Ride Facilities

Park and ride facilities in the SVSP provide parking for commuters to leave their vehicles to meet carpools, vanpools, or to access transit. The SVSP has 2 park and ride lots near major roadway intersections on the Baseline Road, Fiddymment Road, and Santucci Boulevard corridors. Each park and ride location requires 50 park and ride spaces. In the SVSP Fee Program, the park and ride facilities category also includes a bus transfer station planned near the intersection of Baseline Road and Fiddymment Road. The bus transfer station will include queuing space for buses and a location for pedestrian shelters.

Exhibit 9 shows the location of park and ride facilities and the bus transfer station. Park and ride facilities in the SVSP Fee Program total approximately \$0.7 million.

Interest Costs for SVSP Reimbursement Obligations

Developers or property owners who are awaiting cash reimbursement from the City for eligible SVSP Fee Program costs will earn interest on the outstanding cash reimbursement at an annual rate of 4 percent. Based on the terms identified in the Development Agreement, the interest cost to be included in the SVSP Fee Program will be included at such time as the first reimbursement obligation is determined and will then be applicable from that point forward. Interest will be determined on an annual basis and will be calculated from the date of the reimbursement agreement.

Public Land Fee Adjustments

The SVSP Infrastructure Fee Component will be adjusted based on an Ownership Entity's dedication of open space and other public land relative to that Ownership Entity's obligation to provide for such land dedications.

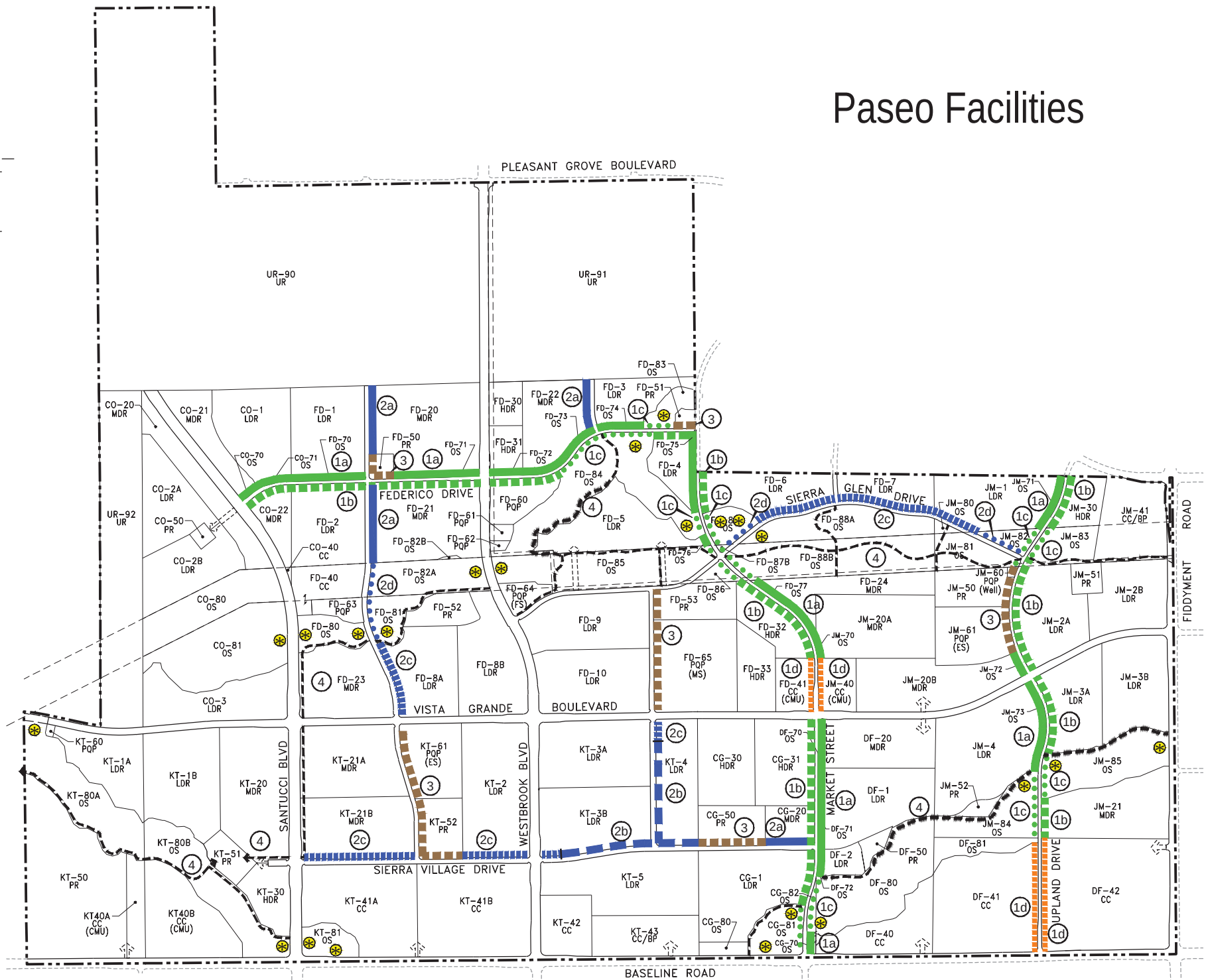
Open Space

The SVSP document and wetlands permits require dedication of certain areas as open space in the SVSP. Open space areas include the following categories of land use:

- General Open Space (with and without detention basin function).
- Open Space in the Western Area Power Authority (WAPA) corridor (with and without detention).
- Army Corps of Engineers (ACOE) Open Space.

Paseo Facilities

32



FOR ILLUSTRATIVE USE ONLY

Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

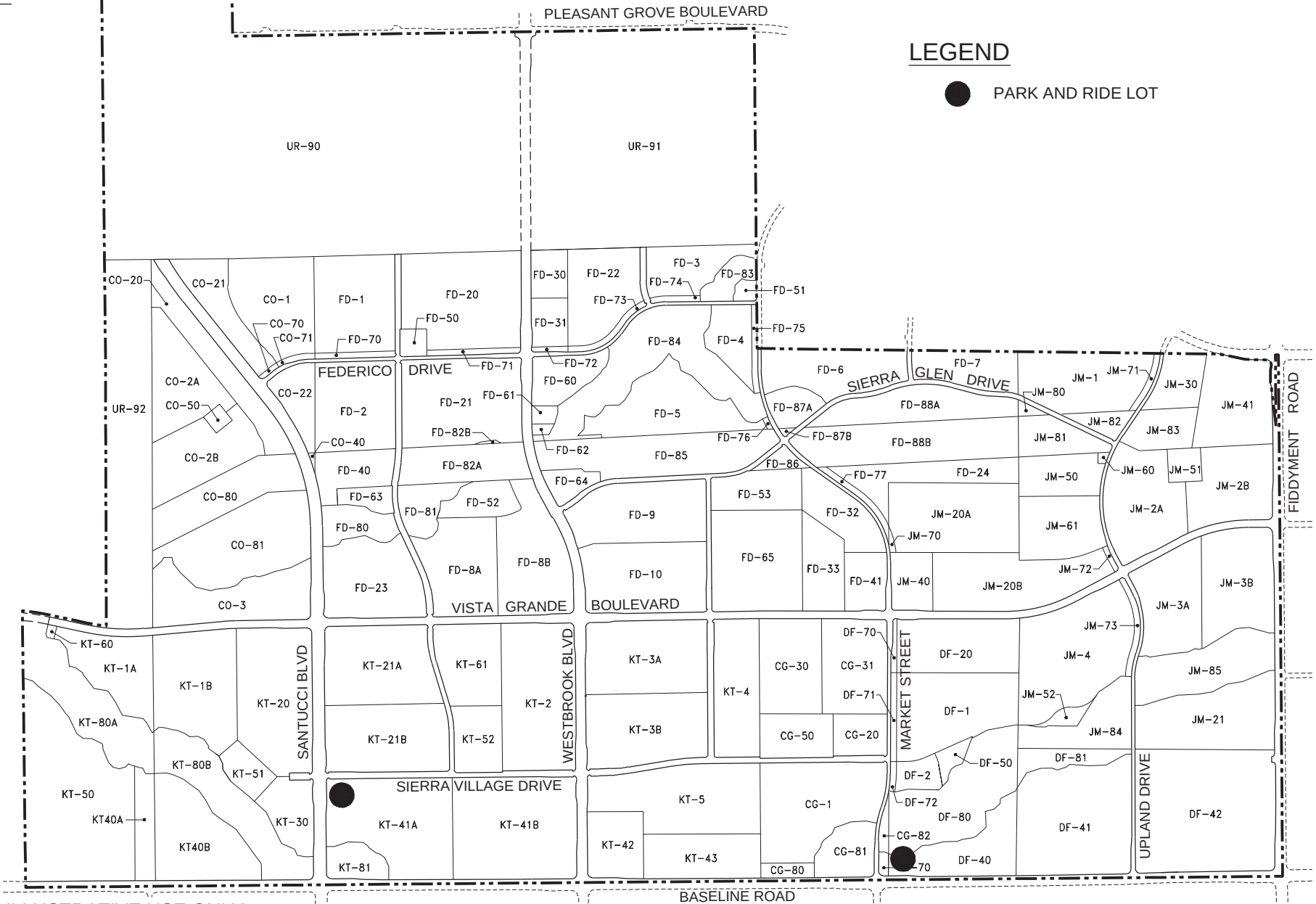
EXHIBIT 8

Park and Ride/ Bus Transfer Facilities

LEGEND

● PARK AND RIDE LOT

33



FOR ILLUSTRATIVE USE ONLY

Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

EXHIBIT 9

The values used to determine the open space obligations and related Public Land Fee Adjustments are based on the appraisal prepared for the City park acreage. The values for each category of open space will equal the total City park acreage appraisal amount multiplied by the following percentages:

- ACOE open space = 50 percent of City park land value.
- General open space = 20 percent of City park land value.
- WAPA open space = 10 percent of City park land value.

As described later in this document, values will be updated in the future with updated appraisals prepared for the City park land.

Public Land Dedications

In addition to the open space requirements, the SVSP Fee Program includes public land dedication requirements that include the following categories of land use:

- Roadway and landscape corridor right-of-way.
- Public/quasi-public land (includes church, electrical substation, recycle center, wastewater treatment plant, fire station, well, and sewer lift station site).
- Paseos.

All public land dedications identified above will be valued at 100 percent of the value determined for the City park land as periodically updated for the SVSP Fee Program.

SVSP Administration Fee Component

The SVSP Administration Fee Component will be collected to fund the administration, oversight, implementation, and updates of the SVSP Fee Program. The SVSP Administration Fee Component will include adequate funding to cover all City costs, including those of outside consultants, to administer the SVSP Fee Program.

Initially, SVSP Fee Program administration costs will be advance-funded by the SVSP Owners' Group until such time as the City determines the SVSP Administration Fee Component has sufficient funding for Fee Program administration.

While the SVSP Administration Fee Component is required to cover actual costs of administering the program on an annual basis, this fee component also must collect adequate funding to cover periodic updates to the program that are above and beyond the annual fee program monitoring and maintenance. To account for these circumstances, the SVSP Administration Fee Component was established as two percent of the gross SVSP Infrastructure Fee Component.

5. NEXUS STUDY METHODOLOGY

This chapter describes the nexus study methodology used in the SVSP Fee Program. The nexus study methodology was derived from Exhibit JJ from the Development Agreement, which was entitled "Sierra Vista Specific Plan Infrastructure Fee Terms and Conditions."

SVSP City Park Fee Component

The SVSP City Park Fee Component is collected from SVSP development to fund the acquisition cost of City park land in the SVSP. The City Park is approximately 39.9 acres. The SVSP City Park Fee Component is only applicable to the 39.9-acre parcel determined to be the City Park in the SVSP—labeled as Parcel KT-50 in **Appendix B**.

Figure 4 shows the methodology for determining the SVSP City Park Fee Component, which is calculated using the following steps:

1. Determine the value of the City Park land by multiplying the City Park acreage by the value per acre for City Park land. Note that the City Park Land value per acre was recently updated to reflect a December 2017 appraisal (see **Chapter 4** for details).
2. Determine the total amount of new residential development that will benefit from the City Park Land.
3. Determine the proportionate impact and the appropriate share of costs attributable to each land use:
 - Determine the appropriate allocation factor to allocate the cost of City Park Land (persons per dwelling unit).
 - Apply the appropriate allocation factor to the anticipated land uses to determine the total number of equivalent dwelling units (EDUs) (see **Table 8**).
 - Determine the percentage of total EDUs by land use category (**Table 8**).
 - Multiply the percentage of EDUs by land use category by the total City Park Land Cost (**Table 8**).
 - Divide the allocated cost by land use type by the number of units by land use type to determine the justifiable fee per unit for residential land uses.

The steps described are used to determine the proposed SVSP City Park Fee Component. In future years, new appraisals will be completed and the SVSP City Park Fee Component will be updated by the percentage change in appraised value for the current year as compared to the prior year.

Figure 4
Sierra Vista Specific Plan Nexus Study
Calculation of City Park Fee

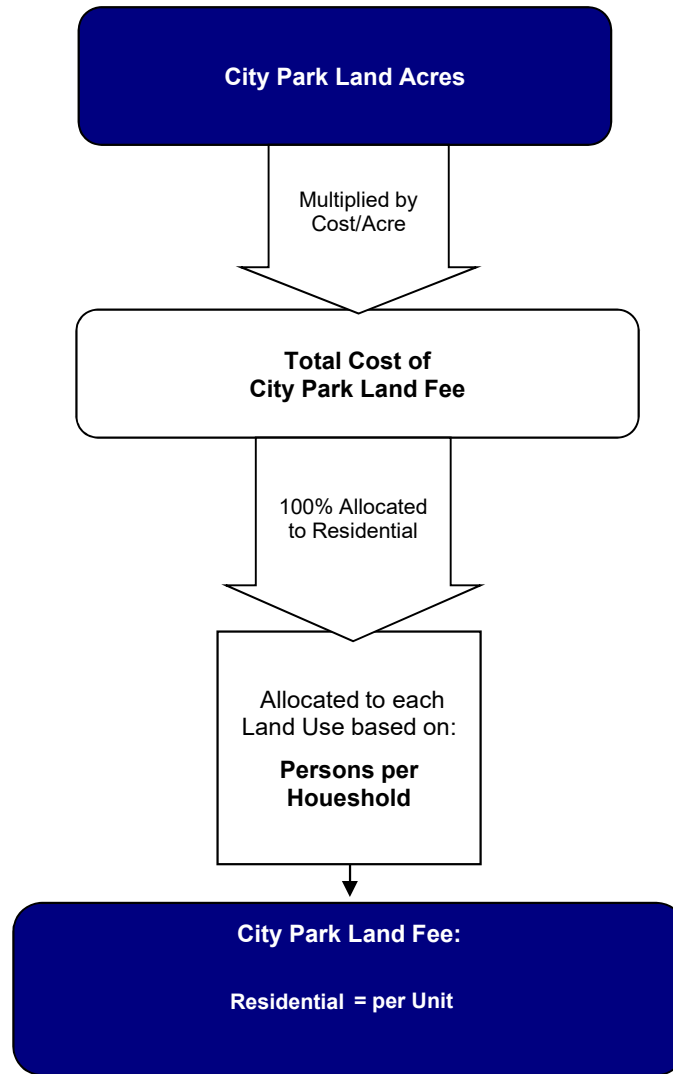


Table 8
Sierra Vista Specific Plan Fee Program
Citywide Park Costs and Cost Allocation (2017 \$)

Land Use	Land Uses		Cost Allocation Factors			Allocated Costs		
	Developable Acres	Units/ Sq. Ft.	Persons per Unit	Total EDUs	Percent Share	Allocated Cost	Per Acre	Per Unit or Sq. Ft.
Residential		<u>units</u>	<u>PPH</u>					<u>per unit</u>
Low Density	524.2	2,728	2.54	6,929	47.1%	\$6,353,429	\$12,120	\$2,329
Medium Density	232.4	1,941	2.17	4,212	28.6%	\$3,862,028	\$16,621	\$1,990
High Density	68.2	1,692	1.80	3,046	20.7%	\$2,792,563	\$40,976	\$1,650
Mixed Use	<u>14.5</u>	<u>289</u>	1.80	<u>520</u>	<u>3.5%</u>	<u>\$476,980</u>	\$33,009	\$1,650
Subtotal Residential	839.2	6,650		14,707	100.0%	\$13,485,000	n/a	n/a
Nonresidential		<u>sq. ft.</u>						<u>per sq. ft.</u>
Community Commercial	147.1	1,601,581	n/a	0	0.0%	\$0	\$0	\$0.00
Business Professional	21.5	234,625	n/a	0	0.0%	\$0	\$0	\$0.00
Mixed Use	<u>20.3</u>	<u>221,089</u>	n/a	<u>0</u>	<u>0.0%</u>	<u>\$0</u>	\$0	\$0.00
Subtotal Nonresidential	188.9	2,057,295		0	0.0%	\$0	n/a	n/a
Total	1,028.1	n/a		14,707	100.0%	\$13,485,000	n/a	n/a

"parks_alloc"

Source: City of Roseville and SVSP Financing Plan

SVSP Infrastructure Fee Component

The SVSP Infrastructure Fee Component will fund the following costs:

- Design and construction of backbone infrastructure.
- The value of public lands dedicated for open space and right-of-way.

As illustrated in **Figure 3**, the SVSP Infrastructure Fee Component begins with calculation of the Gross Infrastructure Fee and then, in a given Ownership Entity, is adjusted for Public Land Fee adjustments to derive the net SVSP Infrastructure Fee Component.

Gross Infrastructure Fee

As described in the previous chapter, the Gross Infrastructure Fee comprises the design and construction costs for the following facilities:

- Roadway facilities
- Sanitary sewer facilities
- Potable water facilities
- Recycled water facilities
- Storm drainage facilities
- Paseos
- Park and ride facilities

The following steps describe the methodology for determining the Gross Infrastructure Fee:

1. Determine the total amount of land uses that will benefit from the infrastructure improvements (discussed in **Chapter 3**).
2. Determine the infrastructure needed to serve new development (identified by the SVSP, City, and Preliminary Estimates, and discussed in **Chapter 4**).
3. Determine the net cost of infrastructure to be funded by the SVSP Fee Program after accounting for other funding sources, if applicable (described in **Chapter 4**).
4. Determine the proportionate impact and the appropriate share of costs attributable to each land use:
 - a. Determine the appropriate allocation factor to allocate the cost of required infrastructure improvements by improvement type (presented in this chapter).
 - b. Apply the appropriate allocation factor to the anticipated land uses to determine the total number of EDUs (see **Tables 9** through **15**).
 - c. Determine the percentage of total EDUs by land use category (**Tables 9** through **15**).

Table 9
Sierra Vista Specific Plan Fee Program
Roadway Costs and Cost Allocation (2017 \$)

Land Use	Land Uses		Cost Allocation Factors			Allocated Costs		
	Developable Acres	Units/ Sq. Ft.	Peak Hour Trip Factors	Total Peak Hour Trips	Percent Share	Allocated Cost	Per Acre	Per Unit or Sq. Ft.
[1]								
Residential		<u>units</u>	<u>per unit</u>					<u>per unit</u>
Low Density	524.2	2,728	1.00	2,728	30.8%	\$25,814,128	\$49,244	\$9,463
Medium Density	232.4	1,941	1.00	1,941	21.9%	\$18,367,017	\$79,048	\$9,463
High Density	68.2	1,692	0.62	1,049	11.9%	\$9,926,706	\$145,655	\$5,867
Mixed Use	14.5	289	0.62	179	2.0%	\$1,695,519	\$117,337	\$5,867
Subtotal Residential	839.2	6,650		5,897	66.7%	\$55,803,369	n/a	n/a
Nonresidential		<u>sq. ft.</u>	<u>trips/ksf/day</u>					<u>per sq. ft.</u>
Community Commercial	147.1	1,601,581	1.42	2,274	25.7%	\$21,520,400	\$146,329	\$13.44
Business Professional	21.5	234,625	1.54	361	4.1%	\$3,419,071	\$158,694	\$14.57
Mixed Use	20.3	221,089	1.42	314	3.5%	\$2,970,767	\$146,329	\$13.44
Subtotal Nonresidential	188.9	2,057,295		2,950	33.3%	\$27,910,238	n/a	n/a
Total	1,028.1	n/a		8,847	100.0%	\$83,713,607	n/a	n/a

"road_alloc"

Source: City of Roseville and SVSP Financing Plan

[1] Peak hour trip factors from the City's Traffic Mitigation Fee Study.

Table 10
Sierra Vista Specific Plan Fee Program
Sewer Costs and Cost Allocation (2017 \$)

Land Use	Land Uses		Cost Allocation Factors			Allocated Costs		
	Developable Acres	Units/ Sq. Ft.	Gallons per Day	Total Gallons	Percent Share	Allocated Cost	Per Acre	Per Unit or Sq. Ft.
Residential		<u>units</u>	<u>per unit</u>					<u>per unit</u>
Low Density	524.2	2,728	190	518,320	39.7%	\$2,747,115	\$5,241	\$1,007
Medium Density	232.4	1,941	190	368,790	28.3%	\$1,954,601	\$8,412	\$1,007
High Density	68.2	1,692	130	219,960	16.9%	\$1,165,796	\$17,106	\$689
Mixed Use	<u>14.5</u>	<u>289</u>	130	<u>37,570</u>	<u>2.9%</u>	<u>\$199,122</u>	\$13,780	\$689
Subtotal Residential	839.2	6,650		1,144,640	87.7%	\$6,066,634	n/a	n/a
Nonresidential		<u>sq. ft.</u>	<u>per acre</u>					<u>per sq. ft.</u>
Community Commercial	147.1	1,601,581	850	125,009	9.6%	\$662,550	\$4,505	\$0.41
Business Professional	21.5	234,625	850	18,313	1.4%	\$97,061	\$4,505	\$0.41
Mixed Use	<u>20.3</u>	<u>221,089</u>	850	<u>17,257</u>	<u>1.3%</u>	<u>\$91,461</u>	\$4,505	\$0.41
Subtotal Nonresidential	188.9	2,057,295		160,579	12.3%	\$851,073	n/a	n/a
Total	1,028.1	n/a		1,305,219	100.0%	\$6,917,707	n/a	n/a

"sewer_alloc"

Source: City of Roseville and SVSP Financing Plan

Table 11
Sierra Vista Specific Plan Fee Program
Potable Water Costs and Cost Allocation (2017 \$)

Land Use	Land Uses		Cost Allocation Factors			Allocated Costs		
	Developable Acres	Units/ Sq. Ft.	Gallons per Day [1]	Total Gallons	Percent Share	Allocated Cost	Per Acre	Per Unit or Sq. Ft.
Residential		<u>units</u>	<u>per unit</u>					<u>per unit</u>
Low Density	524.2	2,728	420	1,145,760	50.8%	\$7,344,083	\$14,010	\$2,692
Medium Density	232.4	1,941	250	485,250	21.5%	\$3,110,351	\$13,386	\$1,602
High Density	68.2	1,692	170	287,640	12.8%	\$1,843,712	\$27,053	\$1,090
Mixed Use	<u>14.5</u>	<u>289</u>	170	<u>49,130</u>	<u>2.2%</u>	<u>\$314,913</u>	\$21,793	\$1,090
Subtotal Residential	839.2	6,650		1,967,780	87.2%	\$12,613,060	n/a	n/a
Nonresidential		<u>sq. ft.</u>	<u>per acre</u>					<u>per sq. ft.</u>
Community Commercial	147.1	1,601,581	1,525	224,221	9.9%	\$1,437,212	\$9,772	\$0.90
Business Professional	21.5	234,625	1,525	32,848	1.5%	\$210,546	\$9,772	\$0.90
Mixed Use	<u>20.3</u>	<u>221,089</u>	1,525	<u>30,952</u>	<u>1.4%</u>	<u>\$198,399</u>	\$9,772	\$0.90
Subtotal Nonresidential	188.9	2,057,295		288,021	12.8%	\$1,846,157	n/a	n/a
Total	1,028.1	n/a		2,255,801	100.0%	\$14,459,216	n/a	n/a

"water_alloc"

Source: City of Roseville and SVSP Financing Plan

[1] Updated to be consistent with the water usage rates in the City's 2014 Water Connection Fee Adjustment Analysis.

Table 12
Sierra Vista Specific Plan Fee Program
Recycled Water Costs and Cost Allocation (2017 \$)

Land Use	Land Uses		Cost Allocation Factors			Allocated Costs		
	Developable Acres	Units/ Sq. Ft.	Gallons per Day [1]	Total Gallons	Percent Share	Allocated Cost	Per Acre	Per Unit or Sq. Ft.
Residential		<u>units</u>	<u>per unit</u>					<u>per unit</u>
Low Density	524.2	2,728	420	1,145,760	50.8%	\$3,154,057	\$6,017	\$1,156
Medium Density	232.4	1,941	250	485,250	21.5%	\$1,335,800	\$5,749	\$688
High Density	68.2	1,692	170	287,640	12.8%	\$791,818	\$11,618	\$468
Mixed Use	<u>14.5</u>	<u>289</u>	170	<u>49,130</u>	<u>2.2%</u>	<u>\$135,245</u>	\$9,360	\$468
Subtotal Residential	839.2	6,650		1,967,780	87.2%	\$5,416,919	n/a	n/a
Nonresidential		<u>sq. ft.</u>	<u>per acre</u>					<u>per sq. ft.</u>
Community Commercial	147.1	1,601,581	1,525	224,221	9.9%	\$617,238	\$4,197	\$0.39
Business Professional	21.5	234,625	1,525	32,848	1.5%	\$90,423	\$4,197	\$0.39
Mixed Use	<u>20.3</u>	<u>221,089</u>	1,525	<u>30,952</u>	<u>1.4%</u>	<u>\$85,206</u>	\$4,197	\$0.39
Subtotal Nonresidential	188.9	2,057,295		288,021	12.8%	\$792,867	n/a	n/a
Total	1,028.1	n/a		2,255,801	100.0%	\$6,209,787	n/a	n/a

"recwater_alloc"

Source: City of Roseville and SVSP Financing Plan

[1] Updated to be consistent with the water usage rates in the City's 2014 Water Connection Fee Adjustment Analysis.

Table 13
Sierra Vista Specific Plan Fee Program
Storm Drainage Costs and Cost Allocation (2017 \$)

Land Use	Land Uses		Cost Allocation Factors			Allocated Costs		
	Developable Acres	Units/ Sq. Ft.	Runoff Coefficient	Total EDUs	Percent Share	Allocated Cost	Per Acre	Per Unit or Sq. Ft.
[1]								
Residential		<u>units</u>	<u>per acre</u>					<u>per unit</u>
Low Density	524.2	2,728	1.00	524	29.5%	\$7,055,361	\$13,459	\$2,586
Medium Density	232.4	1,941	1.75	407	22.9%	\$5,472,714	\$23,553	\$2,820
High Density	68.2	1,692	2.86	195	11.0%	\$2,623,379	\$38,493	\$1,550
Mixed Use	<u>14.5</u>	<u>289</u>	2.86	<u>41</u>	<u>2.3%</u>	<u>\$556,225</u>	\$38,493	\$1,925
Subtotal Residential	839.2	6,650		1,167	65.6%	\$15,707,679	n/a	n/a
Nonresidential		<u>sq. ft.</u>	<u>per acre</u>					<u>per sq. ft.</u>
Community Commercial	147.1	1,601,581	3.24	477	26.8%	\$6,413,315	\$43,608	\$4.00
Business Professional	21.5	234,625	3.24	70	3.9%	\$939,524	\$43,608	\$4.00
Mixed Use	<u>20.3</u>	<u>221,089</u>	3.24	<u>66</u>	<u>3.7%</u>	<u>\$885,320</u>	\$43,608	\$4.00
Subtotal Nonresidential	188.9	2,057,295		612	34.4%	\$8,238,159	n/a	n/a
Total	1,028.1	n/a		1,779	100.0%	\$23,945,838	n/a	n/a

"drain_alloc"

Source: City of Roseville and SVSP Financing Plan

[1] Runoff coefficient factors provided by the City.

Table 14
Sierra Vista Specific Plan Fee Program
Paseo Costs and Cost Allocation (2017 \$)

Land Use	Land Uses		Cost Allocation Factors			Allocated Costs		
	Developable Acres	Units/ Sq. Ft.	PPH Sq. Ft./Empl.	Total EDUs	Percent Share	Allocated Cost	Per Acre	Per Unit or Sq. Ft.
Residential		<u>units</u>	<u>PPH</u>					<u>per unit</u>
Low Density	524.2	2,728	2.54	6,929	38.1%	\$803,251	\$1,532	\$294
Medium Density	232.4	1,941	2.17	4,212	23.2%	\$488,268	\$2,101	\$252
High Density	68.2	1,692	1.80	3,046	16.8%	\$353,058	\$5,180	\$209
Mixed Use	14.5	289	1.80	520	2.9%	\$60,304	\$4,173	\$209
Subtotal Residential	839.2	6,650		14,707	80.9%	\$1,704,881	n/a	n/a
Nonresidential		<u>sq. ft.</u>	<u>sq. ft./empl.</u>					<u>per sq. ft.</u>
Community Commercial	147.1	1,601,581	592	2,705	14.9%	\$313,618	\$2,132	\$0.20
Business Professional	21.5	234,625	592	396	2.2%	\$45,944	\$2,132	\$0.20
Mixed Use	20.3	221,089	592	373	2.1%	\$43,293	\$2,132	\$0.20
Subtotal Nonresidential	188.9	2,057,295		3,475	19.1%	\$402,854	n/a	n/a
Total	1,028.1	n/a		18,182	100.0%	\$2,107,736	n/a	n/a

"paseo_alloc"

Source: City of Roseville and SVSP Financing Plan

Table 15
Sierra Vista Specific Plan Fee Program
Bus Transfer Station and Park & Ride Cost Allocation (2017 \$)

Land Use	Land Uses		Cost Allocation Factors			Allocated Costs		
	Developable Acres	Units/ Sq. Ft.	EDU Factor	Total EDUs	Percent Share	Allocated Cost	Per Acre	Per Unit
[1]								
Residential		<u>units</u>	<u>PPH</u>					
Low Density	524.2	2,728	2.54	6,929	40.4%	\$281,778	\$538	\$103
Medium Density	232.4	1,941	2.17	4,212	24.5%	\$171,283	\$737	\$88
High Density	68.2	1,692	1.80	3,046	17.8%	\$123,851	\$1,817	\$73
Mixed Use	14.5	289	1.80	520	3.0%	\$21,154	\$1,464	\$73
Subtotal Residential	839.2	6,650		14,707	85.7%	\$598,066	n/a	n/a
Nonresidential		<u>sq. ft.</u>	<u>EDUs per Acre</u>					
Community Commercial	147.1	1,601,581	12.97	1,908	11.1%	\$77,598	\$528	\$0.05
Business Professional	21.5	234,625	12.97	280	1.6%	\$11,368	\$528	\$0.05
Mixed Use	20.3	221,089	12.97	263	1.5%	\$10,712	\$528	\$0.05
Subtotal Nonresidential	188.9	2,057,295		2,451	14.3%	\$99,678	n/a	n/a
Total	1,028.1	n/a		17,158	100.0%	\$697,744	n/a	n/a

"bus_alloc"

Source: City of Roseville and SVSP Financing Plan

[1] As stated in the Development Agreement, nonresidential land uses are allocated 1/7 of total costs.

- d. Multiply the percentage of EDUs by land use category by the total infrastructure cost by improvement type (**Tables 9 through 15**).
- e. Divide the allocated cost by land use type by the number of units by land use type to determine the justifiable fee per unit (for residential) or by building square feet to determine the justifiable fee per building square feet (for nonresidential).

Table 16 summarizes the cost allocation factors used for each infrastructure category included in the Gross Infrastructure Fee. **Tables 9 through 15** show the cost allocations for each infrastructure category.

Public Land Fee Adjustments

The Public Land Fee adjustments, which are calculated on a per-unit or per-building-square-foot basis, are applied to the Gross Infrastructure Fee to determine the net SVSP Infrastructure Fee Component. Again, this concept is illustrated in **Figure 5**.

The methodology to determine the Public Land Fee Adjustments differs by type of public land. The following sections describe the methodology for each type of public land.

Public Land Dedications—Cost Allocation Methodology

The public land cost allocations are completed using the two-phase process illustrated in **Figure 5**. The first phase of allocation is described by the following steps:

1. Determine the total amount of SVSP developable acreage that will benefit from public land dedications and the amount of developable acreage by SVSP Ownership Entity.
2. Determine the percentage of developable acreage by SVSP Ownership Entity by dividing the amount per SVSP Ownership Entity by the total amount of SVSP developable acreage.
3. Determine the total amount of public land dedication required to serve new development in the SVSP.
4. Determine the required public land dedication acreage by SVSP Ownership Entity by multiplying the percentage derived in Step 2 by the total acreage determined in Step 3.
5. For each SVSP Ownership Entity, determine the total amount of public land being dedicated by that SVSP Ownership Entity.
6. For each SVSP Ownership Entity, compare the required public land acreage determined in Step 4 with the actual amount of public land to be dedicated in Step 5 to determine public land acreage difference (positive or negative).
7. For each SVSP Ownership Entity, multiply the acreage difference determined in Step 6 by the per-acre value for public land (equal to 100 percent of the City park land value, as discussed in **Chapter 4**). A positive result means payment is owed for public land costs, and a negative result means the SVSP Ownership Entity over-dedicated public land relative to his or her obligation.

Table 16
Sierra Vista Specific Plan Fee Program
Allocation Factors Summary

Land Use	Land Uses		ROW & Open Space	Parks/ Other Facilities	Roadway Facilities	Sewer Facilities	Potable & Recycled Water Facilities	Storm Drainage Facilities	Paseo Construction Costs	Park & Ride/ Bus Transfer Station Fac.	Open Space	Public Land
	Developable Acres	Units/ Sq. Ft.										
Measurement			Developable acreage	PPH = Persons/ Household	daily peak trips/ unit or ksf [1]	gallons per day	gallons per day [2]	runoff coef./acre	PPH or Sq. Ft./employ	Hybrid PPH with NR adj. [3]	PPH or Sq. Ft./employ	daily peak trips/ unit or ksf [1]
Residential		<u>units</u>		<u>PPH</u>	<u>per unit</u>	<u>per unit</u>	<u>per unit</u>	<u>per acre</u>	<u>PPH</u>	<u>PPH</u>	<u>PPH</u>	<u>per unit</u>
Low Density	524.2	2,728	51.0%	2.54	1.00	190	420	1.00	2.54	2.54	2.54	1.00
Medium Density	232.4	1,941	22.6%	2.17	1.00	190	250	1.75	2.17	2.17	2.17	1.00
High Density	68.2	1,692	6.6%	1.80	0.62	130	170	2.86	1.80	1.80	1.80	0.62
Mixed Use	14.5	289	1.4%	1.80	0.62	130	170	2.86	1.80	1.80	1.80	0.62
Subtotal Residential	839.2	6,650	81.6%									
Nonresidential		<u>sq. ft.</u>			<u>per ksf</u>	<u>per acre</u>	<u>per acre</u>	<u>per acre</u>	<u>Sq. Ft./employ</u>	<u>NR Adj</u>	<u>Sq. Ft./employ</u>	<u>trips/ksf/day</u>
Community Commercial	147.1	1,601,581	14.3%	n/a	1.42	850	1,525	3.24	592	12.97	592	1.42
Business Professional	21.5	234,625	2.1%	n/a	1.54	850	1,525	3.24	592	12.97	592	1.54
Mixed Use	20.3	221,089	2.0%	n/a	1.42	850	1,525	3.24	592	12.97	592	1.42
Subtotal Nonresidential	188.9	2,057,295	18.4%									
Total [4]	1,028.1	n/a	100.0%									

"alloc_factors"

[1] From the City of Roseville Traffic Mitigation Fee Program.

[2] Water allocation factors changed to be consistent with City of Roseville Water Connection Fee Adjustment Analysis from 2014.

[3] "NR adj" = Nonresidential adjustment, which assumes 1/7th of costs are allocated to nonresidential.

[4] Acreage totals may not sum because of rounding.

Figure 5
Sierra Vista Specific Plan Nexus Study
Calculation of Public Land Adjustment

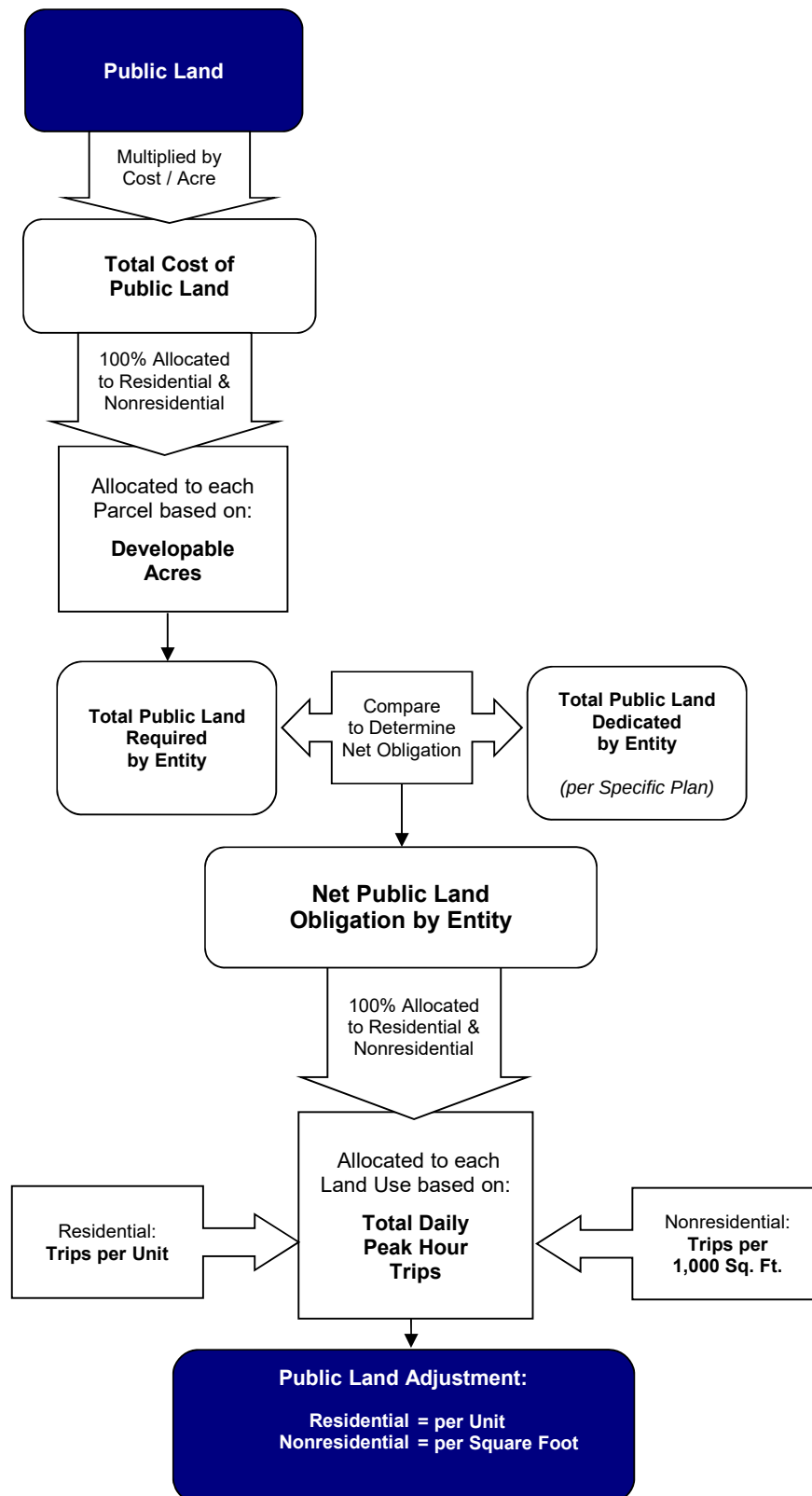


Table 17 shows the results of completing these steps for each of the original SVSP Ownership Entities. The results shown equate to the net public land dedication obligation by SVSP Ownership Entity. In total, the value/cost shown as positives and negatives by SVSP Ownership Entity sum to zero for the entire SVSP.

Table 17 and other SVSP Fee Program tables include reference to the Placer 2780 ownership. Although the Placer 2780 is not an original SVSP Ownership Entity, nor is their land in the SVSP, there is some off-site land owned by Placer 2780 that is required for SVSP development. The Placer 2780 reference is included as the eventual recipient of reimbursement for acquisition of public land required for the SVSP.

The second phase of the public land allocation process involves allocating the net public land obligation to the land uses in a given SVSP Ownership Entity. Because the largest component of the public land dedications relates to roadway right-of-way, public land costs are allocated in a given SVSP Ownership Entity by the same allocation factors used for roadways—peak hour trip factors per unit or per thousand building square feet. **Tables D-1** through **D-6** in **Appendix D** show the net public land obligation allocation by original SVSP Ownership Entity.

As described above, the per-unit or per-building-square-foot right-of-way adjustment amounts shown will be used to adjust the Gross Infrastructure Fee in a given SVSP Ownership Entity. In addition, as described later, adjustments may be permitted between various SVSP Ownership Entities that are controlled by the same ownership group.

Open Space Land—Cost Allocation Methodology

Similar to the public land allocation, there are multiple steps to determine the net open space allocation by SVSP Ownership Entity and then to allocate that cost or fee adjustment to land uses in a given SVSP Ownership Entity. As shown in **Figure 6**, there are three types of open space land included in determining the net open space obligation by SVSP Ownership Entity:

- Open space without detention.
- Open space with detention.
- ACOE open space.

ACOE Open Space

As shown in **Figure 6**, the steps to determine the net ACOE open space obligation by SVSP Ownership Entity are exactly the same as those used to determine the net public land obligation. The amount of ACOE land required by SVSP Ownership Entity (as determined by the percentage of total developable acreage) is compared with the amount of ACOE land being dedicated by a given SVSP Ownership Entity. The difference applied to the land value per ACOE acre determines each SVSP Ownership Entity's net dollar ACOE obligation. As discussed in **Chapter 4**, the ACOE open space land value per acre is assumed to be equal to 50 percent of the value per acre used for City park land.

Table 17
Sierra Vista Specific Plan Fee Program
Public Land Allocations

Ownership Entity	Required Dedications							Expected Dedications					Acreage Difference	Present Year Value/Cost
	Develop. Acreage	% of Dev. Acreage	ROW	Public/ Quasi-Public	Paseos	Bus/Park and Ride	Total	ROW	Public/ Quasi-Public	Paseos	Bus/Park and Ride	Total		
			[1]	[2]				[1]	[2]				[3]	[3]
														\$337,963/acre
Cyril G. Barbaccia Irrev. Trust	55.8	5.4%	8.7	0.4	1.0	0.1	10.3	6.3	0.0	1.2	0.0	7.5	2.7	\$920,719
Mourier Investments, LLC.	266.5	25.9%	41.8	2.1	4.8	0.2	49.0	44.6	0.3	5.8	0.0	50.7	(1.7)	(\$583,171)
DF Properties	119.6	11.6%	18.7	1.0	2.2	0.1	22.0	9.7	0.0	2.2	0.5	12.4	9.5	\$3,224,874
Westpark Federico / Mourier Federico	286.8	27.9%	45.0	2.3	5.2	0.3	52.7	46.6	7.6	9.5	0.0	63.7	(10.9)	(\$3,697,146)
Baseline P & R LLC	281.8	27.4%	44.2	2.2	5.1	0.3	51.8	48.3	0.0	0.0	0.4	48.7	3.1	\$1,039,001
Baybrook LP	17.6	1.7%	2.8	0.1	0.3	0.0	3.2	4.7	0.2	0.0	0.0	4.9	(1.7)	(\$566,312)
Offsite: Placer 2780 [4]	0.0	0.0%	0.0	0.0	0.0	0.0	0.0	0.9	0.1	0.0	0.0	1.0	(1.0)	(\$337,963)
Total SVSP	1,028.1	100.0%	161.1	8.2	18.7	0.9	188.9	161.1	8.2	18.7	0.9	188.9	0.0	\$0

Source: Sierra Vista Specific Plan

[1] Excludes approximately 5.3 acres of ROW/Landscape Corridors in the SVSP Urban Reserve.

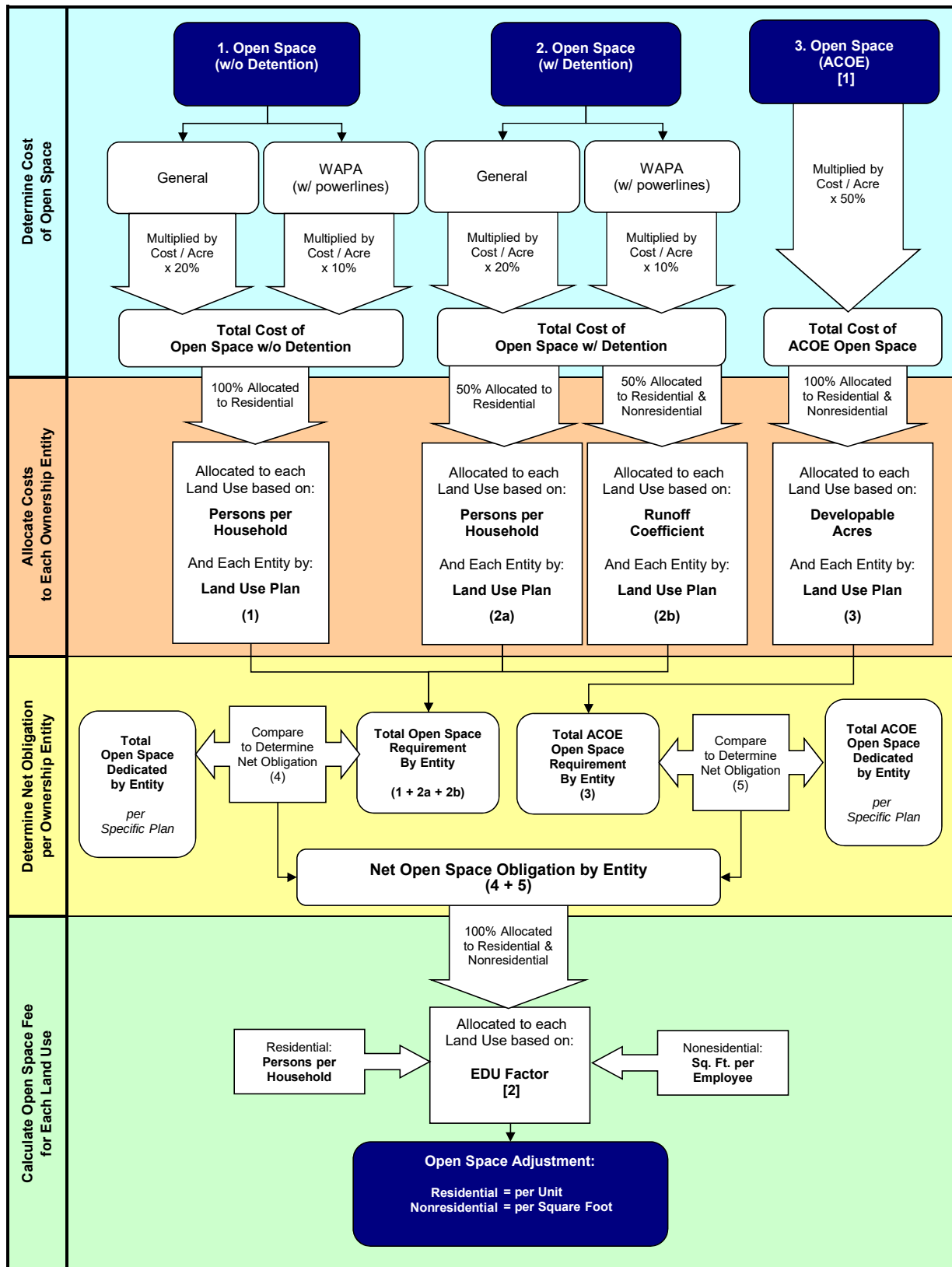
[2] Excludes open space areas designated as paseos and school sites.

[3] Amount shown is a credit against total obligations. Therefore a positive number indicates an increase in fee obligation, while a negative number indicates a reduction in total fee obligation.

[4] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

"row_oblig_det"

Figure 6
Sierra Vista Specific Plan Nexus Study
Calculation of Open Space Adjustment



[1] ACOE = Army Corps of Engineers.

[2] EDU = Equivalent Dwelling Units

Open Space with and without Detention

Open space with and without detention is divided into the following two categories:

- General open space.
- WAPA open space.

The reason these two categories were created is because the SVSP Ownership Group and City have agreed that each of these open space land categories should have a different land valuation assigned to it.

Consequently, the first step in allocating the open space land with and without detention is to determine the cost of each type of open space land. **Table 18** shows this calculation where the total acreage of open space land, both general and WAPA open space, is multiplied by the applicable value per acre. As discussed in **Chapter 4**, the WAPA corridor land is valued at 10 percent of the total value used for City park land, and the general open space land is valued at 20 percent of that same value.

Open Space without Detention

The open space without detention costs are allocated 100 percent to residential development. Based on the appraisal values used in the SVSP Fee Program, the total open space without detention costs allocated to residential development equals approximately \$1.5 million.

Open Space with Detention

The open space with detention areas benefit both residential and nonresidential land uses as the areas provide detention for stormwater runoff from both residential and nonresidential land uses. As shown in **Table 18**, the land costs for open space areas with detention total approximately \$10.8 million and are allocated 50 percent to residential land uses and 50 percent to a combination of residential and nonresidential land uses.

Allocation of Open Space Land Cost to Parcels and SVSP Ownership Entities

The costs of open space lands derived above are subsequently allocated on a per-unit or per-building-square-foot basis using the cost allocation factors summarized below.

Item	Allocation Methodology
Costs to Residential Land Uses	Persons per Household
Costs to Residential and Nonresidential Land Uses	Runoff coefficient

Tables 19 and **20** show these allocations on a per-unit and per-nonresidential-building-square-foot basis for the open space costs.

In a given SVSP Ownership Entity, the per-unit/per-square-foot amounts calculated for open space with detention and open space without detention can be multiplied by the units or building square foot totals for each SVSP Ownership Entity parcel to determine that owner's total open space dedication requirement. **Table 21** shows these calculations for each original SVSP Ownership Entity.

Table 18
Sierra Vista Specific Plan Fee Program
Open Space Costs and Cost Allocation

Item	Open Space with Detention		Open Space without Detention		Total
	WAPA Corridor	General Open Space	WAPA Corridor	General Open Space	
Land Value					
Acreage [1]	31.9	143.8	42.0	1.9	219.5
Percentage of Appraised Value	10%	20%	10%	20%	n/a
Applicable Value	\$33,796	\$67,593	\$33,796	\$67,593	n/a
Total Land Value	\$1,078,102	\$9,717,247	\$1,418,363	\$128,426	\$12,342,138
Land Value Allocation					
Allocation to Residential Only					
Allocation Percentage	50%	50%	100%	100%	
Allocated Value	\$539,051	\$4,858,624	\$1,418,363	\$128,426	\$6,944,464
Allocation to All Land Uses					
Allocation Percentage	50%	50%	0%	0%	
Allocated Value	\$539,051	\$4,858,624	\$0	\$0	\$5,397,675
Total	\$1,078,102	\$9,717,247	\$1,418,363	\$128,426	\$12,342,138

"os_cost"

Source: SVSP Owners' Group and City of Roseville.

[1] Includes Placer 2780 (Offsite), which is not a part of the SVSP.

Table 19
Sierra Vista Specific Plan Fee Program
Open Space Allocation to Residential Land Uses Only

Land Use	Land Uses		Cost Allocation Factors			Allocated Costs		
	Developable Acres	Units/ Sq. Ft.	Persons per Unit	Total EDUs	Percentage of Total	Allocated Cost	Per Acre	Per Unit
Residential		<u>units</u>	<u>per unit</u>					
Low Density	524.2	2,728	2.54	6,929.1	47.1%	\$3,271,869	\$6,242	\$1,199
Medium Density	232.4	1,941	2.17	4,212.0	28.6%	\$1,988,855	\$8,560	\$1,025
High Density	68.2	1,692	1.80	3,045.6	20.7%	\$1,438,105	\$21,101	\$850
Mixed Use	14.5	289	1.80	520.2	3.5%	\$245,634	\$16,999	\$850
Subtotal Residential	839.2	6,650		14,706.9	100.0%	\$6,944,464	n/a	n/a
Nonresidential		<u>sq. ft.</u>						
Community Commercial	147.1	1,601,581	n/a	0	0.0%	\$0	\$0	\$0.00
Business Professional	21.5	234,625	n/a	0	0.0%	\$0	\$0	\$0.00
Mixed Use	20.3	221,089	n/a	0	0.0%	\$0	\$0	\$0.00
Subtotal Nonresidential	188.9	2,057,295		0	0.0%	\$0	n/a	n/a
Total	1,028.1	n/a		14,706.9	100.0%	\$6,944,464	n/a	n/a

"os_alloc_res"

Source: City of Roseville and SVSP Financing Plan

Table 20
Sierra Vista Specific Plan Fee Program
Open Space with Detention Cost Allocation to All Land Uses

Land Use	Land Uses		Cost Allocation Factors			Allocated Costs		
	Developable Acres	Units/ Sq. Ft.	Runoff Coefficient	Total EDUs	Percent Share	Allocated Cost	Per Acre	Per Unit or Sq. Ft.
Residential		<u>units</u>	<u>per acre</u>					<u>per unit</u>
Low Density	524.2	2,728	1.00	524.2	29.5%	\$1,590,362	\$3,034	\$583
Medium Density	232.4	1,941	1.75	406.6	22.9%	\$1,233,614	\$5,309	\$636
High Density	68.2	1,692	2.86	194.9	11.0%	\$591,341	\$8,677	\$349
Mixed Use	14.5	289	2.86	41.3	2.3%	\$125,380	\$8,677	\$434
Subtotal Residential	839.2	6,650		1,167.1	65.6%	\$3,540,696	n/a	n/a
Nonresidential		<u>sq. ft.</u>	<u>per acre</u>					<u>per sq. ft.</u>
Community Commercial	147.1	1,601,581	3.24	476.5	26.8%	\$1,445,637	\$9,830	\$0.90
Business Professional	21.5	234,625	3.24	69.8	3.9%	\$211,780	\$9,830	\$0.90
Mixed Use	20.3	221,089	3.24	65.8	3.7%	\$199,562	\$9,830	\$0.90
Subtotal Nonresidential	188.9	2,057,295		612.1	34.4%	\$1,856,978	n/a	n/a
Total	1,028.1	n/a		1,779.2	100.0%	\$5,397,675	n/a	n/a

"os_alloc_all"

Source: City of Roseville and SVSP Financing Plan

Table 21
Sierra Vista Specific Plan Fee Program
Open Space Dedication Requirements by Ownership Group

Land Use	Allocated Open Space Cost per Unit/Sq. Ft.			CGB		Mourier		DF Properties		Westpark Federico / Mourier Federico		Baseline P & R		Baybrook LP		Total Allocated Cost
	All	Residential	Total	Units/ Sq. Ft.	Allocated Cost	Units/ Sq. Ft.	Allocated Cost	Units/ Sq. Ft.	Allocated Cost	Units/ Sq. Ft.	Allocated Cost	Units/ Sq. Ft.	Allocated Cost	Units/ Sq. Ft.	Allocated Cost	
	Land Uses	Only		Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.			
Residential		<u>per unit</u>		<u>units</u>		<u>units</u>		<u>units</u>		<u>units</u>		<u>units</u>		<u>units</u>		
Low Density	\$583	\$1,199	\$1,782	115	\$204,969	838	\$1,493,603	115	\$204,969	951	\$1,695,008	649	\$1,156,740	60	\$106,941	\$4,862,231
Medium Density	\$636	\$1,025	\$1,660	44	\$73,049	687	\$1,140,565	115	\$190,924	641	\$1,064,195	454	\$753,736	0	\$0	\$3,222,469
High Density	\$349	\$850	\$1,199	840	\$1,007,526	159	\$190,710	0	\$0	522	\$626,106	171	\$205,104	0	\$0	\$2,029,446
Mixed Use	\$434	\$850	\$1,284	0	\$0	40	\$51,351	0	\$0	40	\$51,351	163	\$209,257	46	\$59,054	\$371,013
Subtotal Residential				999	\$1,285,545	1,724	\$2,876,230	230	\$395,894	2,154	\$3,436,660	1,437	\$2,324,837	106	\$165,995	\$10,485,160
Nonresidential		<u>per bldg. sq. ft.</u>		<u>sq. ft.</u>		<u>sq. ft.</u>		<u>sq. ft.</u>		<u>sq. ft.</u>		<u>sq. ft.</u>		<u>sq. ft.</u>		
Community Commercial	\$0.90	\$0.00	\$0.90	0	\$0	1,089	\$983	888,286	\$801,795	19,711	\$17,792	692,495	\$625,068	0	\$0	\$1,445,637
Business Professional	\$0.90	\$0.00	\$0.90	0	\$0	101,767	\$91,858	0	\$0	0	\$0	132,858	\$119,922	0	\$0	\$211,780
Mixed Use	\$0.90	\$0.00	\$0.90	0	\$0	39,770	\$35,898	0	\$0	39,204	\$35,387	110,534	\$99,771	31,581	\$28,506	\$199,562
Subtotal Nonresidential				0	\$0	142,626	\$128,739	888,286	\$801,795	58,915	\$53,178	935,887	\$844,761	31,581	\$28,506	\$1,856,978
Total All Land Uses					\$1,285,545		\$3,004,968		\$1,197,688		\$3,489,839		\$3,169,597		\$194,501	\$12,342,138

Source: City of Roseville and SVSP Financing Plan

"os_oblig"

The open space dedication requirement by SVSP Ownership Entity is compared to the value of open space being dedicated by that SVSP Ownership Entity (**Table 22**) to determine an amount owed (positive dollars) or an over-dedication of open space land (negative amount).

The net open space dedication obligation by SVSP Ownership Entity is determined by summing the net ACOE land obligation with the net open space with and without detention obligation.

Table 23 shows this calculation for each original SVSP Ownership Entity. **Table 24** details the ACOE net obligation by Ownership Entity used in **Table 23**.

The final step in the allocation process is to allocate the net open space obligation derived in **Table 23** to the individual land uses in an SVSP Ownership Group. The EDU factors used in this final allocation are determined using persons per household for residential land uses and square feet per employee for nonresidential uses. **Tables E-1** through **E-6** in **Appendix E** show the open space allocations in each original SVSP Ownership Entity.

As described above, the per-unit or per-building-square-foot open space adjustment amounts shown will be used to adjust the Gross Infrastructure Fee in a given SVSP Ownership Entity. In addition, as described later, adjustments may be permitted between various SVSP Ownership Entities that are controlled by the same operator.

Table 22
Sierra Vista Specific Plan Fee Program
Value of Open Space Dedications by Ownership

Ownership Entity	Open Space Acreages and Values					
	Acreage			Value of Dedicated Land		
	WAPA Corridor	General Open Space	Total	WAPA Corridor	General Open Space	Total
<i>Land Valuation per Acre</i>				\$33,796	\$67,593	
Cyril G. Barbaccia Irrev. Trust	0.0	9.7	9.7	\$0	\$655,648	\$655,648
Mourier Investments, LLC.	19.2	40.8	59.9	\$647,807	\$2,755,210	\$3,403,017
DF Properties	0.0	26.3	26.3	\$0	\$1,777,685	\$1,777,685
Westpark Federico / Mourier Federico	54.7	28.8	83.5	\$1,848,658	\$1,946,667	\$3,795,324
Baseline P & R LLC	0.0	22.2	22.2	\$0	\$1,500,556	\$1,500,556
Baybrook LP	0.0	17.6	17.6	\$0	\$1,189,630	\$1,189,630
Offsite: Placer 2780 [1]	0.0	0.3	0.3	\$0	\$20,278	\$20,278
Total SVSP	73.9	145.7	219.5	\$2,496,465	\$9,845,673	\$12,342,138

"os_ded_values"

Source: City of Roseville and SVSP Financing Plan

[1] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

Table 23
Sierra Vista Specific Plan Fee Program
Net Open Space Obligation by Ownership Group

Ownership Entity	Open Space Values			Net ACOE [1] Obligation	Total Net Open Space Obligation
	Required Obligation	Dedicated Land	Difference		
Source	Table 21	Table 22		Table 24	
Formula	<i>a</i>	<i>b</i>	<i>c = a - b</i>	<i>d</i>	<i>e = c + d</i>
Cyril G. Barbaccia Irrev. Trust	\$1,285,545	\$655,648	\$629,897	\$419,227	\$1,049,124
Mourier Investments, LLC.	\$3,004,968	\$3,403,017	(\$398,049)	(\$888,966)	(\$1,287,015)
DF Properties	\$1,197,688	\$1,777,685	(\$579,997)	\$898,325	\$318,328
Westpark Federico / Mourier Federico	\$3,489,839	\$3,795,324	(\$305,486)	(\$2,677,910)	(\$2,983,396)
Baseline P & R LLC	\$3,169,597	\$1,500,556	\$1,669,041	\$2,117,095	\$3,786,137
Baybrook LP	\$194,501	\$1,189,630	(\$995,129)	\$132,229	(\$862,900)
Offsite: Placer 2780 [2]	\$0	\$20,278	(\$20,278)	\$0	(\$20,278)
Total SVSP	\$12,342,138	\$12,342,138	\$0	\$0	\$0

"os_net"

Source: City of Roseville and SVSP Financing Plan

[1] ACOE = Army Corps of Engineers

[2] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

Table 24
Sierra Vista Specific Plan Fee Program
ACOE Land Allocations

Ownership Entity	Required Dedications			Expected	Acreage Difference	Present Year Value/Cost
	Developable Acreage	% of Dev. Acreage	ACOE [1] Open Space	ACOE [1] Dedications		
			[2]			\$168,982/acre
Cyril G. Barbaccia Irrev. Trust	55.8	5.4%	2.5	0.0	2.5	\$419,227
Mourier Investments, LLC.	266.5	25.9%	11.8	17.1	(5.3)	(\$888,966)
DF Properties	119.6	11.6%	5.3	0.0	5.3	\$898,325
Westpark Federico / Mourier Federico	286.8	27.9%	12.8	28.6	(15.8)	(\$2,677,910)
Baseline P & R LLC	281.8	27.4%	12.5	0.0	12.5	\$2,117,095
Baybrook LP	17.6	1.7%	0.8	0.0	0.8	\$132,229
Total SVSP	1,028.1	100.0%	45.7	45.7	\$0	\$0

"acoe_oblig"

Source: Sierra Vista Specific Plan

[1] ACOE = Army Corps of Engineers

[2] Based on initial estimates from the SVSP.

6. NEXUS FINDINGS

Authority

This report has been prepared to establish the SVSP Fee Program in accordance with the procedural guidelines established in AB1600, which is codified in California Government Section 66000 et. seq. This code section sets forth the procedural requirements for establishing and collecting development impact fees. The procedures require that a “reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition.”⁴ Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

Summary of Nexus Findings

The development impact fee to be collected for each land use is calculated based on the proportionate share of the total facility use that each land use represents. With this approach, the following findings are made regarding each SVSP Fee Program component.

SVSP City Park Fee Component

Purpose of Fee

The City Park Fee will be collected to fund the acquisition of a 39.9-acre citywide park in the SVSP. This park land dedication helps new SVSP residential development towards meeting the City’s General Plan Requirement of 3.0 acres of citywide park land per 1,000 new residents.

⁴ *Public Needs & Private Dollars*; (July 1993), William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

Use of the Fee

The City will use City Park Fee revenue to pay for the acquisition of the 39.9-acre citywide park. Payment for the acquisition for the citywide park land will be done on a pay-as-you-go basis as revenues are collected.

Relationship between the Use of the Fee and the Type of Development

The development of new SVSP residential land uses in the City will generate additional demand for citywide park and recreation facilities. The acquisition of citywide park land will enable the City to develop that park land to meet the increased demands placed on citywide parks resulting from new SVSP residential development.

Relationship between the Need for a Facility and the Type of Project

Each new SVSP residential unit will generate additional demand for park and recreation services and an associated need for park and recreation facilities. The City presently provides at least 3.0 acres of City park land per 1,000 residents. To maintain the desired City requirement of 3.0 acres of citywide park acres per 1,000 residents in the future, the City must acquire new City park land to serve the population generated by new development.

Relationship between the Amount of the Fee and the Cost Portion Attributed to New Development

Citywide park facilities will serve new residential development in the SVSP. The cost of the citywide park land to be funded by new SVSP residential development is allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The park land costs are allocated to residential development using persons per household factors. The result is a maximum justifiable fee for each new residential unit that reflects the relative impact of each residential land use.

SVSP Infrastructure Fee Component

Roadway Facilities

Purpose of Fee

The purpose of the SVSP fee is to provide a funding mechanism to help the City maintain adequate levels of service (LOS) on its roadway system by funding the construction of new roadways and other transportation improvements and widening or improving existing roadway improvements as identified in the City's traffic model and capital improvement program.

Use of Fees

The roadway component of the SVSP fee charged to new development will be used to fund needed additions and improvements to roadways to accommodate future traffic volumes projected as a result of new development. Roadway additions and improvements include, but are not limited to, road widening and construction, intersection improvements, and signalization improvements.

Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional vehicular trips and the need for roadway capacity to maintain LOS standards contained in the City's General Plan for the arterial street and collector system. The fees will be used to expand capacity, which will facilitate traffic flow in a manner designed to meet those goals established in the Specific Plan and the City's General Plan.

Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for roadway capacity, and each new SVSP project will benefit from the new roadway capacity. For new development to occur during the planning horizon of the City's current General Plan, roadway improvements identified by the City's traffic model will be necessary to maintain an acceptable LOS.

Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

The City's traffic model identified transportation improvements necessary to serve new SVSP development. Construction of the roadway, intersection, and related improvements will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The roadway costs are allocated using peak hour trip generation factors, which is an acceptable methodology to allocate traffic-related costs. The result is a maximum justifiable fee for each unit of new residential development and for each 1,000 square feet of new nonresidential development that reflects the relative traffic impact of each residential and nonresidential land use on the roadway system.

Sanitary Sewer Facilities

Purpose of Fee

The sanitary sewer fee component developed through this nexus study would fund sanitary sewer improvements necessary to serve new residential and nonresidential development in the SVSP based on the City's design standards for such facilities.

Use of Fees

The sanitary sewer component of the SVSP fee will be used to design and develop required improvements or expansions to sanitary sewer facilities to accommodate future demands from new SVSP development.

Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for sanitary sewer capacity. Additional facilities will be required for the City to maintain adequate LOS standards for new SVSP development.

Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for sanitary sewer capacity, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the sanitary sewer facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The costs are allocated using gallons per day demand on a per-unit or per-1,000-building-square-foot basis. The result is a maximum justifiable fee for each new residential unit or for each 1,000 square feet of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the sanitary sewer system.

Potable Water Facilities

Purpose of Fee

The potable water fee component developed through this nexus study would fund potable water improvements necessary to serve new residential and nonresidential development in the SVSP based on the City's design standards for such facilities.

Use of Fees

The potable water component of the SVSP fee will be used to design and develop required improvements or expansions to potable water facilities to accommodate future demands from new SVSP development.

Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for potable water capacity. Additional facilities will be required for the City to maintain adequate LOS standards for new SVSP development.

Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for potable water capacity, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the potable water facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The potable water facilities costs are allocated using gallons per day demand factors. The result is a maximum justifiable fee for each new residential unit or for each building square foot of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the potable water system.

Recycled Water Facilities

Purpose of Fee

The recycled water fee component developed through this nexus study would fund recycled water improvements necessary to serve new residential and nonresidential development in the SVSP based on the City's design standards for such facilities.

Use of Fees

The recycled water component of the SVSP fee will be used to design and develop required improvements or expansions to recycled water facilities to accommodate future demands from new SVSP development.

Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for recycled water capacity. Additional facilities will be required for the City to maintain adequate LOS standards for new SVSP development.

Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for recycled water capacity, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the recycled water facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The recycled water facilities costs are allocated using gallons per day demand factors. The result is a maximum justifiable fee for each new residential unit or for each building square foot of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the recycled water system.

Storm Drainage Facilities

Purpose of Fee

The storm drainage fee component developed through this nexus study would fund storm drainage improvements necessary to serve new residential and nonresidential development in the SVSP based on the City's design standards for such facilities.

Use of Fees

The storm drainage component of the SVSP fee will be used to design and develop required improvements or expansions to storm drainage facilities to accommodate future demands from new SVSP development.

Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for storm drainage collection and conveyance capacity. Additional facilities will be required for the City to maintain adequate LOS standards for new SVSP development.

Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for storm drainage collection and conveyance capacity, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the storm drainage facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The costs are allocated using impervious surface area factors measured as storm drainage runoff coefficients per acre for residential and nonresidential development. The result is a maximum justifiable fee for each new residential unit or for each building square foot of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the storm drainage system.

Paseo Facilities

Paseo facilities included in the SVSP Fee Program (shown in **Exhibit 8**) include only those paseo facilities that are in addition to the normal landscape corridor right-of-way that would typically be dedicated to the City.

Purpose of Fee

The paseo fee component developed through this nexus study would fund paseo improvements necessary to serve new residential and nonresidential development in the SVSP based on the design standards in the Specific Plan for such facilities.

Use of Fees

The paseo component of the SVSP fee will be used to design and develop required paseo improvements to accommodate future demands from new SVSP development.

Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will be required by the City to meet the design standards in the Specific Plan.

Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for paseo capacity in the SVSP, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the paseo facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The costs are allocated using estimated persons per household or persons per 1,000 building square feet factors. The result is a maximum justifiable fee for each new residential unit or for each building square foot of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the paseo system.

Park and Ride Facilities

Purpose of Fee

The park and ride facilities fee component developed through this nexus study would fund park and ride improvements necessary to serve new residential and nonresidential development in the SVSP based on the Specific Plan's design standards for such facilities.

Use of Fees

The park and ride component of the SVSP fee will be used to design and develop required improvements or expansions to park and ride facilities to accommodate future demands from new SVSP development.

Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for park and ride capacity. Additional facilities will be required for the City to maintain adequate LOS standards for new SVSP development.

Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for park and ride capacity, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the park and ride facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The costs were allocated with 1/7 of the total cost allocated to nonresidential development and 6/7 of the costs allocated to residential development. This allocation is similar to the distribution of developable acreage between nonresidential and residential development. The result is a maximum justifiable fee for each new residential unit or for each building square foot of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the park and ride system.

Open Space and Public Land Dedication Adjustments

Purpose of Fee Component

The open space and public land adjustment component developed through this nexus study is intended to balance the burden of dedicating the open space and public lands required to develop the Specific Plan between the ownership groups. Instead of balancing such dedication burdens through a separate open space and public land dedication fee, the balancing adjustments are incorporated into the Infrastructure Fee component.

Use of Fee Component

The open space and public land adjustment component of the SVSP fee will be used to reduce the Infrastructure Fee for those ownership groups whose actual dedications exceed their fair share of such dedications (as such fair share is determined based on land use and type of dedicated open space and public land) and will be used to increase the Infrastructure Fee for those ownership groups whose actual dedications fall short of their fair share thereof.

Relationship between Fee Component and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for open space, recreation, and public facilities. Open space and public land dedications will be required for the City to provide and maintain adequate amenities and facilities for new SVSP development.

Relationship between Need for Open Space and Public Land and Type of Project

Each new SVSP residential development project will add to the incremental need for open space amenities, and each new SVSP residential and nonresidential development project will add to the incremental need for adequate habitat mitigation and public facilities. Each new project will benefit from the new amenities and capacity in reasonable proportion to their estimated use derived from and supported by such open space and public facilities.

Relationship between Amount of Land Adjustments and Cost of or Portion of Facility Attributed to Development on which Adjustment is Allocated

The open space and public land adjustments to the infrastructure fee have been allocated to benefiting land uses using a cost allocation method (described in **Chapter 5**) that measures the relative benefit for each land use and the type of amenity or public facility to be supported by such dedications.

As described in **Chapter 5**, the open space and public land dedication adjustments reflect over- and under-dedications of open space and public land by ownership group. These over- and under-dedication adjustments are then applied to the Gross Infrastructure Fee to determine the Net Infrastructure Fee after adjustments.

Also, although calculated separately, the estimated interest cost will be included in the SVSP Fee Program for cash reimbursements owed for one or more of the facilities described above. Finally, the SVSP Administration Fee Component is required to implement and administer the SVSP Fee Program.

7. SVSP FEE PROGRAM IMPLEMENTATION

The SVSP Fee Program presented in this report is based on the best infrastructure improvement cost estimates, funding source information, administrative cost estimates, and land use information available at this time. As costs, land uses, and other fee program information changes over time, the SVSP Fee Program will be updated to account for these changes.

After the fees presented in this report are established, the City will conduct periodic reviews of infrastructure improvement costs and other assumptions used as the basis of this nexus study. Based on these reviews, the City may make necessary adjustments to the Fee Program through subsequent Fee Program adjustments.

The cost estimates presented in this report are in constant 2017 dollars. As described in more detail in the remainder of this chapter, the SVSP Fee Program will include provisions for automatic and other adjustments for inflation and changes in costs of infrastructure facilities and of right-of-way acquisition costs.

Implementing Ordinances / Resolutions

The proposed fee update would be adopted by the City through an updated ordinance establishing and authorizing collection of the updated fee.

Timing of SVSP Fee Payment

The timing of SVSP fee payment varies by SVSP Fee Program component.

City Park Fee Component and Administration Fee Component

The City Park Fee Component and the Administration Fee Component both will be due at the issuance of a building permit. The City Park Fee Component applies only to residential development, while the Administration Fee Component applies to residential and nonresidential development.

Infrastructure Fee Component

The SVSP Infrastructure Fee will be collected from new development in the SVSP at the time of final small lot map or at building permit issuance. For single-family residential property, Infrastructure Fees will be payable at the issuance of a building permit unless, as defined in the Development Agreement, outstanding reimbursements are owed. If outstanding reimbursements are owed, then Infrastructure Fee payment for single-family residential development will be required before recordation of a final small lot map. In this case, Infrastructure Fees for all units in the final small lot map will be payable at one time. For nonresidential property and multifamily property, the Infrastructure Fees will be payable at the issuance of a building permit.

Fee Program Administration

The specific provisions regarding SVSP Fee Program administration were identified in Appendix JJ of the Development Agreement, which was entitled "Sierra Vista Specific Plan Infrastructure Fee Terms and Conditions." At the outset of the SVSP Fee Program, it is anticipated that Fee Program Administrator activities will include the following tasks:

- Updating project cost estimates and fees and assisting with fee calculations.
- Providing recommended fee amounts to the City.
- Recommending to the City the amount and timing of when the fees are due.
- Providing instructions to the City regarding payment of cash reimbursements to constructing entities.
- Assisting the City with updates to the SVSP Fee Program.
- Assisting the City with preparing draft fee credit/reimbursement agreements for City Council consideration.
- Tracking all SVSP Fee Program payments and assignment of fee credits/reimbursements.
- Tracking the progress of construction contracts for SVSP Fee Program improvements.

Examples of each of these tasks and related duties of the Fee Program Administrator are outlined in the Development Agreement (see **Appendix G**). The City and Administrator will continue to refine the roles of each party during implementation of the SVSP Fee Program.

Finally, using its authority to implement the SVSP Fee Program, the City reserves the right to refer to the Development Agreement and to use other means to make interpretations, clarifications, or other modifications to the SVSP Fee Program administration provisions summarized in this nexus study.

SVSP Fee Program Exemptions

Exemptions from the Fee

The SVSP fee may be reduced under certain circumstances. Any exemptions or reduction in fees will be based on the City's independent analysis and review of the subject property. All determinations regarding the exemptions provided in this section shall be made by the City Finance Director or his/her designee. The following entities will be exempted from payment of the SVSP fees.

Public Parcels

Development of properties originally planned for public use, including public schools, parks, park and ride facilities, public utilities (including water, sewer, electrical, and recycling), church, and fire station, will be exempt from the SVSP fee. Development by the City or other public entity of any property originally planned for private use (such as residential, retail, or commercial) shall be subject to payment of the SVSP fee, unless otherwise prohibited by law or unless a

corresponding transfer of development rights is made from the property being developed to an originally planned public parcel to preserve the total amount of SVSP fees anticipated to be generated by development of the SVSP.

Replacement/Reconstruction

1. Any replacement or reconstruction (no change in use) of any residential unit that is damaged or destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God shall be exempt from the SVSP fee. However, if the residential unit(s) replaced or reconstructed exceeds the documented total number of units of the damaged/destroyed residential structure, the excess units are subject to the SVSP fee. If a residential structure has been vacant for more than 5 years, the exemption will not apply.
2. Any replacement or reconstruction (no change in use) of any nonresidential structure that is damaged or destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God shall be exempt from the SVSP fee. However, if the building replaced or reconstructed exceeds the documented total floor area of the damaged/destroyed building, the excess square footage is subject to the SVSP fee. If a structure has been vacant for more than 5 years, the exemption will not apply.

If a residential or nonresidential structure is replaced with an alternative land use, such as replacing an office building with a retail building, then City staff will determine the appropriate SVSP fee adjustment to reflect the different EDU factors of the original and new land uses.

Additions/Alterations/Modifications/Temporary Facilities

1. Additions to single-family residential structures, provided no change in use occurs and a second full kitchen is not added.
2. Additions to multifamily residential structures that are not part of a mixed use-type project, provided no change in use occurs and no additional units result.
3. Supporting use square footage in multifamily projects, such as the office and recreation areas required to directly serve the multifamily project. The residential unit fee will provide the full mitigation required in multifamily projects.
4. Non-habitable residential structures such as decks, pools, pool cabanas, sheds, garages, etc.
5. Construction of carriage houses/expanded living spaces pursuant to the terms identified in the Design Criteria of the Specific Plan (page A-9 in Specific Plan Appendix A).
6. Mobile or manufactured homes with no permanent foundation.

Required Fees

Below are examples of instances in which the SVSP fee may be required for land uses that potentially could be classified as exempt from the fees:

1. Any project listed as exempt but which nonetheless, in the opinion of the City Council, increases the demand on City facilities funded by the SVSP fee in excess of that originally

anticipated by the City. The City Council may pro rate the amount of the fee based on the project's anticipated impact on the subject facility or facilities.

2. Illegal facilities and buildings, constructed before the adoption of the SVSP fee, which consequently obtain a building permit to legitimize the facility or building, may be subject to the applicable fee.
3. Shell buildings:
 - a. The full SVSP fee can be made payable at the time the building permit for the shell building is obtained.
 - b. The incremental difference between the intended and actual use of any shell building may be collected on any building permit for tenant improvements.
4. Accessory residential structures that are converted to a separate residential dwelling unit may be subject to the SVSP fee as long the primary residence remains on the property.
5. Temporary buildings that are authorized for more than 30 days in any calendar year may be subject to the fee when converted to permanent use.
6. The reconstruction of a building destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God, which has been vacant for more than 5 years.
7. That portion of the reconstruction of a building destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God, which is greater than the documented total number of units or square footage that was or would have been previously subject to the City's SVSP Fee Program.

Other Land Uses

The SVSP Fee Program identifies SVSP fees for the major land use categories identified by the Specific Plan. Specialized land uses may have unique EDU characteristics, and in these cases, the City may require a project-specific analysis or will calculate the appropriate fee based on information derived from the existing City information. For specialized development projects, the City Finance Director or his/her designee, in conjunction with the City Engineer, will review EDU factors applicable to the specialized development and decide on an applicable fee, if necessary.

SVSP Infrastructure Fee Component Adjustments by Original Owners

At their discretion, each original SVSP Ownership Entity may elect to treat all or a portion of its SVSP properties in the same ownership group as a single property for purposes of equalizing the SVSP Infrastructure Fee Component (including Public Land Adjustments) by land use type for all properties in that same original ownership group. An original owner shall exercise this right by providing a written request to the Administrator before the first SVSP Infrastructure Fee Component payment being made (either in cash or through the application of fee credits) on any of the parcels in that original ownership group.

SVSP Fee Program Capacity Use and Target Revenues

As described more completely in Exhibit JJ of the Development Agreement, the SVSP Fee Program has identified a certain amount of land use capacity (e.g., units or nonresidential building square footage) that is anticipated for each Specific Plan parcel. The SVSP Fee Program fees have been calculated using these land use capacity allocations. To avoid potential shortfalls in SVSP Fee Program funding related to actual development densities falling below permitted densities, the SVSP Fee Program has target revenues for each Specific Plan parcel. Below is an overview of how such cases will be treated. Please refer to Exhibit JJ of the Development Agreement for a more complete description of the capacity use provisions.

The target revenue for a parcel is calculated based on the applicable SVSP fees (City Parks, Infrastructure, and Administration) and the land uses allocated to that parcel. In the event that the actual density of a parcel will be less than the allocated density, unless offset by a transfer of density from another parcel, the owner of the parcel will pay the amount required so that the parcel yields the same revenue as the target revenue. Although exactly the same, the Development Agreement uses the term "shortfall payment" for the difference between the target revenue and the "adjusted" revenue based on the fees multiplied by the reduced development yield. For example, if the total fee obligation for a parcel was equal to \$1,000,000 for 100 units (\$10,000 per unit) and the parcel actually only yielded 90 units, the shortfall payment would have equaled \$100,000. This provision has no effect on the timing of when the SVSP fees are due and payable. In the event of a "shortfall payment" the Development Agreement stipulates that the entire "shortfall" amount be paid at recordation of small-lot final map for single family development or building permit for multifamily residential or nonresidential development, as may be allowed to be phased by the Administrator based on phased development of the applicable parcel.

Surplus fee credits (i.e., the amount, if any, by which fee credits previously allocated to an owner associated with development of the parcel exceeds the fee revenue anticipated to be derived from the parcel based on actual density) or fee reimbursements can be used to apply towards payment of the target revenue for a given parcel. Provided, however, only surplus fee credits or fee reimbursements generated by a Fee Credit and Reimbursement Agreement associated with development of an ownership property that includes such parcel may be applied to supplement the target revenue for such parcel; fee credits or reimbursements generated by a Fee Credit and Reimbursement Agreement related to development of a different ownership property may not be applied against the target revenue for a parcel in another ownership property. Any property owner for which the target revenue provisions applied shall continue to own the development rights to the units that were not developed but for which fees were paid (e.g., 10 units in the prior example). That owner may transfer that unused development capacity (e.g., units) to another parcel or may be reimbursed from SVSP fees resulting from an overutilization of development on a different parcel.

Any development (units or building square feet) that exceed the allocated land uses for a given parcel shall pay the applicable SVSP fees per unit. Such circumstances will yield more SVSP Fee Program revenue than originally anticipated. Unless that "extra" fee revenue is used to offset an underutilization of development in another parcel, that extra fee revenue shall be used to reimburse a developer where that developer paid the target revenue for a parcel that exceeded the original unadjusted SVSP fee amount (e.g., original fee rate per unit multiplied by the actual

number of units on a parcel). In the above example, the developer who yielded only 90 units but paid SVSP Fees based on the original 100 unit total would be eligible for reimbursement. Such reimbursements will be handled on a first-in first-out basis.

Finally, the Development Agreement allows for density transfers between properties owned by the same ownership group. In the event of a density transfer, the Development Agreement permits that the SVSP fees for the transferred units may remain as they were before the transfer or may be recalculated for the transferred units and all other units in the parcel subject to the density transfer (i.e., recipient parcel). Any SVSP Fees related to a transfer shall not be payable on transfer but rather would be payable when otherwise applicable by development of the property receiving the density transfer.

SVSP Fee Program Reimbursements and Credits

As is typical with development impact fee programs, many of the public infrastructure facilities are needed up-front, before adequate revenue from the fee collection would be available to fund such improvements. Consequently, some type of private funding may be necessary to pay for the public improvements when they are needed. This private financing may be in the form of land-secured bonds, developer equity, or other form of private financing. As stated in the Development Agreement, there shall be no adjustment to the SVSP Infrastructure Fee Component based on the method by which a constructing party funds or constructs eligible project costs.

Reimbursement for Eligible Project Improvements

In cases where a private party (e.g., developer) has advance-funded an eligible SVSP Fee Program facility, the party will be due a reimbursement from the SVSP Fee Program and such reimbursements would be in the form of fee credits or cash reimbursements. Reimbursements will be provided under the following conditions:

- Developer-installed improvements shall be considered for reimbursement. Only funds collected from the SVSP fee shall be used to reimburse a developer who installed eligible infrastructure improvements identified in this report. Reimbursements are an obligation of the SVSP Fee Program and not an obligation of the City General Fund or other operating funds.
- All bidding and contracting for construction work shall be done so as to allow for the project improvements to be eligible for acquisition or construction through a CFD or to enable the SVSP Infrastructure Fee Component to be financed by a CFD.

The total amount of reimbursement for completed infrastructure will be based on actual costs incurred for eligible hard costs based on a properly bid construction contract. Soft costs will be calculated as a fixed percentage (20 percent) of hard costs. All hard costs will be subject to verification by the SVSP Fee Program Administrator and by the City.

Reimbursements shall be controlled by a fully executed SVSP Fee Program Credit/Reimbursement Agreement. A template for such agreements was included in Appendix JJ of the Development Agreements. The City and SVSP property owners have subsequently modified the

SVSP Fee Program Credit/Reimbursement Agreement – a copy of which is located in **Appendix H** of this document. Depending on circumstances, SVSP Fee Program reimbursements may be in the form of fee credits or cash reimbursements as described in more detail below.

Fee Credits and Cash Reimbursements

Fee Credits

The first priority for reimbursement of eligible costs identified in a fee credit agreement will be through the use of fee credits. Once all criteria have been met, fee credits may be taken against fees when payable at either final map or at building permit issuance, as applicable. To obtain fee credits, developers must obtain an executed Fee Credit and Reimbursement Agreement with the City. An updated Fee Credit and Reimbursement Agreement Template is included as **Appendix H**.

Fee credits will be expressed as a dollar amount to be used to offset the SVSP Infrastructure Fee Component and may be used as a credit against fees for any property located in the SVSP. The amount of the fee credit will be determined using a two-step process as defined in Exhibit JJ to the Development Agreement. Initially, the fee credit amount will be based on the estimated cost of eligible improvements included in the construction contract for eligible facilities. This amount shall also include amounts for eligible soft costs.

The final amount of fee credits/reimbursement in a given agreement will be reconciled once all project costs are incurred. The final credit/reimbursement amount may be adjusted upward or downward depending on the final costs. In the event of an upward adjustment, the City Engineer in consultation with the Administrator shall review all project documentation and shall determine how much of the actual construction costs should be included in an increase to the credit/reimbursement amount. In the case of a downward adjustment, the developer may be obligated to refund the amount of any credits applied in excess of the final adjusted amount. All fee credits provided pursuant to credit/reimbursement agreements shall be adjusted annually based on the annual change to the SVSP Fee Program (i.e., Construction Cost Index adjustment) as described in this chapter.

Fee credits do not run with the land and are transferable and may be applied by the constructing party in any manner to a given parcel or project in the SVSP. It is the constructing party's responsibility to inform the City how fee credits will be applied to development projects. Exhibits B, C, and D in Exhibit JJ of the Development Agreement are template forms to be used by developers when using SVSP Fee Program fee credits. In no event will a party be granted fee credits against the Administrative Fee Component.

Appendix F provides examples of how fee credits will be tracked by a fee credit/reimbursement agreement for each Ownership Entity. As shown in this appendix, the tracking mechanism will accommodate a variety of ways in which an Ownership Entity may wish to allocate fee credits amongst the various parcels in that Ownership Entity's property holdings.

Cash Reimbursements

Cash reimbursements will be due to developers who have advance funded a facility (or facilities) in excess of their total SVSP Infrastructure Fee Component obligation. Cash reimbursements will repay a developer for the difference between the total reimbursement amount (i.e., total cost of

eligible project) and that amount repaid through the use of fee credits. In these circumstances, developers would first obtain fee credits, up to their fair share requirement for SVSP infrastructure, and then await cash reimbursement from fee revenue collections from other fee payers.

To obtain reimbursements, developers would have had to enter into a credit/reimbursement agreement with the City. Cash reimbursements will be paid on City Public Works Department approval of "satisfactory completion" of the improvements associated with that agreement. Cash reimbursements will be paid on a first-in first-out basis based on the effective date of the credit/reimbursement agreement in any given calendar week. If two agreements have an effective date in the same calendar week, each will be given equal priority for reimbursement. Cash reimbursements will be paid no less than quarterly by the City. Outstanding cash reimbursement amounts subject to future payment will be increased annually on the annual fee adjustment date by 4 percent. Cash reimbursement balances are not convertible to fee credits unless the amounts are in the first reimbursement priority position.

Based on the terms identified in the Development Agreement, the interest cost to be included in the SVSP Fee Program will be included at such time as the first reimbursement obligation is determined and will then be applicable from that point forward. Interest will be determined on an annual basis and will be calculated from the date of the reimbursement agreement.

Other Reimbursements

Any third party reimbursements shall be treated according to the provisions of the Development Agreement. Because such third party reimbursements do not affect the SVSP fees, they are not accounted for in this nexus study.

Reimbursements for Public Land Dedications

City Park Land

Reimbursement for City Park Land shall be made only to the owner who dedicated land for the City Park as identified in this nexus study. Cash reimbursements shall commence once the City has received to its satisfaction one of these:

- Fee title to the park land.
- An irrevocable offer to dedicate the land.
- Another instrument that guarantees transfer of free and clear title of the park land to the City.

SVSP Right-of-Way, Open Space, and Other Public Lands

Because the right-of-way and open space land dedications and obligations are being handled as adjustments to the SVSP Infrastructure Fee Component, no cash reimbursements should be payable to an original Ownership Entity. However, there will be a cash payment to one property owner who is required to dedicate right-of-way land, although that land is not in the SVSP.

This land is identified in the SVSP Fee Program as the Placer 2780 property (3 parcels) located outside the SVSP boundaries. The acreage to be acquired from Placer 2780 has been included in

the right-of-way and open space land requirements to ensure adequate funding will be provided to acquire the land as necessary.

Fee Program Adjustments and Update

The SVSP Fee Program is subject to automatic annual inflation adjustments, periodic updates, and a 5-year review requirement. The purpose of each update is described in this section.

Fee Program Adjustments and Updates

The proposed fee shall be adjusted annually, effective as of July 1 of each year. The annual adjustments vary by SVSP Fee Program Component.

SVSP Fee Program Land Value Adjustments

Annual adjustments to the City Park Land Fee Component and to the Public Land Fee adjustments will be based on the change in the City Park Land Value as determined by an annual appraisal or an updated appraisal the City shall cause to be completed. The appraisal should be completed early enough in a given calendar year to support the fee adjustment as of July 1 in that year.

The Public Land Fee adjustment in a given Ownership Entity shall be adjusted on a per-unit or per-building-square-foot basis based on the percentage change in City Park Land Value for the current year as compared to the previous year. For example, if the City Park Land appraised value increased by 5 percent in given year, then the Public Land Fee adjustment would be increased by 5 percent in that year.

SVSP Infrastructure Fee Adjustments

Annually, the costs on which the SVSP Infrastructure Fee is based shall be updated by actual costs (using unit price and other cost data from completed projects) or using a construction cost index such as the Engineering News Record Construction Cost Index (CCI). In the event that an index is used, the nexus study recommends that in April of each calendar year, using the procedures set forth in California Government Code Section 66017, the SVSP Infrastructure Fee should be adjusted by the average of the change in the San Francisco CCI and the change in the 20-city CCI as reported in the Engineering News Record for the 12-month period ending May of each calendar year.

As indicated in Exhibit JJ to the Development Agreement, the SVSP Infrastructure Fee adjustment shall be based on the remaining costs of eligible improvements as calculated above, the costs of any outstanding fee credit and cash reimbursement obligations including interest expenses, and the number of undeveloped or unpermitted fee-paying units (EDUs) in the SVSP Fee Program.

SVSP Infrastructure Fee Updates

The proposed SVSP fee is subject to periodic update based on changes in developable land, cost estimates, or other changes in the data on which the fee is based. During periodic updates, the City will analyze these items:

- Changes in facility costs greater than inflation.
- Use of actual costs for completed facility improvements to “true up” the Fee Program.
- Changes in land use.
- Changes in the amount of ACOE open space required (for Public Land Fee adjustments).
- Changes in other funding sources.
- Inclusion of interest costs for outstanding cash reimbursement obligations (after the first reimbursement agreement is executed).
- Changes in the cost to update or administer the fee.

In addition, a new infrastructure project may be included in the Fee Program to the extent that the project has unanimous approval of the SVSP Owners’ Group and the City concurs. Any changes to the fee based on the periodic update will be presented to the City Council for approval before an increase or decrease in the fee.

Five-Year Review

Fees will be collected from new development in the City immediately; use of these funds, however, may need to wait until a sufficient fund balance can be accrued. According to Government Code Section 66006, the City is required to deposit, invest, account for, and expend the fees in a prescribed manner. The fifth fiscal year following the first deposit into the fee account or fund and every 5 years thereafter, the City is required to make all of the following findings with respect to that portion of the account or fund remaining unexpended:

- Identify the purpose for which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete plan area improvements.
- Designate the approximate dates on which the funding referred to in the above paragraph is expected to be deposited in the appropriate account or fund.

The City must refund the unexpended or uncommitted revenue portion of the fee for which a need could not be demonstrated in the above findings, unless the administrative costs exceed the amount of the refund.



APPENDICES:

- Appendix A: SVSP Fees by Land Use Type and Ownership Entity
- Appendix B: Detailed and Summary SVSP Land Use Tables
- Appendix C: SVSP Fee Program Cost Detail Tables
- Appendix D: SVSP Fee Program Public Land Requirement Allocation Tables
- Appendix E: SVSP Fee Program Open Space Cost Allocation Tables
- Appendix F: SVSP Fee Program Fee Credit Tracking
- Appendix G: Development Agreement Exhibit JJ
- Appendix H: SVSP Fee Credit and Reimbursement Agreement (Template)



APPENDIX A:

SVSP Fees by Land Use Type and Ownership Entity

Exhibit A	Specific Plan Parcels Property Ownership	A-1
Table A-1	Proposed Fee Schedule for CGB.....	A-2
Table A-2	Proposed Fee Schedule for Mourier Investments.....	A-3
Table A-3	Proposed Fee Schedule for DF Properties	A-4
Table A-4	Proposed Fee Schedule for Westpark Federico/ Mourier Federico.....	A-5
Table A-5	Proposed Fee Schedule for Baseline P & R LLC.....	A-6
Table A-6	Proposed Fee Schedule for Baybrook LP	A-7

Specific Plan Parcels Property Ownership



Table A-1
Sierra Vista Specific Plan Fee Program
Proposed Fee Schedule for CGB

CGB

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP	MU
					[1]	[1]	[1]	[1]
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Open Space Allocation	Table E-1	\$1,403	\$1,198	\$994	\$0	\$0.00	\$0.00	\$0.00
Public Land Allocation	Table D-1	\$1,354	\$1,354	\$840	\$0	\$0.00	\$0.00	\$0.00
Net Infrastructure Fee		\$20,058	\$18,473	\$11,780	\$10,321	\$19.39	\$20.52	\$19.39
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$22,733	\$20,781	\$13,629	\$12,177	\$19.78	\$20.93	\$19.78

"fee_CGB"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Table A-2
Sierra Vista Specific Plan Fee Program
Proposed Fee Schedule for Mourier Investments

Mourier Investments

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP	MU
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Open Space Allocation	Table E-2	(\$775)	(\$662)	(\$549)	(\$549)	(\$0.52)	(\$0.52)	(\$0.52)
Public Land Allocation	Table D-2	(\$313)	(\$313)	(\$194)	(\$194)	(\$0.44)	(\$0.48)	(\$0.44)
Net Infrastructure Fee		\$16,213	\$14,945	\$9,203	\$9,578	\$18.43	\$19.52	\$18.43
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$18,888	\$17,253	\$11,052	\$11,434	\$18.82	\$19.93	\$18.82

"fee_MI"

A-3

Table A-3
Sierra Vista Specific Plan Fee Program
Proposed Fee Schedule for DF Properties

DF Properties

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP	MU
				[1]	[1]		[1]	[1]
		<u>per unit</u>	<u>per unit</u>	<u>per unit</u>	<u>per unit</u>	<u>per sq. ft.</u>	<u>per sq. ft.</u>	<u>per sq. ft.</u>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Open Space Allocation	Table E-3	\$396	\$338	\$0	\$0	\$0.26	\$0.00	\$0.00
Public Land Allocation	Table D-3	\$2,162	\$2,162	\$0	\$0	\$3.07	\$0.00	\$0.00
Net Infrastructure Fee		\$19,859	\$18,420	\$9,946	\$10,321	\$22.72	\$20.52	\$19.39
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$22,534	\$20,728	\$11,795	\$12,177	\$23.11	\$20.93	\$19.78

"fee_DF"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Table A-4
Sierra Vista Specific Plan Fee Program
Proposed Fee Schedule for Westpark Federico / Mourier Federico

Westpark Federico / Mourier Federico

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP [1]	MU
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Open Space Allocation	Table E-4	(\$1,541)	(\$1,316)	(\$1,092)	(\$1,092)	(\$1.02)	\$0.00	(\$1.02)
Public Land Allocation	Table D-4	(\$1,827)	(\$1,827)	(\$1,132)	(\$1,132)	(\$2.59)	\$0.00	(\$2.59)
Net Infrastructure Fee		\$13,933	\$12,777	\$7,722	\$8,097	\$15.78	\$20.52	\$15.78
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$16,608	\$15,085	\$9,571	\$9,953	\$16.17	\$20.93	\$16.17

"fee_FED"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Table A-5
Sierra Vista Specific Plan Fee Program
Proposed Fee Schedule for Baseline P & R LLC

Baseline P & R LLC

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP	MU
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Open Space Allocation	Table E-5	\$1,997	\$1,706	\$1,415	\$1,415	\$1.33	\$1.33	\$1.33
Public Land Allocation	Table D-5	\$391	\$391	\$243	\$243	\$0.56	\$0.60	\$0.56
Net Infrastructure Fee		\$19,689	\$18,017	\$11,604	\$11,979	\$21.28	\$22.45	\$21.28
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$22,364	\$20,325	\$13,453	\$13,835	\$21.67	\$22.86	\$21.67

"fee_BASE"

A-6

Table A-6
Sierra Vista Specific Plan Fee Program
Proposed Fee Schedule for Baybrook LP

Baybrook LP

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP	MU
			[1]	[1]		[1]	[1]	
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Open Space Allocation	Table E-6	(\$7,596)	\$0	\$0	(\$5,383)	\$0.00	\$0.00	(\$5.05)
Public Land Allocation	Table D-6	(\$4,246)	\$0	\$0	(\$2,633)	\$0.00	\$0.00	(\$6.03)
Net Infrastructure Fee		\$5,459	\$15,920	\$9,946	\$2,305	\$19.39	\$20.52	\$8.31
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$8,134	\$18,228	\$11,795	\$4,161	\$19.78	\$20.93	\$8.70

"fee_BAY"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.



APPENDIX B:

Detailed and Summary SVSP Land Use Tables

Table B-1	Summary of Developable Acreage, Units, and Building Square Feet by Owner	B-1
Table B-2	Developable Units and Building Square Feet by Ownership Group.....	B-2
Table B-3	Public Land Dedication Summaries.....	B-3
Table B-4	Open Space Land Dedication Detail.....	B-4
Table B-5	Public/Quasi-Public Land Dedication Detail.....	B-5
Table B-6	Detailed Specific Plan Land Use Information— As of March 30, 2018 (3 pages)	B-6

Table B-1
Sierra Vista Specific Plan Fee Program
Summary of Developable Acreage, Units, and Building Square Feet by Owner

Ownership Entity	Acreage [3]			Units/Building Sq. Ft.	
	Total	Developable	Non Developable	Units	Sq. Ft.
Cyril G. Barbaccia Irrev. Trust	80.6	55.8	24.8	999	0
Mourier Investments, LLC.	423.0	266.5	156.5	1,724	142,626
DF Properties	160.1	119.6	40.5	230	888,286
Westpark Federico / Mourier Federico	506.3	286.8	219.4	2,154	58,915
Baseline P & R LLC	376.5	281.8	94.7	1,437	935,887
Baybrook LP	80.0	17.6	62.4	106	31,581
Offsite: Placer 2780 [3]	1.3	0.0	1.3	0	0
Total SVSP	1,627.8	1,028.1	599.7	6,650	2,057,295

"dev acres"

Source: Sierra Vista Specific Plan

[1] Excludes approximately 5.3 acres of ROW/Landscape Corridors in the SVSP Urban Reserve.

[2] Includes open space areas designated as paseos.

[3] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

Table B-2
Sierra Vista Specific Plan Fee Program
Developable Units and Building Square Feet by Ownership Group

Land Use	Ownership Entity						Total
	CGB	Mourier	DF Properties	Westpark Federico/ Mourier Federico	Baseline P&R LLC.	Baybrook LP	
Residential				<u>units</u>			
Low Density	115	838	115	951	649	60	2,728
Medium Density	44	687	115	641	454	0	1,941
High Density	840	159	0	522	171	0	1,692
Mixed Use	0	40	0	40	163	46	289
Subtotal Residential	999	1,724	230	2,154	1,437	106	6,650
Nonresidential				<u>bldg. sq. ft.</u>			
Community Commercial	0	1,089	888,286	19,711	692,495	0	1,601,581
Business Professional	0	101,767	0	0	132,858	0	234,625
Mixed Use	0	39,770	0	39,204	110,534	31,581	221,089
Subtotal Nonresidential	0	142,626	888,286	58,915	935,887	31,581	2,057,295

"dev_uses"

Source: City of Roseville and SVSP Financing Plan

Table B-3
Sierra Vista Specific Plan Fee Program
Public Land Dedication Summaries

Ownership Entity	Total	ROW / Land. Corridor [1]	Open Space [2]	Public / Quasi-Public	Paseos	Parks	Bus Transfer Park & Ride	Other [3]
Cyril G. Barbaccia Irrev. Trust	24.8	6.3	9.7	0.0	1.2	7.6	0.0	0.0
Mourier Investments, LLC.	156.5	44.6	77.0	12.1	5.8	12.8	0.0	4.1
DF Properties	40.5	9.7	26.3	0.0	2.2	1.8	0.5	0.0
Westpark Federico / Mourier Federico	219.4	46.6	112.1	29.2	9.5	16.4	0.0	5.7
Baseline P & R LLC	94.7	48.3	22.2	12.0	0.0	11.8	0.4	0.0
Baybrook LP	62.4	4.7	17.6	0.2	0.0	39.9	0.0	0.0
Offsite: Placer 2780 [4]	1.3	0.9	0.3	0.1	0.0	0.0	0.0	0.0
Total SVSP	599.7	161.1	265.2	53.6	18.7	90.3	0.9	9.8

"publand_sum"

Source: Sierra Vista Specific Plan

[1] Excludes approximately 5.3 acres of ROW/Landscape Corridors in the SVSP Urban Reserve.

[2] Excludes open space areas designated as paseos.

[3] Includes nondevelopable portions of developable parcels that have powerline corridor and other use restrictions.

[4] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

Table B-4
Sierra Vista Specific Plan Fee Program
Open Space Land Dedication Detail

Ownership Entity	Total	Open Space Detail						ACOE
		WAPA Corridor			General Open Space			
		WAPA w/ Det.	WAPA w/o Det.	Subtotal	General w/ Det.	General w/o Det.	Subtotal	
Cyril G. Barbaccia Irrev. Trust	9.7	0.0	0.0	0.0	7.8	1.9	9.7	0.0
Mourier Investments, LLC.	77.0	0.0	19.2	19.2	40.8	0.0	40.8	17.1
DF Properties	26.3	0.0	0.0	0.0	26.3	0.0	26.3	0.0
Westpark Federico / Mourier Federico	112.1	31.9	22.8	54.7	28.8	0.0	28.8	28.6
Baseline P & R LLC	22.2	0.0	0.0	0.0	22.2	0.0	22.2	0.0
Baybrook LP	17.6	0.0	0.0	0.0	17.6	0.0	17.6	0.0
Offsite: Placer 2780 [1]	0.3	0.0	0.0	0.0	0.3	0.0	0.3	0.0
Total SVSP	265.2	31.9	42.0	73.9	143.8	1.9	145.7	45.7

"os_detail"

Source: Sierra Vista Specific Plan

[1] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

Table B-5
Sierra Vista Specific Plan Fee Program
Public/Quasi-Public Land Dedication Detail

Ownership Entity	Total	Public/Quasi-Public Space Detail								School Land		
		Public/Quasi-Public Excluding Schools										
		Church	Elect. Subst.	Recycle Ctr.	WWTP	Fire Station	Well	Sewer Lift Station	Subtotal Excl. Schools	Middle School	Element. School	Subtotal Schools
Cyril G. Barbaccia Irrev. Trust	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Mourier Investments, LLC.	12.1	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.3	0.0	11.8	11.8
DF Properties	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Westpark Federico / Mourier Federico	29.2	0.0	1.1	0.5	2.8	3.2	0.0	0.0	7.6	21.6	0.0	21.6
Baseline P & R LLC	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.0	12.0
Baybrook LP	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0
Offsite: Placer 2780 [1]	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0
Total SVSP	53.6	0.0	1.1	0.5	2.8	3.2	0.3	0.3	8.2	21.6	23.8	45.4

"pqp_detail"

Source: Sierra Vista Specific Plan

[1] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

Table B-6
Sierra Vista Specific Plan Fee Program
Detailed Specific Plan Land Use Information - As of March 30, 2018

PARCEL	SPECIFIC PLAN LAND USE	ZONING	FEE PROGRAM DESIGNATIONS			Footnote	ACRES	ALLOCATED UNITS	BUILDING SQ. FT.	DENSITY
			ZONING DESIGNATION	Dev. Or Nondev.	DEV. LAND USE					
CGB										
CG-1	LDR (Residential)	RS/DS	RS/DS	D	LDR		22.6	115	0.25 FAR	5.1
CG-1	LDR (Residential)	OS	OS	ND	Paseo		0.4	-	-	-
CG-20	MDR (Residential)	RS/DS	RS/DS	D	MDR		4.6	44	-	9.6
CG-20	MDR (Residential)	OS	OS	ND	Paseo		0.3	-	-	-
CG-30	HDR (Residential)	R3	R3	D	HDR		14.0	420	-	30.0
CG-31	HDR (Residential)	R3	R3	D	HDR		14.6	420	-	28.8
CG-50	P/R (Park)	P/R	P/R	ND	Park		7.6	-	-	-
CG-70	OS (Open Space)	OS	OS	ND	Paseo		0.5	-	-	-
CG-80	OS (Open Space)	OS	OS	ND	GND		1.9	-	-	-
CG-81	OS (Open Space)	OS	OS	ND	GWD		6.8	-	-	-
CG-82	OS (Open Space)	OS	OS	ND	GWD		1.0	-	-	-
CG-100	ROW/Landscape Corridors	ROW	ROW	ND	-		6.3	-	-	-
Subtotal CGB							80.6	999	0	
Mourier Inv. LLC (Connely)										
CO-1	LDR (Residential)	RS/DS	RS/DS	D	LDR		17.3	86	-	5.0
CO-2A	LDR (Residential)	RS/DS	RS/DS	D	LDR		14.2	71	-	5.0
CO-2B	LDR (Residential)	RS/DS	RS/DS	D	LDR		14.6	73	-	5.0
CO-3	LDR (Residential)	RS/DS	RS/DS	D	LDR		15.7	78	-	5.0
CO-20	MDR (Residential)	RS/DS	RS/DS	D	MDR		9.4	84	-	8.9
CO-21	MDR (Residential)	RS/DS	RS/DS	D	MDR		7.8	70	-	9.0
CO-22	MDR (Residential)	RS/DS	RS/DS	D	MDR		4.5	43	-	9.6
CO-22	MDR (Residential)	OS	OS	ND	Paseo		0.3	-	-	-
CO-40	CC (Commercial)	CC	CC	D	N. Comm/Mini-Stor.		0.1	-	1,089	-
CO-50	P/R (Park)	P/R	P/R	ND	-		1.0	-	-	-
CO-70	OS (Open Space)	OS	OS	ND	Paseo		0.3	-	-	-
CO-71	OS (Open Space)	OS	OS	ND	Paseo		0.5	-	-	-
CO-80A	OS (Open Space)	OS	OS	ND	WAPA ND		4.5	-	-	-
CO-80B	OS (Open Space)	OS	OS	ND	ACOE		9.7	-	-	-
CO-81A	OS (Open Space)	OS	OS	ND	GWD		16.0	-	-	-
CO-81B	OS (Open Space)	OS	OS	ND	ACOE		6.9	-	-	-
CO-100	ROW/Landscape Corridors	ROW	ROW	ND	-		17.3	-	-	-
Subtotal Mourier Inv. LLC (Connely)							140.1	505	1,089	
Mourier Inv. LLC (Bagley, Computer., and Wealth)										
JM-1	LDR (Residential)	RS/DS	RS/DS	D	LDR		17.0	84	-	4.9
JM-2	LDR (Residential)	RS/DS	RS/DS	D	LDR		29.7	187	-	6.3
JM-2	LDR (Residential)	OS	OS	ND	Paseo		0.9	-	-	-
JM-3	LDR (Residential)	RS/DS	RS/DS	D	LDR		30.2	127	-	4.2
JM-3	LDR (Residential)	OS	OS	ND	Paseo		0.5	-	-	-
JM-4	LDR (Residential)	RS/DS	RS/DS	D	LDR		25.6	132	-	5.2
JM-20	MDR (Residential)	RS/DS	RS/DS	D	MDR		39.7	319	-	8.0
JM-21	MDR (Residential)	RS/DS	RS/DS	D	MDR		18.3	171	-	9.4
JM-21	MDR (Residential)	OS	OS	ND	Paseo		0.3	-	-	-
JM-30	HDR (Residential)	R3	R3	D	HDR		7.5	159	-	21.2
JM-40	Commercial Mixed Use	CMU/SA	CMU/SA	D	CMU/SA		5.7	40	39,770	20.0
JM-41A	Commercial/Business Professional	CC/SA	CC/SA	D	CC/BP		9.3	-	101,767	-
JM-41B	Commercial/Business Professional	CC/SA	CC/SA	ND	Parking		4.1	-	-	-
JM-50A	P/R (Park)	P/R	P/R	ND	Park		7.7	-	-	-
JM-50B	P/R (Park)	P/R	P/R	ND	Park		0.0	-	-	-
JM-51	P/R (Park)	P/R	P/R	ND	Park		2.6	-	-	-
JM-52	P/R (Park)	P/R	P/R	ND	Park		1.5	-	-	-
JM-60	Public/Quasi-Public (Well)	P/QP	P/QP - Well	ND	-		0.3	-	-	-
JM-61	Public/Quasi-Public (Elementary School)	P/QP	P/QP - Elem School	ND	-		11.8	-	-	-
JM-70	OS (Open Space)	OS	OS	ND	Paseo		0.3	-	-	-
JM-71	OS (Open Space)	OS	OS	ND	Paseo		0.9	-	-	-
JM-72	OS (Open Space)	OS	OS	ND	Paseo		0.3	-	-	-
JM-73A	OS (Open Space)	OS	OS	ND	Paseo		0.6	-	-	-
JM-73B	OS (Open Space)	OS	OS	ND	Paseo		0.9	-	-	-
JM-80	OS (Open Space)	OS	OS	ND	ACOE		0.5	-	-	-
JM-81	OS (Open Space)	OS	OS	ND	WAPA ND		6.2	-	-	-
JM-82	OS (Open Space)	OS	OS	ND	WAPA ND		2.4	-	-	-
JM-83	OS (Open Space)	OS	OS	ND	WAPA ND		6.1	-	-	-
JM-84	OS (Open Space)	OS	OS	ND	GWD		10.0	-	-	-
JM-85	OS (Open Space)	OS	OS	ND	GWD		14.8	-	-	-
ROW	ROW/Landscape Corridors	ROW	ROW	ND	-		27.3	-	-	-
Subtotal Mourier Inv. LLC (Bagley, Computer., and Wealth)							282.9	1,219	141,537	
DF Properties										
DF-1	LDR (Residential)	RS/DS	RS/DS	D	LDR		20.3	100	-	4.9
DF-2	LDR (Residential)	RS/DS	RS/DS	D	LDR		3.2	15	-	4.7
DF-20	MDR (Residential)	RS/DS	RS/DS	D	MDR		14.5	115	-	7.9
DF-40A	CC (Commercial)	GC	GC	D	Reg. Comm.		12.1	-	131,431	-
DF-40B	CC (Commercial)	GC	GC	ND	Bus/Park/Ride		0.5	-	-	-

Table B-6

Sierra Vista Specific Plan Fee Program

Detailed Specific Plan Land Use Information - As of March 30, 2018

Page 2 of 3

PARCEL	SPECIFIC PLAN LAND USE	ZONING	FEE PROGRAM DESIGNATIONS			Footnote	ACRES	ALLOCATED UNITS	BUILDING SQ. FT.	DENSITY
			ZONING DESIGNATION	Dev. Or Nondev.	DEV. LAND USE					
DF-41	CC (Commercial)	GC	GC	D	Reg. Comm.		29.3	-	319,077	-
DF-42	CC (Commercial)	GC	GC	D	Reg. Comm.		40.2	-	437,778	-
DF-50	P/R (Park)	P/R	P/R	ND	Park		1.8	-	-	-
DF-70	OS (Open Space)	OS	OS	ND	Paseo		0.6	-	-	-
DF-71	OS (Open Space)	OS	OS	ND	Paseo		1.2	-	-	-
DF-72	OS (Open Space)	OS	OS	ND	Paseo		0.4	-	-	-
DF-80	OS (Open Space)	OS	OS	ND	GWD		21.6	-	-	-
DF-81	OS (Open Space)	OS	OS	ND	GWD		4.7	-	-	-
DF-100	ROW/Landscape Corridors	ROW	ROW	ND	-		9.7	-	-	-
Subtotal DF Properties							160.1	230	888,286	
Westpark Federico / Mourier Federico										
FD-1	LDR (Residential)	RS/DS	RS/DS	D	LDR		18.3	91	-	5.0
FD-2	LDR (Residential)	RS/DS	RS/DS	D	LDR		15.7	81	-	5.2
FD-2	LDR (Residential)	OS	OS	ND	Paseo		0.6	-	-	-
FD-3	LDR (Residential)	RS/DS	RS/DS	D	LDR		9.1	46	-	5.1
FD-4	LDR (Residential)	RS/DS	RS/DS	D	LDR		6.1	33	-	5.4
FD-4	LDR (Residential)	OS	OS	ND	Paseo		0.3	-	-	-
FD-5	LDR (Residential)	RS/DS	RS/DS	D	LDR		17.4	87	-	5.0
FD-6	LDR (Residential)	RS/DS	RS/DS	D	LDR		13.5	69	-	5.1
FD-6	LDR (Residential)	OS	OS	ND	Paseo		0.3	-	-	-
FD-7	LDR (Residential)	RS/DS	RS/DS	D	LDR		8.5	42	-	4.9
FD-8A	LDR (Residential)	RS/DS	RS/DS	D	LDR		15.6	78	-	5.0
FD-8B	LDR (Residential)	RS/DS	RS/DS	D	LDR		17.3	86	-	5.0
FD-9	LDR (Residential)	RS/DS	RS/DS	D	LDR		18.3	109	-	6.0
FD-10	LDR (Residential)	RS/DS	RS/DS	D	LDR		18.7	93	-	5.0
FD-20A	MDR (Residential)	RS/DS	RS/DS	D	MDR		14.2	110	-	7.7
FD-20B	MDR (Residential)	RS/DS	RS/DS	D	MDR		11.1	88	-	7.9
FD-21	MDR (Residential)	RS/DS	RS/DS	D	MDR		22.0	204	-	9.3
FD-21	MDR (Residential)	OS	OS	ND	Paseo		0.7	-	-	-
FD-22A	LDR (Residential)	RS/DS	RS/DS	D	LDR		12.0	76	-	6.3
FD-22B	LDR (Residential)	RS/DS	RS/DS	D	LDR		10.5	60	-	5.7
FD-23	MDR (Residential)	RS/DS	RS/DS	D	MDR		15.9	143	-	9.0
FD-24	MDR (Residential)	RS/DS	RS/DS	D	MDR		10.7	96	-	9.0
FD-32	HDR (Residential)	R3	R3	D	HDR		8.9	178	-	20.0
FD-33	HDR (Residential)	R3	R3	D	HDR		8.6	172	-	20.0
FD-34	HDR (Residential)	R3	R3	D	HDR		7.0	172	-	24.4
FD-40A	CC (Commercial)	CC	CC	D	Mini-Storage		1.8	-	19,711	-
FD-40B	CC (Commercial)	CC	CC	ND	Undev.		5.7	-	-	-
FD-41	Commercial Mixed Use	CMU/SA	CMU/SA	D	CMU/SA		5.6	40	39,204	20.0
FD-41	Commercial Mixed Use	ROW	ROW	ND	Additional ROW	[1]	0.1	-	-	-
FD-50	P/R (Park)	P/R	P/R	ND	Park		1.7	-	-	-
FD-51	P/R (Park)	P/R	P/R	ND	Park		1.1	-	-	-
FD-52	P/R (Park)	P/R	P/R	ND	Park		5.5	-	-	-
FD-53	P/R (Park)	P/R	P/R	ND	Park		8.1	-	-	-
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	P/QP - Elect	ND	-		1.1	-	-	-
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	P/QP - Recycle	ND	-		0.5	-	-	-
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	P/QP - WWTP	ND	-		2.8	-	-	-
FD-64	Public/Quasi-Public (Fire Station)	P/QP	P/QP - Fire	ND	-		3.2	-	-	-
FD-65	Public/Quasi-Public (Middle School)	P/QP	P/QP - Middle School	ND	-		21.6	-	-	-
FD-70	OS (Open Space)	OS	OS	ND	Paseo		1.1	-	-	-
FD-71A	OS (Open Space)	OS	OS	ND	Paseo		0.7	-	-	-
FD-71B	OS (Open Space)	OS	OS	ND	Paseo		0.8	-	-	-
FD-72A	OS (Open Space)	OS	OS	ND	Paseo		0.3	-	-	-
FD-72B	OS (Open Space)	OS	OS	ND	Paseo		0.3	-	-	-
FD-73A	OS (Open Space)	OS	OS	ND	Paseo		0.5	-	-	-
FD-73B	OS (Open Space)	OS	OS	ND	Paseo		0.5	-	-	-
FD-74	OS (Open Space)	OS	OS	ND	Paseo		0.7	-	-	-
FD-75	OS (Open Space)	OS	OS	ND	Paseo		1.2	-	-	-
FD-76	OS (Open Space)	OS	OS	ND	Paseo		0.2	-	-	-
FD-77	OS (Open Space)	OS	OS	ND	Paseo		1.4	-	-	-
FD-80	OS (Open Space)	OS	OS	ND	GWD		5.7	-	-	-
FD-81	OS (Open Space)	OS	OS	ND	GWD		5.5	-	-	-
FD-82A	OS (Open Space)	OS	OS	ND	WAPA WD		11.1	-	-	-
FD-82B	OS (Open Space)	OS	OS	ND	GWD		0.1	-	-	-
FD-83	OS (Open Space)	OS	OS	ND	ACOE		3.5	-	-	-
FD-84A	OS (Open Space)	OS	OS	ND	GWD		17.5	-	-	-
FD-84B	OS (Open Space)	OS	OS	ND	ACOE		7.8	-	-	-
FD-85	OS (Open Space)	OS	OS	ND	WAPA WD		20.8	-	-	-
FD-86	OS (Open Space)	OS	OS	ND	WAPA ND		1.7	-	-	-
FD-87A	OS (Open Space)	OS	OS	ND	ACOE		4.1	-	-	-
FD-87B	OS (Open Space)	OS	OS	ND	WAPA ND		0.2	-	-	-
FD-88A	OS (Open Space)	OS	OS	ND	ACOE		13.2	-	-	-
FD-88B	OS (Open Space)	OS	OS	ND	WAPA ND		20.9	-	-	-
FD-100	ROW/Landscape Corridors	ROW	ROW	ND	-		46.5	-	-	-
Subtotal Westpark Federico / Mourier Federico							506.3	2,154	58,915	

Table B-6
Sierra Vista Specific Plan Fee Program
Detailed Specific Plan Land Use Information - As of March 30, 2018

PARCEL	SPECIFIC PLAN LAND USE	ZONING	FEE PROGRAM DESIGNATIONS			Footnote	ACRES	ALLOCATED UNITS	BUILDING SQ. FT.	DENSITY
			ZONING DESIGNATION	Dev. Or Nondev.	DEV. LAND USE					
Baseline P& R LLC.										
KT-1B	LDR (Residential)	RS/DS	RS/DS	D	LDR		20.4	95	-	4.7
KT-2	LDR (Residential)	RS/DS	RS/DS	D	LDR		23.7	125	-	5.3
KT-3A	LDR (Residential)	RS/DS	RS/DS	D	LDR		19.2	109	-	5.7
KT-3B	LDR (Residential)	RS/DS	RS/DS	D	LDR		19.4	97	-	5.0
KT-4	LDR (Residential)	RS/DS	RS/DS	D	LDR		14.3	84	-	5.9
KT-5	LDR (Residential)	RS/DS	RS/DS	D	LDR		23.5	139	-	5.9
KT-20	MDR (Residential)	RS/DS	RS/DS	D	MDR		22.5	167	-	7.4
KT-21A	MDR (Residential)	RS/DS	RS/DS	D	MDR		18.6	135	-	7.3
KT-21B	MDR (Residential)	RS/DS	RS/DS	D	MDR		18.6	152	-	8.2
KT-30	HDR (Residential)	R3	R3	D	HDR		7.5	171	-	22.8
KT-40B	CC (Commercial Mixed Use)	CMU/SA	CMU/SA	D	CMU/SA		18.3	163	110,534	20.0
KT-41A	CC (Commercial)	GC	GC	D	Reg. Comm.		54.8	-	596,663	-
KT-41B	CC (Commercial)	GC	GC	D	Reg. Comm.		0.0	-	-	-
KT-41B	CC (Commercial)	GC	GC	ND	Bus/Park/Ride		0.4	-	-	-
KT-42	CC (Commercial)	GC	GC	D	Reg. Comm.		8.8	-	95,832	-
KT-43	Commercial/Business Professional	CC/SA	CC/SA	D	Office		12.2	-	132,858	-
KT-51	P/R (Park)	P/R	P/R	ND	Park		4.2	-	-	-
KT-52	P/R (Park)	P/R	P/R	ND	Park		7.6	-	-	-
KT-61	Public/Quasi-Public (Elementary School)	P/QP	P/QP - Elem School	ND	-		12.0	-	-	-
KT-80B	OS (Open Space)	OS	OS	ND	GWD		17.5	-	-	-
KT-81	OS (Open Space)	OS	OS	ND	GWD		4.7	-	-	-
KT-100A	ROW/Landscape Corridors	ROW	ROW	ND	-		48.3	-	-	-
Subtotal Baseline P& R LLC.							376.5	1,437	935,887	
Baybrook LP										
KT-1A	LDR (Residential)	RS/DS	RS/DS	D	LDR		12.4	60	-	4.8
KT-40A	CC (Commercial Mixed Use)	CMU/SA	CMU/SA	D	CMU/SA		5.2	46	31,581	20.0
KT-50	P/R (Park)	P/R	P/R	ND	Park		39.9	-	-	-
KT-60A	Public/Quasi-Public (Sewer Lift Station)	P/QP	P/QP - Sewer LS	ND	-		0.2	-	-	-
KT-80A-1	OS (Open Space)	OS	OS	ND	GWD		17.6	-	-	-
KT-82	ROW/Landscape Corridors	ROW	ROW	ND	-		0.5	-	-	-
KT-100B	ROW/Landscape Corridors	ROW	ROW	ND	-	[2]	4.2	-	-	-
Subtotal Baybrook LP							80.0	106	31,581	
Urban Reserve										
UR-92	Urban Reserve	UR	UR	-	-		40.1	-	-	-
UR-100	ROW/Landscape Corridors	URROW	URROW	-	-		5.3	-	-	-
Subtotal Urban Reserve							45.4	0.0	0.0	
Placer 2780										
KT-60B	Public/Quasi-Public (Sewer Lift Station)	P/QP	P/QP - Sewer LS	ND	-	[3]	0.1	-	-	-
KT-80A-2	OS (Open Space)	OS	OS	ND	GWD	[3]	0.3	-	-	-
KT-100C	ROW/Landscape Corridors	ROW	ROW	ND	-	[3]	0.9	-	-	-
Subtotal Placer 2780							1.3	0	0	
Subtotal Excluding Westbrook							1,673.2	6,650	2,057,295	
Westbrook Acres							366.2			
TOTAL SVSP Acres							2,039.4			

Source: MacKay & Sompas

"lu_detail"

Footnotes:

[1] Additional ROW required in the future will be included in Fee adjustments.

[2] Modified based on the Portion of Improvements on APN 017-150-011 exhibit, dated 3 March 2010.

[3] Based on the Portion of Improvements on APN 017-150-011 exhibit, dated 3 March 2010.

[4] Areas designated as Paseo are anticipated to be dedicated to the city as ROW/Paseo and fee adjusted as such.



APPENDIX C:

SVSP Fee Program Cost Detail Tables

*Note: Schedule JJ and Paseo Improvement Costs from 2011 SVSP Fee Program Nexus Study. Costs have been updated as detailed in **Chapter 4** of this 2018 Nexus Study Update.*

Schedule JJ-1 (2 pages)	C-1
Preliminary Quantity Estimate—Paseo Improvements.....	C-3
Table C-1 Estimated Bus Transfer Station and Park & Ride Costs	C-4

SCHEDULE JJ-1
(SHEET 1 OF 2, PAGE 1 OF 2)

Job #: 18254-SP0
Sierra Vista Specific Plan
Backbone Infrastructure Costs
SCHEDULE JJ-1 - Overall Segments.xls
2010.12.03
SEH

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Roadway	CITY / COUNTY TOTAL	CIP TOTAL	Streetwork	Concrete	Storm Drain	Sanitary Sewer
1	Fiddymont Road - Segment 1	\$ -	\$ -	\$ 578,141	\$ 84,672	\$ 736,848	\$ -
2	Fiddymont Road - Segment 2	\$ -	\$ 360,000	\$ 842,876	\$ 66,528	\$ 302,998	\$ -
3	Baseline Road - Segment 1	\$ 918,677	\$ -	\$ 507,339	\$ 100,022	\$ 212,400	\$ -
4	Baseline Road - Segment 2	\$ 347,337	\$ -	\$ 315,135	\$ 62,266	\$ -	\$ -
5	Baseline Road - Segment 3	\$ 1,334,473	\$ -	\$ 557,684	\$ 110,025	\$ 118,800	\$ -
6	Baseline Road - Segment 4	\$ 340,686	\$ -	\$ 309,133	\$ 61,073	\$ 327,780	\$ -
7	Baseline Road - Segment 5	\$ 1,119,320	\$ -	\$ 1,048,381	\$ 135,991	\$ 387,648	\$ -
8	Baseline Road - Segment 6	\$ 395,743	\$ -	\$ 718,811	\$ 70,943	\$ 508,320	\$ -
9	Baseline Road - Segment 7	\$ 400,547	\$ -	\$ 363,146	\$ 71,804	\$ 696,600	\$ -
10	Baseline Road - Segment 8	\$ 961,928	\$ -	\$ 544,855	\$ 107,905	\$ 210,686	\$ -
11	Baseline Road - Segment 9	\$ 409,415	\$ -	\$ 373,308	\$ 73,394	\$ 116,784	\$ -
12	Santucci Boulevard - Segment 1	\$ -	\$ 796,930	\$ 601,252	\$ 112,608	\$ 583,920	\$ 62,640
13	Santucci Boulevard - Segment 2	\$ -	\$ 1,157,474	\$ 1,091,420	\$ 205,344	\$ 185,040	\$ 214,560
14	Santucci Boulevard - Segment 3	\$ -	\$ 398,583	\$ 545,874	\$ 102,540	\$ 236,520	\$ 82,714
15	Santucci Boulevard - Segment 4	\$ -	\$ 376,273	\$ 514,304	\$ 96,975	\$ 476,640	\$ 151,085
16	Santucci Boulevard - Segment 5	\$ -	\$ 896,138	\$ 734,238	\$ 138,177	\$ 461,628	\$ 115,920
17	Santucci Boulevard - Segment 6	\$ -	\$ 832,428	\$ 1,136,876	\$ 214,353	\$ 526,320	\$ -
18	Westbrook Boulevard - Segment 1	\$ -	\$ 878,664	\$ 563,363	\$ 135,660	\$ 419,760	\$ 99,720
19	Westbrook Boulevard - Segment 2	\$ -	\$ 1,156,443	\$ 862,223	\$ 208,126	\$ 165,960	\$ 18,720
20	Westbrook Boulevard - Segment 3	\$ -	\$ 926,489	\$ 614,175	\$ 147,980	\$ 267,840	\$ -
21	Westbrook Boulevard - Segment 4	\$ -	\$ 1,196,964	\$ 905,932	\$ 218,724	\$ 722,340	\$ 147,600
22	Westbrook Boulevard - Segment 5	\$ -	\$ 535,592	\$ 580,847	\$ 139,899	\$ 140,220	\$ 105,840
23	Westbrook Boulevard - Segment 6 [2]	\$ -	\$ 467,472	\$ -	\$ -	\$ -	\$ 266,400
24	Market Street - Segment 1	\$ -	\$ -	\$ 348,723	\$ 63,867	\$ 453,708	\$ 241,560
25	Market Street - Segment 2	\$ -	\$ -	\$ 499,170	\$ 91,748	\$ 250,560	\$ 252,720
26	Market Street - Segment 3	\$ -	\$ -	\$ 245,624	\$ 38,344	\$ 115,200	\$ 103,392
27	Market Street - Segment 4	\$ -	\$ -	\$ 494,894	\$ 83,523	\$ 305,280	\$ 167,760
28	Market Street - Segment 5	\$ -	\$ -	\$ 422,233	\$ 70,520	\$ 498,730	\$ 193,680
29	Upland Drive - Segment 1	\$ -	\$ -	\$ 345,444	\$ 63,262	\$ 227,520	\$ 54,720
30	Upland Drive - Segment 2	\$ -	\$ -	\$ 459,095	\$ 77,717	\$ 101,880	\$ 54,720
31	Upland Drive - Segment 3	\$ -	\$ -	\$ 377,772	\$ 62,718	\$ 366,120	\$ 121,277
32	Upland Drive - Segment 4	\$ -	\$ -	\$ 242,415	\$ 44,392	\$ 153,360	\$ 132,768
33	Upland Drive - Segment 5	\$ -	\$ -	\$ 436,797	\$ 73,604	\$ 379,440	\$ 75,600
34	Federico Drive - Segment 1	\$ -	\$ -	\$ 841,112	\$ 148,176	\$ 492,473	\$ 197,280
35	Federico Drive - Segment 2	\$ -	\$ -	\$ 712,242	\$ 124,407	\$ 167,040	\$ -
36	Federico Drive - Segment 3	\$ -	\$ -	\$ 211,193	\$ 31,994	\$ 200,880	\$ 33,840
37	Vista Grande Boulevard - Segment 1	\$ -	\$ 714,963	\$ 846,119	\$ 211,968	\$ 147,600	\$ 12,240
38	Vista Grande Boulevard - Segment 2	\$ -	\$ 253,283	\$ 604,539	\$ 151,557	\$ 152,640	\$ 130,522
39	Vista Grande Boulevard - Segment 3	\$ -	\$ 1,012,970	\$ 696,947	\$ 174,874	\$ 75,240	\$ 157,680
40	Vista Grande Boulevard - Segment 4	\$ -	\$ 292,970	\$ 696,947	\$ 174,874	\$ 156,780	\$ 193,248
41	Vista Grande Boulevard - Segment 5	\$ -	\$ 737,268	\$ 898,564	\$ 225,746	\$ 340,920	\$ 194,040
42	Vista Grande Boulevard - Segment 6	\$ -	\$ 897,785	\$ 1,281,381	\$ 321,794	\$ 329,760	\$ 356,040
43	Vista Grande Boulevard - Segment 7	\$ -	\$ 343,837	\$ 819,282	\$ 205,741	\$ 316,440	\$ 340,920
44	Vista Grande Boulevard - Segment 8	\$ -	\$ 236,457	\$ 562,476	\$ 141,489	\$ 164,160	\$ 216,360
45	For Vista Grande Boulevard - Segment 2	\$ -	\$ -	\$ -	\$ -	\$ 239,616	\$ -
46	Sierra Glen Drive - Segment 1	\$ -	\$ -	\$ -	\$ -	\$ 298,080	\$ 91,800
47	Frontage - JM-80	\$ -	\$ -	\$ 96,271	\$ 15,379	\$ 87,768	\$ -
48	PQP Site on JM-60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
49	For Vista Grande Boulevard - Segment 3	\$ -	\$ -	\$ -	\$ -	\$ 195,624	\$ -
50	Park & Ride and Bus Transfer Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
51	For Vista Grande Boulevard - Segment 8	\$ -	\$ -	\$ -	\$ -	\$ 154,080	\$ -
52	Sierra Village Drive - Segment 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,640
53	PQP Site on KT-60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720,000
54	Park & Ride	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
55	From Vista Grande Boulevard - Segment 6	\$ -	\$ -	\$ -	\$ -	\$ 293,558	\$ -
56	From Federico Drive - Segment 2	\$ -	\$ -	\$ -	\$ -	\$ 230,256	\$ -
57	Sierra Glen Drive - Segment 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,120
58	From Santucci Boulevard - Segment 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
59	Frontage - FD-87A	\$ -	\$ -	\$ 70,310	\$ 11,232	\$ 101,700	\$ -
60	Frontage - FD-88A	\$ -	\$ -	\$ 415,552	\$ 66,384	\$ 267,739	\$ -
61	Frontage - FD-63	\$ -	\$ -	\$ 48,316	\$ 7,718	\$ 12,960	\$ -
62	Frontage - FD-64	\$ -	\$ -	\$ 83,291	\$ 13,306	\$ -	\$ -
63	PQP Site on FD-63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
64	PQP Site on FD-61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
65	PQP Site on FD-64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
66	PQP Site on FD-62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
67	Fiddymont - Baseline City CIP	\$ 242,884.75	\$ 2,273,586	\$ 725,037	\$ -	\$ 81,540	\$ -
68	Fiddymont - Baseline Tier 1A	\$ 172,794.86	\$ 30,240	\$ 68,179	\$ -	\$ 16,560	\$ -
69	Fiddymont - Baseline SV Project	\$ 54,286.87	\$ -	\$ 362,306	\$ 5,184	\$ 92,196	\$ -
70	Watt - Baseline Tier 1B	\$ 1,040,004.00	\$ -	\$ -	\$ -	\$ -	\$ -
71	Santucci - Baseline SV Project	\$ 2,012,400.00	\$ -	\$ 363,168	\$ 23,976	\$ 378,360	\$ -
72	Preserve Area Earthwork	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
73	Wetland Mitigation	\$ -	\$ 91,100	\$ -	\$ -	\$ -	\$ -
74	Swainsons Hawk Mitigation	\$ -	\$ 123,300	\$ -	\$ -	\$ -	\$ -
75	Paseo - Additional Landscape Easement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total :		\$ 9,750,497	\$ 16,987,210	\$ 28,584,709	\$ 5,390,502	\$ 15,650,820	\$ 5,763,125

[1] Includes \$25,000 Segmentation Cost for all roadway Segments

[2] \$317,264.58 of CIP/TMF is included within the CIP Value

NOTE: The costs shown herein are a summary of the costs, based upon more detailed analysis of a preliminary Opinion of Construction Costs outlined in the Sierra Vista Preliminary Estimates dated August 6, 2010, incorporated herein by reference. The Sierra Vista Preliminary Estimates are on file with the City of Roseville Public Works Department.

SCHEDULE JJ-1
(SHEET 1 OF 2, PAGE 2 OF 2)

Job #: 18254-SP0
Sierra Vista Specific Plan
Backbone Infrastructure Costs
SCHEDULE JJ-1 - Overall Segments.xls
2010.12.09
SEH

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Roadway	Potable Water	Recycled Water	Dry Utilities	Miscellaneous [1]	OWNER TOTAL	CUMULATIVE TOTAL
1	Fiddymment Road - Segment 1	\$ -	\$ -	\$ 927,360	\$ 156,960	\$ 2,483,981	\$ 2,483,981
2	Fiddymment Road - Segment 2	\$ -	\$ -	\$ 728,640	\$ 131,040	\$ 2,072,081	\$ 2,432,081
3	Baseline Road - Segment 1	\$ 406,080	\$ -	\$ 500,112	\$ 92,215	\$ 1,818,169	\$ 2,736,846
4	Baseline Road - Segment 2	\$ 219,600	\$ -	\$ 311,328	\$ 70,995	\$ 979,323	\$ 1,326,661
5	Baseline Road - Segment 3	\$ 462,456	\$ -	\$ 550,123	\$ 97,837	\$ 1,896,925	\$ 3,231,397
6	Baseline Road - Segment 4	\$ 297,792	\$ -	\$ 305,366	\$ 70,325	\$ 1,371,470	\$ 1,712,156
7	Baseline Road - Segment 5	\$ 473,040	\$ -	\$ 679,954	\$ 112,430	\$ 2,837,444	\$ 3,956,764
8	Baseline Road - Segment 6	\$ -	\$ -	\$ 354,715	\$ 75,872	\$ 1,728,662	\$ 2,124,405
9	Baseline Road - Segment 7	\$ -	\$ -	\$ 359,021	\$ 76,356	\$ 1,566,927	\$ 1,967,473
10	Baseline Road - Segment 8	\$ -	\$ -	\$ 539,525	\$ 96,645	\$ 1,499,616	\$ 2,461,545
11	Baseline Road - Segment 9	\$ -	\$ -	\$ 366,970	\$ 77,249	\$ 1,007,704	\$ 1,417,119
12	Santucci Boulevard - Segment 1	\$ 197,280	\$ 138,456	\$ 281,520	\$ 36,000	\$ 2,013,676	\$ 2,810,605
13	Santucci Boulevard - Segment 2	\$ 191,520	\$ 172,008	\$ 513,360	\$ 36,000	\$ 2,609,252	\$ 3,766,726
14	Santucci Boulevard - Segment 3	\$ 94,860	\$ 82,526	\$ 256,349	\$ 36,000	\$ 1,437,382	\$ 1,835,965
15	Santucci Boulevard - Segment 4	\$ 244,397	\$ 145,555	\$ 242,438	\$ 36,000	\$ 1,907,394	\$ 2,283,668
16	Santucci Boulevard - Segment 5	\$ 158,623	\$ 120,960	\$ 345,442	\$ 36,000	\$ 2,110,988	\$ 3,007,126
17	Santucci Boulevard - Segment 6	\$ 162,216	\$ 75,744	\$ 535,882	\$ 36,000	\$ 2,687,390	\$ 3,519,818
18	Westbrook Boulevard - Segment 1	\$ 328,680	\$ 58,464	\$ 339,149	\$ 36,000	\$ 1,980,795	\$ 2,859,459
19	Westbrook Boulevard - Segment 2	\$ 412,776	\$ 98,640	\$ 520,315	\$ 36,000	\$ 2,322,761	\$ 3,479,204
20	Westbrook Boulevard - Segment 3	\$ 333,360	\$ 233,762	\$ 369,950	\$ 36,000	\$ 2,003,068	\$ 2,929,557
21	Westbrook Boulevard - Segment 4	\$ 583,560	\$ 328,896	\$ 546,811	\$ 36,000	\$ 3,489,864	\$ 4,686,828
22	Westbrook Boulevard - Segment 5	\$ 266,976	\$ 268,416	\$ 349,747	\$ 36,000	\$ 1,887,945	\$ 2,423,537
23	Westbrook Boulevard - Segment 6 [2]	\$ 551,664	\$ 581,184	\$ -	\$ 36,000	\$ 1,435,248	\$ 1,902,720
24	Market Street - Segment 1	\$ 219,240	\$ 213,322	\$ 349,747	\$ 36,000	\$ 1,926,166	\$ 1,926,166
25	Market Street - Segment 2	\$ 151,582	\$ 152,071	\$ 502,430	\$ 36,000	\$ 1,936,281	\$ 1,936,281
26	Market Street - Segment 3	\$ 76,622	\$ 64,382	\$ 209,981	\$ 36,000	\$ 889,546	\$ 889,546
27	Market Street - Segment 4	\$ 184,320	\$ 83,002	\$ 457,387	\$ 36,000	\$ 1,812,166	\$ 1,812,166
28	Market Street - Segment 5	\$ 194,602	\$ 154,080	\$ 386,179	\$ 36,000	\$ 1,956,023	\$ 1,956,023
29	Upland Drive - Segment 1	\$ 165,960	\$ 140,386	\$ 346,435	\$ 36,000	\$ 1,379,727	\$ 1,379,727
30	Upland Drive - Segment 2	\$ 195,120	\$ 153,540	\$ 425,592	\$ 36,000	\$ 1,503,663	\$ 1,503,663
31	Upland Drive - Segment 3	\$ 114,703	\$ 76,558	\$ 343,454	\$ 36,000	\$ 1,498,602	\$ 1,498,602
32	Upland Drive - Segment 4	\$ 157,982	\$ 126,043	\$ 243,101	\$ 36,000	\$ 1,136,062	\$ 1,136,062
33	Upland Drive - Segment 5	\$ 136,512	\$ 85,342	\$ 403,070	\$ 36,000	\$ 1,626,365	\$ 1,626,365
34	Federico Drive - Segment 1	\$ 362,520	\$ 327,960	\$ 811,440	\$ 36,000	\$ 3,216,960	\$ 3,216,960
35	Federico Drive - Segment 2	\$ 552,600	\$ 217,735	\$ 681,278	\$ 36,000	\$ 2,491,303	\$ 2,491,303
36	Federico Drive - Segment 3	\$ 95,832	\$ 54,554	\$ 175,205	\$ 36,000	\$ 839,498	\$ 839,498
37	Vista Grande Boulevard - Segment 1	\$ 191,160	\$ 31,968	\$ 529,920	\$ 36,000	\$ 2,006,975	\$ 2,721,938
38	Vista Grande Boulevard - Segment 2	\$ 124,358	\$ 117,158	\$ 378,893	\$ 36,000	\$ 1,695,667	\$ 1,948,951
39	Vista Grande Boulevard - Segment 3	\$ 155,232	\$ 145,872	\$ 437,184	\$ 36,000	\$ 1,879,029	\$ 2,891,999
40	Vista Grande Boulevard - Segment 4	\$ 145,872	\$ 133,632	\$ 437,184	\$ 36,000	\$ 1,974,537	\$ 2,267,507
41	Vista Grande Boulevard - Segment 5	\$ 218,160	\$ 186,134	\$ 564,365	\$ 36,000	\$ 2,663,929	\$ 3,401,198
42	Vista Grande Boulevard - Segment 6	\$ 574,920	\$ 257,522	\$ 804,485	\$ 36,000	\$ 3,961,903	\$ 4,859,687
43	Vista Grande Boulevard - Segment 7	\$ 165,521	\$ 96,365	\$ 514,354	\$ 36,000	\$ 2,494,623	\$ 2,838,460
44	Vista Grande Boulevard - Segment 8	\$ 110,880	\$ 18,720	\$ 353,722	\$ 36,000	\$ 1,603,806	\$ 1,840,263
45	For Vista Grande Boulevard - Segment 2	\$ -	\$ -	\$ -	\$ -	\$ 239,616	\$ 239,616
46	Sierra Glen Drive - Segment 1	\$ -	\$ -	\$ -	\$ -	\$ 389,880	\$ 389,880
47	Frontage - JM-80	\$ -	\$ -	\$ 57,672	\$ -	\$ 257,090	\$ 257,090
48	PQP Site on JM-60	\$ 303,840	\$ -	\$ -	\$ -	\$ 303,840	\$ 303,840
49	For Vista Grande Boulevard - Segment 3	\$ -	\$ -	\$ -	\$ -	\$ 195,624	\$ 195,624
50	Park & Ride and Bus Transfer Station	\$ -	\$ -	\$ -	\$ 650,881	\$ 650,881	\$ 650,881
51	For Vista Grande Boulevard - Segment 8	\$ -	\$ -	\$ -	\$ -	\$ 154,080	\$ 154,080
52	Sierra Village Drive - Segment 3	\$ -	\$ -	\$ -	\$ -	\$ 224,640	\$ 224,640
53	PQP Site on KT-60	\$ -	\$ -	\$ -	\$ -	\$ 720,000	\$ 720,000
54	Park & Ride	\$ -	\$ -	\$ -	\$ 234,488	\$ 234,488	\$ 234,488
55	From Vista Grande Boulevard - Segment 6	\$ 442,080	\$ -	\$ -	\$ -	\$ 735,638	\$ 735,638
56	From Federico Drive - Segment 2	\$ 309,600	\$ -	\$ -	\$ -	\$ 539,856	\$ 539,856
57	Sierra Glen Drive - Segment 2	\$ -	\$ -	\$ -	\$ -	\$ 231,120	\$ 231,120
58	From Santucci Boulevard - Segment 4	\$ 919,440	\$ -	\$ -	\$ -	\$ 919,440	\$ 919,440
59	Frontage - FD-87A	\$ -	\$ -	\$ 42,120	\$ -	\$ 225,362	\$ 225,362
60	Frontage - FD-88A	\$ -	\$ -	\$ 248,940	\$ -	\$ 998,615	\$ 998,615
61	Frontage - FD-63	\$ -	\$ -	\$ 28,944	\$ -	\$ 97,938	\$ 97,938
62	Frontage - FD-64	\$ -	\$ -	\$ 49,896	\$ -	\$ 146,492	\$ 146,492
63	PQP Site on FD-63	\$ -	\$ 32,400	\$ -	\$ -	\$ 32,400	\$ 32,400
64	PQP Site on FD-61	\$ -	\$ -	\$ 476,928	\$ -	\$ 476,928	\$ 476,928
65	PQP Site on FD-64	\$ -	\$ -	\$ -	\$ 216,000	\$ 216,000	\$ 216,000
66	PQP Site on FD-62	\$ -	\$ -	\$ -	\$ 245,232	\$ 245,232	\$ 245,232
67	Fiddymment - Baseline City CIP	\$ -	\$ -	\$ -	\$ 51,840	\$ 858,417	\$ 3,374,889
68	Fiddymment - Baseline Tier 1A	\$ -	\$ -	\$ -	\$ 47,520	\$ 132,259	\$ 335,293
69	Fiddymment - Baseline SV Project	\$ 392,400	\$ -	\$ -	\$ 28,800	\$ 880,886	\$ 935,172
70	Watt - Baseline Tier 1B	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,040,004
71	Santucci - Baseline SV Project	\$ -	\$ -	\$ -	\$ 69,120	\$ 834,624	\$ 2,847,024
72	Preserve Area Earthwork	\$ -	\$ -	\$ -	\$ 4,298,400	\$ 4,298,400	\$ 4,298,400
73	Wetland Mitigation	\$ -	\$ -	\$ -	\$ 2,944,283	\$ 2,944,283	\$ 3,035,383
74	Swainsons Hawk Mitigation	\$ -	\$ -	\$ -	\$ 2,706,981	\$ 2,706,981	\$ 2,830,281
75	Paseo - Additional Landscape Easement	\$ -	\$ -	\$ -	\$ 1,755,950	\$ 1,755,950	\$ 1,755,950
Total :		\$ 12,045,938	\$ 5,173,358	\$ 20,183,983	\$ 15,495,420	\$ 108,287,855	\$ 135,025,562

Preliminary Quantity Estimate**Paseo**

Sierra Vista Specific Plan: Paseo Improvements

Additional Landscape Easement

December 2010

MacKay & Soms Civil Engineers, Inc.

<u>No.</u>	<u>Description</u>	<u>Qty.</u>	<u>Units</u>	<u>Total</u>
<u>Federico Drive</u>				
1	CO-1	0.32	AC	\$ 64,586.65
2	CO-21	0.09	AC	\$ 18,165.00
3	CO-22	0.05	AC	\$ 10,091.66
4	FD-1	0.66	AC	\$ 133,209.96
5	FD-2	0.10	AC	\$ 20,183.33
6	FD-3	0.42	AC	\$ 84,769.98
7	FD-4	0.05	AC	\$ 10,091.66
8	FD-20	0.69	AC	\$ 139,264.96
9	FD-21	0.13	AC	\$ 26,238.33
10	FD-22	0.78	AC	\$ 157,429.96
11	FD-31	0.20	AC	\$ 40,366.66
Subtotal:		3.49	AC	\$ 704,398.15
<u>Market Street</u>				
1	CG-1	0.07	AC	\$ 14,128.33
2	CG-20	0.05	AC	\$ 10,091.66
3	CG-70	0.54	AC	\$ 108,989.97
4	DF-1	0.69	AC	\$ 139,264.96
5	DF-2	0.25	AC	\$ 50,458.32
6	DF-20	0.34	AC	\$ 68,623.32
7	FD-4	0.72	AC	\$ 145,319.96
8	FD-5	0.10	AC	\$ 20,183.33
9	FD-6	0.05	AC	\$ 10,091.66
10	FD-24	0.75	AC	\$ 151,374.96
11	JM-20A	0.19	AC	\$ 38,348.32
Subtotal:		3.75	AC	\$ 756,874.80
<u>Upland Drive</u>				
1	JM-1	0.30	AC	\$ 60,549.98
2	JM-2A	0.13	AC	\$ 26,238.33
3	JM-3A-1	0.05	AC	\$ 10,091.66
4	JM-3A-2	0.04	AC	\$ 8,073.33
5	JM-4-1	0.48	AC	\$ 96,879.97
6	JM-4-2	0.28	AC	\$ 56,513.32
7	JM-20B	0.13	AC	\$ 26,238.33
8	JM-21	0.05	AC	\$ 10,091.66
Subtotal:		1.46	AC	\$ 294,676.59
Estimate Total:		8.70	AC	\$ 1,755,949.54

[1] Based on the Unapproved "Phased Large Lot Tentative Subdivision Map," dated 15 October 2010

Table C-1
Sierra Vista Specific Plan Fee Program
Estimated Bus Transfer Station and Park & Ride Costs

Item	Assumption	Bus Transfer Station	Park & Ride	Total
<u>Parcel DF-40B Costs - 2017 \$</u>				
Estimated Total Cost - 2010 \$		\$416,393	\$234,488	\$650,881
Adjusted Cost (2017 \$)	20.03%	\$499,813	\$281,465	\$781,279
Less Land Acquisition Costs [1]				
Parcel Acreage		0.12	0.41	0.53
Land Acquisition Costs	\$337,963	\$40,894	\$138,565	\$179,458
Net Parcel DF-40B Costs		\$458,920	\$142,901	\$601,820
<u>Parcel KT-41B Costs - 2017 \$</u>				
Estimated Total Cost - 2010 \$		\$0	\$234,488	\$234,488
Adjusted Cost (2017 \$)	20.03%	\$0	\$281,465	\$281,465
Less Land Acquisition Costs [1]				
Parcel Acreage		0.00	0.41	0.41
Land Acquisition Costs	\$337,963	\$0	\$138,565	\$138,565
Net Parcel KT-41B Costs		\$0	\$95,923	\$95,923
Total Facilities Cost - All Parcels (2017 \$)		\$458,920	\$238,824	\$697,744

"bus_cost"

Source: MacKay and Soms, SVSP Owners' Group, and City of Roseville (December 10, 2010)

[1] Land acquisition costs are included in the ROW & Public/Quasi-Public land equalization.



APPENDIX D:

SVSP Fee Program Public Land Requirement Allocation Tables

Table D-1	Public Land Requirement Allocations— CGB.....	D-1
Table D-2	Public Land Requirement Allocations— Mourier Investments.....	D-2
Table D-3	Public Land Requirement Allocations— DF Properties	D-3
Table D-4	Public Land Requirement Allocations— Westpark Federico/Mourier Federico	D-4
Table D-5	Public Land Requirement Allocations— Baseline P & R LLC.....	D-5
Table D-6	Public Land Requirement Allocations— Baybrook LP	D-6

**Table D-1
Sierra Vista Specific Plan Fee Program
Public Land Requirement Allocations [1]**

CGB

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		Peak Hour Trip Factors	Total Peak Hour Trips	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	<u>per unit</u>				<u>per unit</u>
Low Density	115	1.00	115.0	16.9%	\$155,756	\$1,354
Medium Density	44	1.00	44.0	6.5%	\$59,593	\$1,354
High Density	840	0.62	520.8	76.6%	\$705,370	\$840
Mixed Use	0	0.62	0.0	0.0%	\$0	\$0
Subtotal Residential	999		679.8	100.0%	\$920,719	n/a
Nonresidential	<u>sq. ft.</u>	<u>trips/ksf/day</u>				<u>per sq. ft.</u>
Community Commercial	0	1.42	0.0	0.0%	\$0	\$0
Business Professional	0	1.54	0.0	0.0%	\$0	\$0
Mixed Use	0	1.42	0.0	0.0%	\$0	\$0
Subtotal Nonresidential	0		0.0	0.0%	\$0	n/a
Total	n/a		679.8	100.0%	\$920,719	n/a

"cgb_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.

Table D-2
Sierra Vista Specific Plan Fee Program
Public Land Requirement Allocations [1]

Mourier Inv.

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		Peak Hour Trip Factors	Total Peak Hour Trips	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	<u>per unit</u>				<u>per unit</u>
Low Density	838	1.00	838.0	45.0%	(\$262,301)	(\$313)
Medium Density	687	1.00	687.0	36.9%	(\$215,036)	(\$313)
High Density	159	0.62	98.6	5.3%	(\$30,856)	(\$194)
Mixed Use	40	0.62	24.8	1.3%	(\$7,763)	(\$194)
Subtotal Residential	1,724		1,648.4	88.5%	(\$515,956)	n/a
Nonresidential	<u>sq. ft.</u>	<u>trips/ksf/day</u>				<u>per sq. ft.</u>
Community Commercial	1,089	1.42	1.5	0.1%	(\$484)	(\$0.44)
Business Professional	101,767	1.54	156.7	8.4%	(\$49,055)	(\$0.48)
Mixed Use	39,770	1.42	56.5	3.0%	(\$17,677)	(\$0.44)
Subtotal Nonresidential	142,626		214.7	11.5%	(\$67,216)	n/a
Total	n/a		1,863.1	100.0%	(\$583,171)	n/a

"MI_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.

**Table D-3
Sierra Vista Specific Plan Fee Program
Public Land Requirement Allocations [1]**

DF Properties

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		Peak Hour Trip Factors	Total Peak Hour Trips	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	<u>per unit</u>				<u>per unit</u>
Low Density	115	1.00	115.0	7.7%	\$248,672	\$2,162
Medium Density	115	1.00	115.0	7.7%	\$248,672	\$2,162
High Density	0	0.62	0.0	0.0%	\$0	\$0
Mixed Use	0	0.62	0.0	0.0%	\$0	\$0
Subtotal Residential	230		230.0	15.4%	\$497,343	n/a
Nonresidential	<u>sq. ft.</u>	<u>trips/ksf/day</u>				<u>per sq. ft.</u>
Community Commercial	888,286	1.42	1,261.4	84.6%	\$2,727,530	\$3.07
Business Professional	0	1.54	0.0	0.0%	\$0	\$0.00
Mixed Use	0	1.42	0.0	0.0%	\$0	\$0.00
Subtotal Nonresidential	888,286		1,261.4	84.6%	\$2,727,530	n/a
Total	n/a		1,491.4	100.0%	\$3,224,874	n/a

"DF_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.

**Table D-4
Sierra Vista Specific Plan Fee Program
Public Land Requirement Allocations [1]**

**Westpark Federico /
Mourier Federico**

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		Peak Hour Trip Factors	Total Peak Hour Trips	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	<u>per unit</u>				<u>per unit</u>
Low Density	951	1.00	951.0	47.0%	(\$1,737,062)	(\$1,827)
Medium Density	641	1.00	641.0	31.7%	(\$1,170,827)	(\$1,827)
High Density	522	0.62	323.6	16.0%	(\$591,149)	(\$1,132)
Mixed Use	40	0.62	24.8	1.2%	(\$45,299)	(\$1,132)
Subtotal Residential	2,154		1,940.4	95.9%	(\$3,544,337)	n/a
Nonresidential	<u>sq. ft.</u>	<u>trips/ksf/day</u>				<u>per sq. ft.</u>
Community Commercial	19,711	1.42	28.0	1.4%	(\$51,125)	(\$2.59)
Business Professional	0	1.54	0.0	0.0%	\$0	\$0.00
Mixed Use	39,204	1.42	55.7	2.8%	(\$101,684)	(\$2.59)
Subtotal Nonresidential	58,915		83.7	4.1%	(\$152,809)	n/a
Total	n/a		2,024.1	100.0%	(\$3,697,146)	n/a

"WP_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.

**Table D-5
Sierra Vista Specific Plan Fee Program
Public Land Requirement Allocations [1]**

**Baseline
P & R**

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		Peak Hour Trip Factors	Total Peak Hour Trips	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	<u>per unit</u>				<u>per unit</u>
Low Density	649	1.00	649.0	24.4%	\$253,980	\$391
Medium Density	454	1.00	454.0	17.1%	\$177,668	\$391
High Density	171	0.62	106.0	4.0%	\$41,490	\$243
Mixed Use	163	0.62	101.1	3.8%	\$39,549	\$243
Subtotal Residential	1,437		1,310.1	49.3%	\$512,687	n/a
Nonresidential	<u>sq. ft.</u>	<u>trips/ksf/day</u>				<u>per sq. ft.</u>
Community Commercial	692,495	1.42	983.3	37.0%	\$384,821	\$0.56
Business Professional	132,858	1.54	204.6	7.7%	\$80,069	\$0.60
Mixed Use	110,534	1.42	157.0	5.9%	\$61,424	\$0.56
Subtotal Nonresidential	935,887		1,344.9	50.7%	\$526,314	n/a
Total	n/a		2,655.0	100.0%	\$1,039,001	n/a

"baseline_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.

Table D-6
Sierra Vista Specific Plan Fee Program
Public Land Requirement Allocations [1]

Baybrook LP

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		Peak Hour Trip Factors	Total Peak Hour Trips	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	<u>per unit</u>				<u>per unit</u>
Low Density	60	1.00	60.0	45.0%	(\$254,780)	(\$4,246)
Medium Density	0	1.00	0.0	0.0%	\$0	\$0
High Density	0	0.62	0.0	0.0%	\$0	\$0
Mixed Use	46	0.62	28.5	21.4%	(\$121,105)	(\$2,633)
Subtotal Residential	106		88.5	66.4%	(\$375,885)	n/a
Nonresidential	<u>sq. ft.</u>	<u>trips/ksf/day</u>				<u>per sq. ft.</u>
Community Commercial	0	1.42	0.0	0.0%	\$0	\$0.00
Business Professional	0	1.54	0.0	0.0%	\$0	\$0.00
Mixed Use	31,581	1.42	44.8	33.6%	(\$190,427)	(\$6.03)
Subtotal Nonresidential	31,581		44.8	33.6%	(\$190,427)	n/a
Total	n/a		133.4	100.0%	(\$566,312)	n/a

"baybrook_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.



APPENDIX E:

SVSP Fee Program Open Space Cost Allocation Tables

Table E-1	Open Space Requirement Allocations— CGB.....	E-1
Table E-2	Open Space Requirement Allocations— Mourier Investments.....	E-2
Table E-3	Open Space Requirement Allocations— DF Properties	E-3
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Table E-5	Open Space Requirement Allocations— Baseline P & R LLC.....	E-5
Table E-6	Open Space Requirement Allocations— Baybrook LP	E-6

**Table E-1
Sierra Vista Specific Plan Fee Program
Open Space Requirement Allocations**

CGB

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		PPH Sq. Ft./Empl.	Total EDUs	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	^[1] <u>PPH</u>			^[2]	<u>per unit</u>
Low Density	115	2.54	292.1	15.4%	\$161,325	\$1,403
Medium Density	44	2.17	95.5	5.0%	\$52,733	\$1,198
High Density	840	1.80	1,512.0	79.6%	\$835,066	\$994
Mixed Use	0	1.80	0.0	0.0%	\$0	\$0
Subtotal Residential	999		1,899.6	100.0%	\$1,049,124	n/a
Nonresidential	<u>sq. ft.</u>	<u>sq. ft./empl.</u>				<u>per sq. ft.</u>
Community Commercial	0	592	0.0	0.0%	\$0	\$0.00
Business Professional	0	592	0.0	0.0%	\$0	\$0.00
Mixed Use	0	592	0.0	0.0%	\$0	\$0.00
Subtotal Nonresidential	0		0.0	0.0%	\$0	n/a
Total	n/a		1,899.6	100.0%	\$1,049,124	n/a

"cgb_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan

[2] Total cost shown in Table 23.

Table E-2
Sierra Vista Specific Plan Fee Program
Open Space Requirement Allocations

Mourier Inv.

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		PPH Sq. Ft./Empl.	Total EDUs	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	^[1] <u>PPH</u>				<u>per unit</u>
Low Density	838	2.54	2,128.5	50.5%	(\$649,397)	(\$775)
Medium Density	687	2.17	1,490.8	35.3%	(\$454,830)	(\$662)
High Density	159	1.80	286.2	6.8%	(\$87,318)	(\$549)
Mixed Use	40	1.80	72.0	1.7%	(\$21,967)	(\$549)
Subtotal Residential	1,724		3,977.5	94.3%	(\$1,213,511)	n/a
Nonresidential	<u>sq. ft.</u>	<u>sq. ft./empl.</u>				<u>per sq. ft.</u>
Community Commercial	1,089	592	1.8	0.0%	(\$561)	(\$0.52)
Business Professional	101,767	592	171.9	4.1%	(\$52,447)	(\$0.52)
Mixed Use	39,770	592	67.2	1.6%	(\$20,496)	(\$0.52)
Subtotal Nonresidential	142,626		240.9	5.7%	(\$73,504)	n/a
Total	n/a		4,218.4	100.0%	(\$1,287,015)	n/a

"MI_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan.

**Table E-3
Sierra Vista Specific Plan Fee Program
Open Space Requirement Allocations**

DF Properties

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		PPH Sq. Ft./Empl.	Total EDUs	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	^[1] <u>Persons/unit</u>				<u>per unit</u>
Low Density	115	2.54	292.1	14.3%	\$45,533	\$396
Medium Density	115	2.17	249.6	12.2%	\$38,900	\$338
High Density	0	1.80	0.0	0.0%	\$0	\$0
Mixed Use	0	1.80	0.0	0.0%	\$0	\$0
Subtotal Residential	230		541.7	26.5%	\$84,432	n/a
Nonresidential	<u>sq. ft.</u>	<u>sq. ft./empl.</u>				<u>per sq. ft.</u>
Community Commercial	888,286	592	1,500.5	73.5%	\$233,895	\$0.26
Business Professional	0	592	0.0	0.0%	\$0	\$0.00
Mixed Use	0	592	0.0	0.0%	\$0	\$0.00
Subtotal Nonresidential	888,286		1,500.5	73.5%	\$233,895	n/a
Total	n/a		2,042.1	100.0%	\$318,328	n/a

"DF_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan.

Table E-4
Sierra Vista Specific Plan Fee Program
Open Space Requirement Allocations

**Westpark Federico /
Mourier Federico**

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		PPH Sq. Ft./Empl.	Total EDUs	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	^[1] <u>PPH</u>				<u>per unit</u>
Low Density	951	2.54	2,415.5	49.1%	(\$1,465,445)	(\$1,541)
Medium Density	641	2.17	1,391.0	28.3%	(\$843,865)	(\$1,316)
High Density	522	1.80	939.6	19.1%	(\$570,031)	(\$1,092)
Mixed Use	40	1.80	72.0	1.5%	(\$43,681)	(\$1,092)
Subtotal Residential	2,154		4,818.1	98.0%	(\$2,923,021)	n/a
Nonresidential	<u>sq. ft.</u>	<u>sq. ft./empl.</u>				<u>per sq. ft.</u>
Community Commercial	19,711	592	33.3	0.7%	(\$20,200)	(\$1.02)
Business Professional	0	592	0.0	0.0%	\$0	\$0.00
Mixed Use	39,204	592	66.2	1.3%	(\$40,176)	(\$1.02)
Subtotal Nonresidential	58,915		99.5	2.0%	(\$60,375)	n/a
Total	n/a		4,917.6	100.0%	(\$2,983,396)	n/a

"WP_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan.

**Table E-5
Sierra Vista Specific Plan Fee Program
Open Space Requirement Allocations**

**Baseline
P & R**

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		PPH Sq. Ft./Empl.	Total EDUs	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
[1]						
Residential	<u>units</u>	<u>PPH</u>				<u>per unit</u>
Low Density	649	2.54	1,648.5	34.2%	\$1,296,023	\$1,997
Medium Density	454	2.17	985.2	20.5%	\$774,550	\$1,706
High Density	171	1.80	307.8	6.4%	\$241,993	\$1,415
Mixed Use	163	1.80	293.4	6.1%	\$230,672	\$1,415
Subtotal Residential	1,437		3,234.8	67.2%	\$2,543,238	n/a
Nonresidential	<u>sq. ft.</u>	<u>sq. ft./empl.</u>				<u>per sq. ft.</u>
Community Commercial	692,495	592	1,169.8	24.3%	\$919,664	\$1.33
Business Professional	132,858	592	224.4	4.7%	\$176,441	\$1.33
Mixed Use	110,534	592	186.7	3.9%	\$146,794	\$1.33
Subtotal Nonresidential	935,887		1,580.9	32.8%	\$1,242,899	n/a
Total	n/a		4,815.7	100.0%	\$3,786,137	n/a

"baseline_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan.

Table E-6
Sierra Vista Specific Plan Fee Program
Open Space Requirement Allocations

Baybrook LP

Land Use	Units/ Bldg. Sq. Ft.	Cost Allocation Factors			Allocated Costs	
		PPH Sq. Ft./Empl.	Total EDUs	Percent Share	Allocated Cost	Per Unit or Sq. Ft.
Residential	<u>units</u>	^[1] <u>PPH</u>				<u>per unit</u>
Low Density	60	2.54	152.4	52.8%	(\$455,753)	(\$7,596)
Medium Density	0	2.17	0.0	0.0%	\$0	\$0
High Density	0	1.80	0.0	0.0%	\$0	\$0
Mixed Use	46	1.80	82.8	28.7%	(\$247,614)	(\$5,383)
Subtotal Residential	106		235.2	81.5%	(\$703,367)	n/a
Nonresidential	<u>sq. ft.</u>	<u>sq. ft./empl.</u>				<u>per sq. ft.</u>
Community Commercial	0	592	0.0	0.0%	\$0	\$0.00
Business Professional	0	592	0.0	0.0%	\$0	\$0.00
Mixed Use	31,581	592	53.3	18.5%	(\$159,532)	(\$5.05)
Subtotal Nonresidential	31,581		53.3	18.5%	(\$159,532)	n/a
Total	n/a		288.5	100.0%	(\$862,900)	n/a

"baybrook_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan.



APPENDIX F:

SVSP Fee Program Fee Credit Tracking

Table F-1	Cyril G. Barbaccia Irrev. Trust	F-1
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Table F-3	DF Properties	F-3
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Table F-5	Baseline P & R LLC.....	F-5
Table F-6	Baybrook LP	F-6

Table F-2
Sierra Vista Specific Plan Fee Program
Mourier Investments, LLC.

Land Use		Residential				Nonresidential			I. City Park Land Component		II. Infrastructure Component			Net Infra. Fee		III. Administration Component		TOTAL	TOTAL		
		LDR	MDR	HDR	MU	CC	BP	MU	Total A	Paid B	Adjusted Infrastructure Fee C	Credit Agreements			After Credits [2] E = C - ΣDx	Paid F	Total G	Paid H	NET FEE OBLIGATION I = A + E + G	NET FEE PAID J = B + F + H	
												No. 1 D1	No. 2 D2	No. 3 D3							
Net Fee Rates [3]		per unit	per unit	per unit	per unit	per sq. ft.	per sq. ft.	per sq. ft.													
City Park Land Fee		\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00													
Infrastructure Fee		\$16,213	\$14,945	\$9,203	\$9,578	\$18.43	\$19.52	\$18.43													
Administration Fee (Gross) @ 2%		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39													
Total SVSP Fee		\$18,888	\$17,253	\$11,052	\$11,434	\$18.82	\$19.93	\$18.82													
		units	units	units	units	sq. ft.	sq. ft.	sq. ft.													
CO-1	Developable	86.0	-	-	-	-	-	-	\$200,294		\$1,394,318				\$1,394,318		\$29,756		\$1,624,368	\$0	
CO-2A	Developable	71.0	-	-	-	-	-	-	\$165,359		\$1,151,123				\$1,151,123		\$24,566		\$1,341,048	\$0	
CO-2B	Developable	73.0	-	-	-	-	-	-	\$170,017		\$1,183,549				\$1,183,549		\$25,258		\$1,378,824	\$0	
CO-3	Developable	78.0	-	-	-	-	-	-	\$181,662		\$1,264,614				\$1,264,614		\$26,988		\$1,473,264	\$0	
CO-20	Developable	-	84.0	-	-	-	-	-	\$167,160		\$1,255,380				\$1,255,380		\$26,712		\$1,449,252	\$0	
CO-21	Developable	-	70.0	-	-	-	-	-	\$139,300		\$1,046,150				\$1,046,150		\$22,260		\$1,207,710	\$0	
CO-22	Developable	-	43.0	-	-	-	-	-	\$85,570		\$642,635				\$642,635		\$13,674		\$741,879	\$0	
CO-22	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
CO-40	Developable	-	-	-	-	1,089.0	-	-	\$0		\$20,070				\$20,070		\$425		\$20,495	\$0	
CO-50	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
CO-70	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
CO-71	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
CO-80A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
CO-80B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
CO-81A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
CO-81B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
CO-100	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-1	Developable	84.0	-	-	-	-	-	-	\$195,636		\$1,361,892				\$1,361,892		\$29,064		\$1,586,592	\$0	
JM-2	Developable	187.0	-	-	-	-	-	-	\$435,523		\$3,031,831				\$3,031,831		\$64,702		\$3,532,056	\$0	
JM-2	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-3	Developable	127.0	-	-	-	-	-	-	\$295,783		\$2,059,051				\$2,059,051		\$43,942		\$2,398,776	\$0	
JM-3	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-4	Developable	132.0	-	-	-	-	-	-	\$307,428		\$2,140,116				\$2,140,116		\$45,672		\$2,493,216	\$0	
JM-20	Developable	-	319.0	-	-	-	-	-	\$634,810		\$4,767,455				\$4,767,455		\$101,442		\$5,503,707	\$0	
JM-21	Developable	-	171.0	-	-	-	-	-	\$340,290		\$2,555,595				\$2,555,595		\$54,378		\$2,950,263	\$0	
JM-21	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-30	Developable	-	-	159.0	-	-	-	-	\$262,350		\$1,463,277				\$1,463,277		\$31,641		\$1,757,268	\$0	
JM-40	Developable	-	-	-	40.0	-	-	39,770.0	\$66,000		\$1,116,081				\$1,116,081		\$23,750		\$1,205,831	\$0	
JM-41A	Developable	-	-	-	-	-	101,767.0	-	\$0		\$1,986,492				\$1,986,492		\$41,724		\$2,028,216	\$0	
JM-41B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-50A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-50B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-51	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-52	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-60	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-61	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-70	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-71	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-72	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-73A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-73B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-80	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-81	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-82	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-83	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-84	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
JM-85	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
ROW	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0	
Subtotal		838	687	159	40	1,089	101,767	39,770													
		1,724				142,626															
TOTAL NET OBLIGATION									\$3,647,182	\$0	\$28,439,629		\$0	\$0	\$0	\$28,439,629	\$0	\$605,954	\$0	\$32,692,766	\$0

"summ_MI"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.
[2] Infrastructure Fee net of credits for constructed facilities. All credits will be controlled by credit and reimbursement agreements.
[3] Residential fees rounded to nearest dollar; nonresidential fees rounded to nearest cent.

Table F-3
Sierra Vista Specific Plan Fee Program
DF Properties

Land Use		Residential				Nonresidential			I. City Park Land Component		Adjusted Infrastructure Fee C	II. Infrastructure Component Credit Agreements			Net Infra. Fee After Credits [2] E = C - ΣDx	Paid F	III. Administration Component		TOTAL NET FEE OBLIGATION I = A + E + G	TOTAL NET FEE PAID J = B + F + H
		LDR	MDR	HDR	MU	CC	BP	MU	Total	Paid		No. 1	No. 2	No. 3			Total	Paid	I = A + E + G	J = B + F + H
		[1]		[1]			[1]	[1]	A	B		D1	D2	D3			G	H		
Net Fee Rates [3]		per unit	per unit	per unit	per unit	per sq. ft.	per sq. ft.	per sq. ft.												
City Park Land Fee		\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00												
Infrastructure Fee		\$19,859	\$18,420	\$9,946	\$10,321	\$22.72	\$20.52	\$19.39												
Administration Fee (Gross) @ 2%		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39												
Total SVSP Fee		\$22,534	\$20,728	\$11,795	\$12,177	\$23.11	\$20.93	\$19.78												
		units	units	units	units	sq. ft.	sq. ft.	sq. ft.												
DF-1	Developable	100	-	-	-	-	-	-	\$232,900	\$1,985,900				\$1,985,900		\$34,600		\$2,253,400	\$0	
DF-2	Developable	15	-	-	-	-	-	-	\$34,935	\$297,885				\$297,885		\$5,190		\$338,010	\$0	
DF-20	Developable	-	115	-	-	-	-	-	\$228,850	\$2,118,300				\$2,118,300		\$36,570		\$2,383,720	\$0	
DF-40A	Developable	-	-	-	-	131,431	-	-	\$0	\$2,986,112				\$2,986,112		\$51,258		\$3,037,370	\$0	
DF-40B	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
DF-41	Developable	-	-	-	-	319,077	-	-	\$0	\$7,249,429				\$7,249,429		\$124,440		\$7,373,869	\$0	
DF-42	Developable	-	-	-	-	437,778	-	-	\$0	\$9,946,316				\$9,946,316		\$170,733		\$10,117,050	\$0	
DF-50	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
DF-70	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
DF-71	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
DF-72	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
DF-80	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
DF-81	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
DF-100	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
Subtotal		115	115	0	0	888,286	0	0												
		230				888,286														
TOTAL NET OBLIGATION									\$496,685	\$0	\$24,583,943	\$0	\$0	\$0	\$24,583,943	\$0	\$422,792	\$0	\$25,503,419	\$0

"summ_DF"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

[2] Infrastructure Fee net of credits for constructed facilities. All credits will be controlled by credit and reimbursement agreements.

[3] Residential fees rounded to nearest dollar; nonresidential fees rounded to nearest cent.

Table F-4
Sierra Vista Specific Plan Fee Program
Westpark Federico / Mourier Federico

Land Use		Residential				Nonresidential			I. City Park Land Component		Adjusted Infrastructure Fee C	II. Infrastructure Component Credit Agreements			Net Infra. Fee After Credits [2] E = C - ΣDx	Paid F	III. Administration Component		TOTAL NET FEE OBLIGATION I = A + E + G	TOTAL NET FEE PAID J = B + F + H
		LDR	MDR	HDR	MU	CC	BP [1]	MU	Total A	Paid B		No. 1 D1	No. 2 D2	No. 3 D3			Total G	Paid H		
Net Fee Rates [3]		per unit	per unit	per unit	per unit	per sq. ft.	per sq. ft.	per sq. ft.												
City Park Land Fee		\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00												
Infrastructure Fee		\$13,933	\$12,777	\$7,722	\$8,097	\$15.78	\$20.52	\$15.78												
Administration Fee (Gross) @ 2%		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39												
Total SVSP Fee		\$16,608	\$15,085	\$9,571	\$9,953	\$16.17	\$20.93	\$16.17												
		units	units	units	units	sq. ft.	sq. ft.	sq. ft.												
FD-1	Developable	91	0	0	0	0	0	0	\$211,939		\$1,267,903				\$1,267,903		\$31,486		\$1,511,328	\$0
FD-2	Developable	81	-	-	-	-	-	-	\$188,649		\$1,128,573				\$1,128,573		\$28,026		\$1,345,248	\$0
FD-2	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-3	Developable	46	-	-	-	-	-	-	\$107,134		\$640,918				\$640,918		\$15,916		\$763,968	\$0
FD-4	Developable	33	-	-	-	-	-	-	\$76,857		\$459,789				\$459,789		\$11,418		\$548,064	\$0
FD-4	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-5	Developable	87	-	-	-	-	-	-	\$202,623		\$1,212,171				\$1,212,171		\$30,102		\$1,444,896	\$0
FD-6	Developable	69	-	-	-	-	-	-	\$160,701		\$961,377				\$961,377		\$23,874		\$1,145,952	\$0
FD-6	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-7	Developable	42	-	-	-	-	-	-	\$97,818		\$585,186				\$585,186		\$14,532		\$697,536	\$0
FD-8A	Developable	78	-	-	-	-	-	-	\$181,662		\$1,086,774				\$1,086,774		\$26,988		\$1,295,424	\$0
FD-8B	Developable	86	-	-	-	-	-	-	\$200,294		\$1,198,238				\$1,198,238		\$29,756		\$1,428,288	\$0
FD-9	Developable	109	-	-	-	-	-	-	\$253,861		\$1,518,697				\$1,518,697		\$37,714		\$1,810,272	\$0
FD-10	Developable	93	-	-	-	-	-	-	\$216,597		\$1,295,769				\$1,295,769		\$32,178		\$1,544,544	\$0
FD-20A	Developable	-	110	-	-	-	-	-	\$218,900		\$1,405,470				\$1,405,470		\$34,980		\$1,659,350	\$0
FD-20B	Developable	-	88	-	-	-	-	-	\$175,120		\$1,124,376				\$1,124,376		\$27,984		\$1,327,480	\$0
FD-21	Developable	-	204	-	-	-	-	-	\$405,960		\$2,606,508				\$2,606,508		\$64,872		\$3,077,340	\$0
FD-21	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-22A	Developable	76	-	-	-	-	-	-	\$177,004		\$1,058,908				\$1,058,908		\$26,296		\$1,262,208	\$0
FD-22B	Developable	60	-	-	-	-	-	-	\$139,740		\$835,980				\$835,980		\$20,760		\$996,480	\$0
FD-23	Developable	-	143	-	-	-	-	-	\$284,570		\$1,827,111				\$1,827,111		\$45,474		\$2,157,155	\$0
FD-24	Developable	-	96	-	-	-	-	-	\$191,040		\$1,226,592				\$1,226,592		\$30,528		\$1,448,160	\$0
FD-32	Developable	-	-	178	-	-	-	-	\$293,700		\$1,374,516				\$1,374,516		\$35,422		\$1,703,638	\$0
FD-33	Developable	-	-	172	-	-	-	-	\$283,800		\$1,328,184				\$1,328,184		\$34,228		\$1,646,212	\$0
FD-34	Developable	-	-	172	-	-	-	-	\$283,800		\$1,328,184				\$1,328,184		\$34,228		\$1,646,212	\$0
FD-40A	Developable	-	-	-	-	19,711	-	-	\$0		\$311,040				\$311,040		\$7,687		\$318,727	\$0
FD-40B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-41	Developable	-	-	-	40	-	-	39,204	\$66,000		\$942,519				\$942,519		\$23,530		\$1,032,049	\$0
FD-41	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-50	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-51	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-52	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-53	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-61	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-62	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-63	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-64	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-65	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-70	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-71A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-71B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-72A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-72B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-73A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-73B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-74	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-75	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-76	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-77	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-80	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-81	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-82A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-82B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-83	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-84A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-84B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-85	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-86	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-87A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-87B	Non-Developable	-	-	-	-	-	-	-	\$0		\$0				\$0		\$0		\$0	\$0
FD-88A	Non-Developable	-	-	-	-	-	-	-												
FD-88B	Non-Developable	-	-	-	-	-	-	-												
FD-100	Non-Developable	-	-	-	-	-	-	-												
Subtotal		951	641	522	40	19,711	0	39,204												
TOTAL NET OBLIGATION		2,154				58,915			\$4,417,769	\$0	\$26,724,783	\$0	\$0	\$0	\$26,724,783	\$0	\$667,979	\$0	\$31,810,531	\$0

summ_FED

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.
[2] Infrastructure Fee net of credits for constructed facilities. All credits will be controlled by credit and reimbursement agreements.
[3] Residential fees rounded to nearest dollar; nonresidential fees rounded to nearest cent.

Table F-5
Sierra Vista Specific Plan Fee Program
Baseline P & R LLC

Land Use		Residential				Nonresidential			I. City Park Land Component		II. Infrastructure Component					III. Administration Component		TOTAL NET FEE OBLIGATION	TOTAL NET FEE PAID	
		LDR	MDR	HDR	MU	CC	BP	MU	Total A	Paid B	Adjusted Infrastructure Fee C	Credit Agreements			Net Infra. Fee After Credits [1] E = C - ΣDx	Paid F	Total G	Paid H	I = A + E + G	J = B + F + H
												No. 1 D1	No. 2 D2	No. 3 D3						
Net Fee Rates [2]		per unit	per unit	per unit	per unit	per sq. ft.	per sq. ft.	per sq. ft.												
City Park Land Fee		\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00												
Infrastructure Fee		\$19,689	\$18,017	\$11,604	\$11,979	\$21.28	\$22.45	\$21.28												
Administration Fee (Gross) @ 2%		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39												
Total SVSP Fee		\$22,364	\$20,325	\$13,453	\$13,835	\$21.67	\$22.86	\$21.67												
		units	units	units	units	sq. ft.	sq. ft.	sq. ft.												
KT-1B	Developable	95	-	-	-	-	-	-	\$221,255	\$1,870,455				\$1,870,455		\$32,870		\$2,124,580	\$0	
KT-2	Developable	125	-	-	-	-	-	-	\$291,125	\$2,461,125				\$2,461,125		\$43,250		\$2,795,500	\$0	
KT-3A	Developable	109	-	-	-	-	-	-	\$253,861	\$2,146,101				\$2,146,101		\$37,714		\$2,437,676	\$0	
KT-3B	Developable	97	-	-	-	-	-	-	\$225,913	\$1,909,833				\$1,909,833		\$33,562		\$2,169,308	\$0	
KT-4	Developable	84	-	-	-	-	-	-	\$195,636	\$1,653,876				\$1,653,876		\$29,064		\$1,878,576	\$0	
KT-5	Developable	139	-	-	-	-	-	-	\$323,731	\$2,736,771				\$2,736,771		\$48,094		\$3,108,596	\$0	
KT-20	Developable	-	167	-	-	-	-	-	\$332,330	\$3,008,839				\$3,008,839		\$53,106		\$3,394,275	\$0	
KT-21A	Developable	-	135	-	-	-	-	-	\$268,650	\$2,432,295				\$2,432,295		\$42,930		\$2,743,875	\$0	
KT-21B	Developable	-	152	-	-	-	-	-	\$302,480	\$2,738,584				\$2,738,584		\$48,336		\$3,089,400	\$0	
KT-30	Developable	-	-	171	-	-	-	-	\$282,150	\$1,984,284				\$1,984,284		\$34,029		\$2,300,463	\$0	
KT-40B	Developable	-	-	-	163	-	-	110,534	\$268,950	\$4,304,741				\$4,304,741		\$76,686		\$4,650,377	\$0	
KT-41A	Developable	-	-	-	-	596,663	-	-	\$0	\$12,696,989				\$12,696,989		\$232,699		\$12,929,687	\$0	
KT-41B	Developable	-	-	-	-	0	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
KT-41B	Non-Developable	0	0	0	0	0	0	0	\$0	\$0				\$0		\$0		\$0	\$0	
KT-42	Developable	-	-	-	-	95,832	-	-	\$0	\$2,039,305				\$2,039,305		\$37,374		\$2,076,679	\$0	
KT-43	Developable	-	-	-	-	-	132,858	-	\$0	\$2,982,662				\$2,982,662		\$54,472		\$3,037,134	\$0	
KT-51	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
KT-52	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
KT-61	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
KT-80B	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
KT-81	Non-Developable	-	-	-	-	-	-	-	\$0	\$0				\$0		\$0		\$0	\$0	
KT-100A	Non-Developable	-	-	-	-	-	-	-												
Subtotal		649	454	171	163	692,495	132,858	110,534												
		1,437				935,887														
TOTAL NET OBLIGATION									\$2,966,081	\$0	\$44,965,859	\$0	\$0	\$0	\$44,965,859	\$0	\$804,186	\$0	\$48,736,126	\$0

[1] Infrastructure Fee net of credits for constructed facilities. All credits will be controlled by credit and reimbursement agreements.
[2] Residential fees rounded to nearest dollar; nonresidential fees rounded to nearest cent.

"summ_BASE"

Table F-6
Sierra Vista Specific Plan Fee Program
Baybrook LP

								I. City Park Land Component		II. Infrastructure Component						III. Administration Component		TOTAL NET FEE	TOTAL NET FEE		
Land Use		Residential				Nonresidential			Total A	Paid B	Adjusted Infrastructure Fee C	Credit Agreements			Net Infra. Fee After Credits [2] E = C - ΣDx	Paid F	Total G	Paid H	OBLIGATION I = A + E + G	PAID J = B + F + H	
		LDR	MDR	HDR	MU	CC	BP	MU				No. 1	No. 2	No. 3							
		[1]	[1]	[1]	[1]	[1]	[1]	[1]				D1	D2	D3							
		<u>per unit</u>	<u>per unit</u>	<u>per unit</u>	<u>per unit</u>	<u>per sq. ft.</u>	<u>per sq. ft.</u>	<u>per sq. ft.</u>													
Net Fee Rates [3]																					
City Park Land Fee		\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00													
Infrastructure Fee		\$5,459	\$15,920	\$9,946	\$2,305	\$19.39	\$20.52	\$8.31													
Administration Fee (Gross) @ 2%		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39													
Total SVSP Fee		\$8,134	\$18,228	\$11,795	\$4,161	\$19.78	\$20.93	\$8.70													
		<u>units</u>	<u>units</u>	<u>units</u>	<u>units</u>	<u>sq. ft.</u>	<u>sq. ft.</u>	<u>sq. ft.</u>													
KT-1A	Developable	60	-	-	-	-	-	-	\$139,740		\$327,540			\$327,540		\$20,760		\$488,040		\$0	
KT-40A	Developable	-	-	-	46	-	-	31,581	\$75,900		\$368,468			\$368,468		\$21,793		\$466,161		\$0	
KT-50	Non-Developable	-	-	-	-	-	-	-	\$0		\$0			\$0		\$0		\$0		\$0	
KT-60A	Non-Developable	-	-	-	-	-	-	-	\$0		\$0			\$0		\$0		\$0		\$0	
KT-80A-1	Non-Developable	-	-	-	-	-	-	-	\$0		\$0			\$0		\$0		\$0		\$0	
KT-82	Non-Developable	0	0	0	0	0	0	0	\$0		\$0			\$0		\$0		\$0		\$0	
Subtotal		60	0	0	46	0	0	31,581													
		106				31,581															
TOTAL NET OBLIGATION										\$215,640	\$0	\$696,008	\$0	\$0	\$0	\$696,008	\$0	\$42,553	\$0	\$954,201	\$0

"summ_BAY"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

[2] Infrastructure Fee net of credits for constructed facilities. All credits will be controlled by credit and reimbursement agreements.

[3] Residential fees rounded to nearest dollar; nonresidential fees rounded to nearest cent.

APPENDIX G:

Development Agreement Exhibit JJ



EXHIBIT JJ

**SIERRA VISTA SPECIFIC PLAN FEE PROGRAM
DRAFT POLICIES & PROCEDURES OUTLINE**

The provisions for development and implementation of the Owner-sponsored Sierra Vista Specific Plan Fee Program are set forth in this Exhibit. Although ultimately implemented and enforced by the City, this Fee Program is intended to be independent of and in addition to all other City and County fees required to be paid in connection with development of the area affected by the Sierra Vista Specific Plan (“**Plan Area**”), including without limitation, other fees collected by the City or County (such as the City’s TMF Fee), and shall affect only those properties lying within the Plan Area.

References to an “**Original Owner**” herein shall refer to each of those entities identified as “Landowner” in the Development Agreements entered into in connection with the approval of the Specific Plan, as of the date of execution thereof, excluding, however, each entity identified as an owner who is under contract to sell the Property to the other entity(ies) comprising such “Landowner.” References to an “**Original Owner’s Property**” or “**Property**” shall refer to the portion of the Plan Area owned or controlled (i.e., by way of option or other right to acquire the property) by the Original Owner as of the date of recordation of the Development Agreement for such Property.

1. Overview of Fee Program. The Specific Plan Fee Program (the “**Fee Program**”) will consist of three fees (each a “**Fee**”, and collectively, the “**Fees**”), which are initially calculated by a third party administrator and recommended to the City for imposition and collection by the City, credits (“**Fee Credits**”) awarded to the Dedicating Owner dedicating the City Park Land (as defined herein) and the Constructing Owners (as defined herein) to be applied towards Fees, and reimbursements (“**Fee Reimbursements**”) paid to Original Owners or Constructing Owners from Fees paid to the City.

A. Types of Fees. The Fees are comprised of the following:

(1) City Park Land Fee: to fund the fair share contributions towards the dedication of a portion of the Plan Area to be dedicated for the City Park identified as Parcel KT-50 on Exhibit BB of the Project Development Agreements (the “**City Park Land**”);

(2) Infrastructure Fee: to fund and/or reimburse the fair share of the costs of the design and construction of the Project Improvements and dedication of Public Lands (excluding the City Park Land); and

(3) Administration Fee: to fund the fair share of the costs for the City to administer, oversee, implement and enforce the Fee Program.

The Fees are independent of each other and Fee Credits generated against one Fee (through dedications, construction, or payments) shall not be creditable against the other Fees.

B. Fee Administrator. The Fee Program will be organized and monitored regularly by an administrator (the “**Administrator**”). The Original Owners will be

responsible for retaining the Administrator, unless and until the City decides, in its sole discretion, to assume the obligation to retain the Administrator. The Original Owners will advance the costs of the Administrator until such time that the City determines, in consultation with the Administrator, that sufficient funds have been and will continue to be generated by the Administration Fee to fund all future costs of the Administrator, in addition to all other costs associated with the administration of the Fee Program. Thereafter, until the City elects, in its sole discretion, to assume the responsibility for retaining the Administrator, the City shall make funds available from the Administration Fee account to reimburse the Original Owners for the cost of their continued retention of the Administrator. The Administrator will work with the City and the Original Owners to facilitate the administration and implementation of the Fee Program. To minimize the role of the City in administering this Fee Program, the City will rely, to the fullest extent legally possible, on the Administrator to obtain, maintain, process and prepare the information and reports required by this Program to calculate and re-calculate the Fees in accordance with the terms of this Fee Program. The Administrator's roles and responsibilities are more particularly described in Section 9.B below.

C. Fee Credits; Fee Reimbursements.

(1) City Park Land Fee Credits and Fee Reimbursements. The Original Owner dedicating the City Park Land (the **"Dedicating Owner"**) will receive Fee Credits (the **"City Park Land Fee Credits"**) and Fee Reimbursements (**"City Park Land Fee Reimbursements,"**) in consideration of such dedication.

(2) Infrastructure Fee Credits and Fee Reimbursements.

a. Infrastructure Fee Credits. If a person or entity electing to develop a portion of property within the Specific Plan (a **"Constructing Owner"**) is required to install any Project Improvements in connection with its development of such portion of property (which portion shall be referred to as the **"Developing Property"**), such Constructing Owner will receive an amount (in dollars) of Fee Credits against the Infrastructure Fee for the Eligible Project Improvement Costs (as defined herein) paid by the Constructing Owner. The amount of such Fee Credits shall be up to, but not in excess of, the total amount of Infrastructure Fees anticipated to be generated by development of the Constructing Owner's Developing Property (a **"Developing Property's Infrastructure Fee Obligation"**). For example, if a Constructing Owner's tentative subdivision map for 100 tentative single family lots requires the construction of certain Project Improvements, then, for purposes of determining the maximum amount of Fee Credits that can be allocated to the Constructing Owner for its construction of the required Project Improvements, the Developing Property's Infrastructure Fee Obligation would be equal to 100 times the Infrastructure Fee payable by the Developing Property.

b. Infrastructure Fee Reimbursements. If the Eligible Project Improvement Costs paid by the Constructing Owner exceeds the corresponding Developing Property's Infrastructure Fee Obligation related thereto, the Constructing Owner will receive Fee Reimbursements from Infrastructure Fees for the amount of such excess.

(3) No Administrative Fee Credits. No credits or reimbursements shall be provided to the Original Owners with respect to their advance funding of the costs of the Administrator and/or the City to develop, administer, monitor and enforce the Fee Program. By not allowing for credits against the Administration Fee, the Original Owners intend to generate a reliable flow of Administration Fees during development to enable the City to pay the costs of the administration of the Fee Program and eliminate the Original Owners' continuing obligation to advance the costs thereof.

D. Annual Adjustments to Fees, Credits and Reimbursements. The Fees, and corresponding Fee Credit and Fee Reimbursement balances related thereto, shall be adjusted annually, effective as of July 1st of each year (the "**Annual Adjustment Date**"). If for some reason adjustments cannot be made on such date, the adjustments will be made as soon as possible thereafter. The annual adjustments for each Fee shall be made in accordance with the adjustment methods described below for each Fee.

2. City Park Land Fee; City Park Land Fee Credits; City Park Land Fee Reimbursements.

A. General. The City Park Land shall be identified and offered for dedication to the City, as and when required by the City pursuant to the applicable Development Agreement. The City Park Land Fee will be used to compensate the Dedicating Owner for its required dedication of the City Park Land. The City Park Land Fee will be allocated only to residential development within the Specific Plan, in proportion to relative equivalent dwelling units ("**EDUs**") set forth in the Specific Plan Finance Plan (the "**Finance Plan**") for each Original Owner's Property in the Plan Area.

B. Calculation of City Park Land Fee. The City Park Land Fee shall be determined on a residential EDU basis by dividing the value of the City Park Land by the total number of residential EDUs described by the Finance Plan for the land uses shown on the Specific Plan initially approved by the City.

(1) Initial Valuation. Consistent with the appraisal prepared at the request of the City (the "**City Appraisal**"), the initial value of the City Park Land shall be established at \$135,000 per acre.

(2) Updated Valuations of City Park Land. The value of the City Park Land shall be revisited and updated beginning on the Annual Adjustment Date for the year when residential building permits are first anticipated to be issued within the Plan Area, and annually thereafter. The new value shall be based upon a reappraisal or updated appraisal of the City Park Land, as of the pertinent Annual Adjustment Date, obtained by the Administrator. Such reappraisal or updated appraisal shall be based upon similar assumptions and methodology used by the City in the initial City Appraisal, unless the City determines that extenuating circumstances require the use of alternative methodologies, provided that such alternative methodologies shall nevertheless meet applicable MAI appraisal standards.

(3) Adjustments to City Park Land Fee and City Park Land Fee Credit. The City Park Land Fee and City Park Land Fee Credit shall be adjusted based on the percentage change between the reappraised/updated valuation and the immediately preceding valuation for the City Park Land (the “**Land Value Percentage Change**”). Once the City Park Land Fee has been paid with respect to a particular building permit, the residential unit(s) which was the subject of the particular building permit shall not be subject to subsequent increases or decreases in the City Park Land Fee.

C. Timing of Payment of Fee. The City Park Land Fee for a residential building shall be due upon the issuance of a building permit for that building.

D. Park Fee Reimbursements. Once the Dedicating Owner has granted the City an irrevocable offer of dedication for the City Park Land in form acceptable to the City, City Park Land Fee Reimbursements shall be paid to the Dedicating Owner quarterly, as and when the City collects City Park Land Fees from residential development within the Plan Area, whether or not the City has then accepted such dedication.

3. Infrastructure Fee, Fee Credits and Fee Reimbursements.

A. General. The Infrastructure Fee will fund (i) the costs for design and construction of backbone public improvements required for the development of the Plan Area (the “**Project**”), as such public improvements are more particularly identified on Schedule JJ-1 (the “**Project Improvements**”), and (ii) the value of the public lands to be dedicated for (a) storm water detention, drainageways, creek corridors, wetland mitigation, and open space, which lands are designated as “Open Space” on the Specific Plan or otherwise depicted as Open Space on Schedule JJ-2 (collectively, “**Open Space**”) and (b) road right-of-way, sewer lift stations, water tanks, paseos and other specifically identified public uses, other than Open Space, the City Park Land and neighborhood park land (collectively, “**Public/Quasi-Public Land**”), as such Open Space and Public/Quasi-Public Land are more particularly shown and described on Schedule JJ-2 (collectively, the “**Public Lands**”). Except to the limited extent described in Section 3.C(2) below, the Project Improvements specifically exclude any required backbone public improvements that would typically be funded by Other Public Infrastructure Programs (as defined herein). The Public Lands exclude the City Park Land due to the separate City Park Land Fee established therefor, and also exclude the neighborhood park lands because the land uses within the Specific Plan have been designed so that each Original Owner’s Property provides its required share of neighborhood park land.

B. Calculation of Infrastructure Fee. The Infrastructure Fee shall be determined for each Property first by allocating the aggregate costs of the Project Improvements (the “**Project Costs**”) shown on the most recent “Project Cost Estimation” (as hereinafter defined) for the Plan Area among the various land use categories in the Plan Area, and then, with respect to each Property within the Plan Area, allocating such Property, by land use, its share of the Estimated Project Costs based upon the land uses

shown for such Property on the Specific Plan initially approved by the City, and then making the “Public Land Fee Adjustment” (as hereinafter defined) applicable to such Property, all as set forth in this Section 3.B. As a result of this methodology, the amount of the Infrastructure Fee is likely to vary among different Properties.

(1) Determination of Fair Share Per EDU. First, each land use in the Plan Area will receive a “fair share” allocation of the costs of the Project Improvement in accordance with this Section 3.B(1), which reflects the cost-spreading methodologies contained in the Finance Plan (which are, in turn, based on generally accepted engineering principles). The initial “fair share” allocation, as shown on Schedule JJ-3 attached hereto, was and shall be determined by:

a. Designating separate categories of Project Improvements (each, an “**Improvement Category**”) for those Project Improvements whose Project Costs are allocated to the Plan Area land uses on the same EDU basis (including, by way of example rather than limitation, a category for traffic improvements, the costs of which are allocated to land uses on a traffic EDU basis, and a category for storm drain improvements, the costs of which are allocated to land uses on a drainage run off coefficient basis). Each Improvement Category will necessarily involve a different set of underlying Plan Area EDUs;

b. Determining the total estimated costs of the Project Improvements within each Improvement Category based on the most recent Project Cost Estimation; and

c. Dividing the total estimated costs of the Project Improvements within each Improvement Category by the total number of EDUs participating in such Improvement Category to determine the cost-per-EDU within such Improvement Category.

(2) Determination of Fair Share of Project Costs on a Per Property Basis. The total “fair share” of Project Costs for each Property by land use category shall be determined by:

a. Multiplying the cost-per-EDU for each Improvement Category by the number of EDUs on such Property for each corresponding land use category; and

b. Totaling the costs determined under Section 3.B(2)(a) for each land use category on such Property.

(3) Public Land Fee Adjustment. The “fair share” of Project Costs applicable to a Property shall then be adjusted by the difference between the value of Public Lands to be dedicated within the Property and the Property’s allocable share of the value of all Public Lands to be dedicated within the Plan Area (the “**Property Fair-Share Land Obligation**”). Such difference is referred to as the “**Public Land Fee Adjustment.**”

a. Methodology. The Property Fair-Share Land Obligation is equal to the amount of Public Land that must be dedicated for that Property as a result of the number and type of land uses shown for that Property on the Specific Plan, based on the following allocations:

(i) For Public/Quasi-Public land (consisting of road right-of-way, sewer lift stations, water tanks, and paseos, but excluding City Park Land, neighborhood park land, and Open Space), each Property's fair share is calculated on a proportionate gross acreage basis (i.e., each Property's fair share of Public/Quasi-Public acreage is based on its gross acreage divided by total Plan Area gross acreage). The value of the City Park Land is applied to the Public/Quasi-Public Land to determine the amount of each Property's shortfall or overage. Shortfall/overage related to Public/Quasi-Public land is then allocated to the land uses within each Property based on such Property's relative traffic EDUs and then added or deducted, as applicable, from the subtotal of all of the other Improvement Categories within the Infrastructure Fee for each land use within such Property;

(ii) No adjustments are made for neighborhood park land, on the basis that each subdivision is self-sufficient in its dedication of neighborhood park land; and

(iii) For Open Space, Open Space with detention is allocated 50% to residential (on a persons per household ("**PPH**") basis) and 50% to all uses (on a run-off coefficient basis); Open Space without detention is allocated solely to residential (on a PPH basis). Open Space values are based on the following percentages of the City Park Land valuation: 50% for Open Space otherwise developable but required for the Corps 404 permit, 10% for Open Space land within the WAPA corridor, and 20% for all other Open Space. Land within the WAPA corridor designated by the Specific Plan for commercial use are not included in or credited as Open Space. Using these allocations, each Property's fair share requirement for Open Space is determined and the resulting shortfall/overage is then allocated to the land uses in each Property on a PPH basis for residential uses and employee-per-square-foot basis for non-residential uses and then added or deducted, as applicable, from the subtotal of all of the other Improvement Categories within the Infrastructure Fee for each land use within such Property.

b. Adjustments Reflected in Schedule JJ-3. The Public Land Fee Adjustment is incorporated in the Infrastructure Fee for each Original Owner's Property described in Schedule JJ-3 attached hereto. The methodology for determining the Public Land Fee Adjustment is described above to assist in any recalculation of the Public Land Fee Adjustment that may be required by Section 3.D(2) below in connection with the 404 Approvals.

(4) Multiple Properties. Each Original Owner shall have the right to treat all of the Properties within the Plan Area owned by the same named ownership entity as a single Property, aggregating such Properties' shares of Project Costs and Public Land Fee Adjustments in such a manner as to have the same amount of Infrastructure Fee on each Property for the same land use category. An Original Owner shall exercise this right, if at all, by giving the Administrator written notice of such Original Owner's election as and when required by the Administrator.

C. Project Cost Estimations. As set forth above, the Infrastructure Fee is based, in part, upon the Project Costs as shown on a Project Cost Estimation. As used in this Fee Program, "**Project Cost Estimation**" refers to the total estimated costs for all Project Improvements, including all estimated Hard Costs (including a 20% contingency thereon) and an estimated Soft Costs allowance equal to 20% of such estimated Hard Costs. The initial Project Cost Estimation is based on the cost estimates for the Project Improvements set forth in the Finance Plan approved as part of the Specific Plan and attached hereto as part of **Schedule JJ-1**.

(1) Project Improvements Included in Fee Program. As noted above, the Project Improvements are limited to those listed on **Schedule JJ-1**, and unless and until the same are specifically added to the list of Project Improvements by unanimous decision of the Original Owners and approval by the City, the components of any other required public backbone infrastructure are specifically excluded from this Fee Program. To the extent that other required backbone infrastructure is subject to a separate public funding program or mechanism (each, an "**Other Public Infrastructure Program**") with the City, County or other agency (e.g., other backbone road improvements funded by fee credits and/or reimbursements through the City's TMF Fee or other public utilities funded by a public utility fee credit/reimbursement program), those other backbone infrastructure improvements are specifically not a part of the Project Improvements. To the extent permitted by the applicable agency, such other backbone infrastructure may be eligible for financing under the Other Public Infrastructure Program.

(2) Backbone Utility Improvements. The Project Improvements to be funded by the Infrastructure Fee shall include any required electric and/or gas utility backbone infrastructure that may be reimbursable by private utilities; and potential reimbursements from private electric/gas utilities (such as PG&E) shall be treated the same as potential Third Party Reimbursements (as defined herein) for purposes of this Fee Program. To minimize the potential administration of such reimbursements, to the extent a public utility includes an option for sharing in construction costs that does not include reimbursement, the Constructing Owner shall elect the option that does not involve reimbursement. For example, PG&E currently allows a contractor to elect to receive either a 50% contribution for the cost of a facility upon construction or a 100% reimbursement of the cost paid over time by subsequent development; in such case, the Constructing Owner

shall select the contribution option and the other half of the cost of the facility shall be included in the Project Costs.

D. Infrastructure Fee Adjustments. The Infrastructure Fee shall be adjusted annually on the Annual Adjustment Date for each land use by updating and summing the updated Project Improvements costs and Public Land valuations for the applicable Improvement and Land Categories related thereto as described below. The Administrator may also elect, at any other time if deemed warranted by the Administrator due to changes in actual costs and/or eligible Project Improvements, to adjust the Infrastructure Fee in the manner provided below.

(1) Project Cost Estimation. The Project Cost Estimation shall be updated and adjusted annually in accordance with the methodology of the Finance Plan used to establish the Infrastructure Fee, based, in part and without limitation, on: (a) the estimated cost of remaining Project Improvements within each Improvement Category for which a Credit/Reimbursement Agreement is not yet fully executed and effective; (b) the amount of any outstanding Credit/Reimbursement balances allocable to each Improvement Category, and (c) the number of undeveloped or unpermitted EDU's for each Improvement Category with respect to which the Infrastructure Fee has not then been paid.

a. Project Improvements Not Yet Subject to Contract. Adjustments to the estimated Project Costs of remaining Project Improvements not yet subject of a fully executed and effective Credit/Reimbursement Agreement will be made annually based, at the recommendation of the Administrator, in consultation with the Original Owners and the City, either upon updated actual Hard Costs or by the change in the Engineering News Record Construction Cost Index or comparable index (the "CCI") and/or based on actual and estimated cost adjustments as provided herein. Any adjustment to the Fee based on updated Hard Costs will be based upon information available to the Administrator in the form of actual Hard Costs for recently constructed Project Improvements in the same Improvement Category and/or bids accepted for any Project Improvements or similar facilities within the greater Sacramento region.

b. Completed Project Improvements. Subject to the above limitation, the Administrator will be required to include in the calculation of the update to the Infrastructure Fee any "actual" costs of Project Improvements (based on the Hard Costs for contracted work and the corresponding Soft Costs allowance) based either on the executed contracts for such Project Improvements and/or on the "true up" of the "actual" costs after Completion thereof.

(2) Public Land Fee Adjustments. The portion of the Infrastructure Fee allocable to the Public Land Fee Adjustment within a Property (or Properties), once allocated to the land uses within the Property (or Properties) shall not be adjusted by any change in the market value of such Public Land or for any other reason, except as otherwise provided in this Section 3.D(2).

a. 404 Permit Requirements. The Original Owners will need to obtain approval of a 404 Permit from the Army Corps of Engineers and related approvals and permits (collectively, the “**404 Approvals**”) prior to the construction of any of the Project Improvements. If the 404 Approvals require additions to or subtractions from the Open Space to be dedicated as shown on Schedule JJ-2, then the Public Land Fee Adjustment may be subject to adjustment. In the event of any such mandated changes to the Open Space dedications, the methodology used to determine the Public Land Fee Adjustments in Section 3.B(3)(a) above shall be used to re-determine such Adjustments; and, in order to maintain consistency with annual adjustments to the Infrastructure Fee, the land values for the Open Space areas used to determine the Public Land Fee Adjustment shall be adjusted, if applicable, by the percentage change between the then reappraised/updated valuation for the City Park Land and the original \$135,000 per acre valuation for the City Park Land.

b. Annual Adjustments Based on Percentage Change in Value. Once initially allocated to the land uses within a Property on an EDU basis, except as may be adjusted as provided above, the Public Land Fee Adjustment within such Property (or Properties) shall thereafter be adjusted for the number of EDUs remaining to be developed or permitted in such Property by the annual Land Value Percentage Change. For example, if a Public Land Fee Adjustment resulted in a reduction in the Infrastructure Fee within a Property (due to the Property dedicating more than its fair share of land dedications) of \$200 per single-family EDU, and if the Land Value Percentage Change for the following year was 10%, then the reduction associated with such Public Land Fee Adjustment for such Property would be increased to \$220 per undeveloped single-family EDU therein.

(3) WAPA Corridor Adjustments Related to Parcels JM-41 and FD-40. With respect to Parcels JM-41 and FD-40, a portion of these parcels impacted by the WAPA corridor has been assumed as being undevelopable based on certain building and usability factors and such portions have been allocated zero (0) EDUs and excluded from the calculation of the Infrastructure Fee and the Administration Fee. So long as actual development of Parcels JM-41 and FD-40 does not exceed the total developable area assumed for such parcels in this analysis (i.e., approximately 10.14 acres of useable developable area within Parcel JM-41 and approximately 1.81 acres of useable developable area within Parcel FD-40), the EDU allocation thereto shall remain unchanged; if actual development thereof exceeds the assumed square footage amount thereof, then the amount of applicable EDUs for such Parcel and the corresponding Infrastructure Fee and Administration Fee allocable to development thereof shall be adjusted based on such increase in assumed developable area.

E. No Adjustment Based on Method of Financing. There shall be no adjustment to the Infrastructure Fee based upon the method by which any Constructing Owner funds either the Project Improvements it constructs or such Constructing Owner's allocable share of the Project Costs. By way of example, funds for Project Improvements

generated by a public financing district formed on a Constructing Owner's property (such as an assessment or community facilities district) shall be treated the same as private financing by the Constructing Owner and shall not be deducted from or have any other effect on the calculation of the Infrastructure Fee. Proceeds from any such assessment or community facilities district for acquisition and construction of Project Improvements shall be available solely to the Constructing Owner whose property is included within such district.

F. Timing and Amount of Payment of Infrastructure Fee. The Infrastructure Fee payable with respect to development of property within the Specific Plan shall be due upon whichever of the following is applicable:

(1) Single Family Residential. For single family residential development:

a. Upon Recordation of Small Lot Map if Fee Reimbursements Outstanding. The Infrastructure Fee shall be paid for all single-family lots created by a small lot subdivision map upon recordation thereof, if at the time of such recordation any Original Owner or Constructing Owner is either (i) eligible to receive payment of a Fee Reimbursement pursuant to an executed Credit/Reimbursement Agreements and has not yet received full payment thereof, or (ii) will become eligible, upon Completion of certain Project Improvement(s), to receive payment of a Fee Reimbursement pursuant to an executed Credit/Reimbursement Agreement and sufficient funds have not then been collected to fund such Fee Reimbursement on Completion (an **"Outstanding Fee Reimbursement"**); or

b. Upon Issuance of Building Permits if No Outstanding Fee Reimbursement. If no Outstanding Fee Reimbursements existed at the time of recordation of a small lot subdivision map, then the Infrastructure Fee will be paid as building permits are issued for each lot within such recorded small lot subdivision map.

(2) Multifamily and Non-Residential Development. For all other land uses, the Infrastructure Fee shall be paid upon issuance of a building permit for each multifamily or non-residential building, based on the land use and number of EDUs covered by the particular building permit.

4. Administration Fee.

A. General. The Administration Fee will fund the anticipated and actual costs to organize, monitor, administer and enforce the Fee Program, including without limitation, the costs to retain the Administrator, the costs to retain any engineering, appraisal and/or fee consultants to assist with Fee updates and construction monitoring, and the costs of the City to implement and enforce the Fee Program during buildout of the Project. Except as otherwise expressly provided herein, the Administration Fee shall fund all costs associated with the administration of the Fee Program, including annual

Fee updates, calculation and collection of any Shortfall payments, and preparation and maintenance of credit/reimbursement agreements. The costs to establish the Fee Program and the costs to fund the Administrator prior to assumption thereof by the City shall be advanced by the Original Owners pursuant to the terms of their separate cost sharing agreement.

B. Calculation of Administration Fee. The Administration Fee shall be the amount necessary to pay the actual and estimated costs to develop, implement, monitor and enforce the Fee Program from City approval of the Specific Plan and Development Agreements through the buildout of the Project, excluding only the costs thereof to be advanced by the Original Owners. The Administration Fee shall be allocated to the various land uses in the same manner and proportions as the calculation of the “fair share” of Project Costs used to calculate the Infrastructure Fee (but without application of the Public Land Fee Adjustment).

C. Annual Adjustment. The Administration Fee shall be updated and adjusted annually at the same time as the other Fees, based on the actual and estimated costs associated with administering the Fee Program throughout the buildout of the Project, including changes in administration costs associated with the City’s assumption, to be funded solely by the Administration Fee, of the obligation to retain and fund the Administrator’s responsibilities and to fund any changes in the estimated time to complete buildout of the Project. Subject to unanimous approval by the Original Owners, such estimated costs may include an amount to build a reserve that will supplement the cash flow provided by the Administration Fee for the City’s assumption of the funding for the Administrator after the Original Owners cease to advance the funds thereof.

D. Timing of Payment of Administration Fee.

(1) Original Owner Advances. From and after approval of the Specific Plan and Development Agreements, the Original Owners shall fund directly the costs to develop, implement, monitor and enforce the Fee Program to the extent the amount of Administration Fees being collected is insufficient to cover all of the then current costs associated with administering the Fee Program. All such advances shall be included within the calculation of the Administration Fee. The advances shall be allocated among the Original Owners pursuant to their separate written agreement, and such allocations shall be provided to the Administrator.

(2) Other Payments. The Administration Fee shall be due at the same time as the Infrastructure Fee.

E. No Fee Credits or Reimbursements. Since all Original Owners will be sharing in any and all required advances to cover the costs associated with establishing and administering the Fee Program, including without limitation, the costs of the Administrator, in excess of the amount covered by the Administration Fees, no Administration Fee Reimbursements will be due and payable to any Original Owner due to such Original Owner advancing more than its fair share of the costs to administer the

Fee Program. Similarly, to provide a secure cash flow of Administration Fees from development of the Specific Plan that can be relied on by the City if and when it assumes full administration of the Fee Program, the Original Owners will not receive any Fee Credits with respect to the funds advanced thereby to establish and administer the Fee Program. Any failure of an Original Owner to advance its fair share of the costs to administer the Fee Program shall be addressed by the Original Owners' separate agreement and not by the Fee Program, provided such remedies may include forfeiture and/or assignment of Infrastructure Fee Credits by any defaulting Original Owner.

F. Costs Excluded From Administration Fee. The Administration Fee shall not fund, and each Original Owner or Constructing Owner shall be separately responsible for paying, any and all costs associated with a request to assign or transfer Fee Credits or Fee Reimbursements within the Plan Area, as well as those costs associated with any change thereby in land use or EDU capacity utilization for any property as set forth in the Specific Plan.

5. Infrastructure Fee Credits for Constructing Owners. Any Constructing Owner that constructs any Project Improvements will receive Fee Credits in accordance with this Section 5 and may receive Fee Reimbursements in accordance with Section 6. The value of the Fee Credits given to Constructing Owners shall be subject to annual adjustment as provided for herein. References in this Fee Program to **"Credit/Reimbursement"** shall refer to Fee Credits or Fee Reimbursements, as applicable.

A. Calculation of Amount of Infrastructure Fee Credits. Subject to the limitations of Section 6.A(4) below, the Fee Credits available to a Constructing Owner for application to the Infrastructure Fee shall be based upon the Eligible Hard Costs and Soft Costs for the particular Project Improvements being constructed.

(1) Hard Costs; Eligible Hard Costs. The **"Hard Costs"** of Project Improvements eligible for Credit/Reimbursement under the Infrastructure Fee shall mean and refer to the actual costs of construction of a Project Improvement that are incurred by a Constructing Owner pursuant to a properly bid construction contract with a duly licensed, qualified general contractor for the Project Improvements. Such Hard Costs shall include the costs of (i) construction of the Project Improvement(s), based on the price included in the contract (the **"Construction Contract"**) with a contractor entered into in accordance with the provisions of Section 5.A(3) below for the construction of such Public Improvement(s), and (ii) traffic control, staging and storm water pollution prevention implementation measures related to such construction. The Hard Costs shall include the costs of any changes in scope or standards required by the City during the course of construction thereof that are added to the Construction Contract. Hard Costs shall also include the cost for any materials that exceeded the minimum specifications required by the City, so long as the bid for the contract clearly describes the allowed minimum specification. (An example might be a contractor choosing to substitute a higher grade of pipe because the lower specified and acceptable grade is either unavailable or more expensive due to shortages or other reasons.) The Administrator shall recommend to the City the

amount of the Hard Costs for each Project Improvement eligible for Credit/Reimbursement under the Infrastructure Fee. **“Eligible Hard Costs”** means all of the Hard Costs incurred by the Contracting Owner except to the extent the Administrator excludes costs that the Administrator finds to be commercially unreasonable.

(2) Soft Costs. **“Soft Costs”** means the costs of storm water pollution prevention monitoring & management, engineering, inspection, testing, surveying and bonding related to the construction of the Project Improvement(s). Each Constructing Owner entering into a bonded contract to construct a Project Improvement shall receive an allowance for Soft Costs equal to 20% of the Eligible Hard Costs for such Project Improvement, without the need for a proposal, contract, invoices or any other form of documentation to substantiate the actual amount of Soft Costs incurred. In consideration of this fixed percentage for Soft Costs, a Constructing Owner shall have no right to request a greater amount of Credits/Reimbursements due to actual Soft Costs exceeding this fixed-percentage allowance.

(3) Bidding/Contracting of Construction. All bidding and contracting shall be done so as to allow the Project Improvements to be eligible for acquisition or construction by a CFD and/or to enable the Infrastructure Fees to be financed by a CFD. Such public bidding requirements shall include, but not be limited to, competitive bidding, prevailing wage, and award of contract to the lowest responsible bidder. Prior to approving improvement plans for construction of a Project Improvement, the City and Administrator shall cooperate with each other to develop and implement a bidding and contracting monitoring program to ensure compliance with the public bidding, prevailing wage and contracting requirements prior to execution of each contract for construction of a Project Improvement by a Constructing Owner.

If a Constructing Owner fails to comply with the public bidding, prevailing wage and contracting requirements for a Project Improvement, the Constructing Owner will assume the risk that such Project Improvement may be required to be removed from the Fee Program in order to preserve the ability to fund the Project Improvements and/or the Infrastructure Fees with CFD financing. If a Project Improvement is removed from the Fee Program, the Constructing Owner thereof shall not receive and shall forfeit any Fee Credits or Fee Reimbursements with respect to such Project Improvement. Any such removal of a Project Improvement shall be treated in the same manner as if the Project Improvement had been constructed by a third party, as more particularly described in Section 8 below (i.e., no adjustment shall be made to the Infrastructure Fee and reimbursement agreements shall be provided to each of the Original Owners for its applicable share of then estimated cost of such removed Project Improvement, with a Priority Date as of the later of the date of removal of the Project Improvement from the Fee Program or “development” of such Original Owner’s Property, and without any interest accrual).

B. Provision of Fee Credits for Project Improvements.

(1) Credit/Reimbursement Agreement. A sample form of credit and reimbursement agreement (a “**Credit/Reimbursement Agreement**”) to be used for each Constructing Owner is attached hereto as Schedule JJ-4. This form of Credit/Reimbursement Agreement shall be used, and modified to the extent necessary, in connection with the construction of Project Improvements by a Constructing Owner for its applicable Developing Property.

a. No earlier than the approval by the City of the improvement plans for the Project Improvement(s) required for the Developing Property, the Administrator shall provide the City with the amount of the Credit/Reimbursement to be available under such Credit/Reimbursement Agreement, which shall be equal to 100% of the contracted Eligible Hard Costs of the Project Improvement(s), based on an accepted competitive bid in compliance with all public contracting requirements, plus the corresponding Soft Cost allowance related thereto (collectively, the “**Eligible Project Improvement Costs**”).

b. The Credit/Reimbursement amount shall be inserted in the Credit/Reimbursement Agreement and the same shall be signed when a contract for the work has been entered into, performance and payment bonds in the form and amount required by the City have been posted therewith, and a notice to proceed with such construction (a “**Notice to Proceed**”) has been given to the contractor. The City may require the amount of such bonds to be greater than the corresponding Credit/Reimbursement amount to address contingency costs and/or the costs to the City to cause the Completion of the applicable Project Improvements in the event of default by the Constructing Owner. Unless the amount of Fee Credits under the Credit/Reimbursement Agreement exceeds the amount of the corresponding Developing Property’s Infrastructure Fee Obligation, no amount of Fee Reimbursements shall be included in the Credit/Reimbursement Agreement. The date of full execution of a Credit/Reimbursement Agreement shall be referred to as the “**Effective Date**” of the Credit/Reimbursement Agreement.

(2) Availability of Fee Credits. Fee Credits shall become available upon the Effective Date of the applicable Credit/Reimbursement Agreement. The Fee Credits for the contracted work under a Credit/Reimbursement Agreement shall continue to be available for application against the Infrastructure Fee so long as: (a) the Constructing Owner is not in material breach of the Credit/Reimbursement Agreement, and (b) the Constructing Owner continues to use commercially reasonable diligence to prosecute to Completion (as defined herein) the construction of the Project Improvement(s) that are the subject of the particular Credit/Reimbursement Agreement.

(3) Failure to Diligently Proceed Towards Completion. If a Constructing Owner ceases to diligently prosecute construction of a Project

Improvement, or otherwise breaches any material provisions of the Credit/Reimbursement Agreement, and if the Constructing Owner fails to cure such breach within thirty (30) days of receipt of written notice from the Administrator, the Administrator may recommend to the City that the City exercise any and all remedies then available under the Credit/Reimbursement Agreement, including cessation of approval of tentative or final subdivision maps, issuing building permits and/or occupancy permits for development of the Constructing Owner's Developing Property, suspension of the right to apply Fee Credits against the Infrastructure Fee and/or repayment by the Constructing Owner of all or any portion of the Fee Credits generated by the particular Credit/Reimbursement Agreement which have previously been applied against Infrastructure Fees.

C. Adjustments to Value of Fee Credits.

(1) CCI Adjustment. All Fee Credits provided pursuant to Credit/Reimbursement Agreements with an Effective Date not later than May 31 preceding the Annual Adjustment Date (i.e., for Fee Credits in effect at least one month prior to the Annual Adjustment Date) shall be subject to adjustment based on the increase or decrease in the CCI, so long as the Constructing Owner is in good standing under its applicable Credit/Reimbursement Agreement. In no event, however, shall a decrease in the CCI result in a decrease of the Constructing Owner's Fee Credit amount below the actual amount expended for the Project Costs which created the right to such Fee Credits. The purpose of this adjustment is to assure that Fee Credits received by a Constructing Owner offset a corresponding amount of Infrastructure Fee, on a dollar for dollar basis, up or down, as and when the Infrastructure Fee is adjusted, but without bearing a disproportionately large share of the actual Project Costs as a result of any decline in construction costs.

(2) Adjustment Based on Actual Eligible Hard Costs. After the Project Improvement(s) are Completed (as defined herein), there will be a "true-up" of the costs of the Project Improvements eligible for Fee Credits against and Fee Reimbursements from the Infrastructure Fee.

a. The "true up" shall be based on the actual Eligible Hard Costs incurred by the Constructing Owner to Complete the construction of the Project Improvement, which costs shall be documented to the Administrator's reasonable satisfaction. As a part of this "true up," the Soft Cost allowance will be adjusted to equal 20% of the actual Eligible Hard Costs.

b. If the total actual Eligible Hard Costs and corresponding Soft Costs of the Project Improvement(s) is greater than the amount of Fee Credits/Reimbursements initially provided by the Credit/Reimbursement Agreement, the Administrator shall notify the City that the Constructing Owner is to be awarded additional Credits/Reimbursements in the amount of the difference. The Administrator may also notify the City of any proposed adjustment to the

Infrastructure Fee to account for such increased Costs, if deemed appropriate to be incorporated into the Infrastructure Fee prior to the next Annual Adjustment Date.

c. If the total eligible costs of the Project Improvement(s) is less than the amount of Fee Credits/Reimbursements initially provided by the Credit/Reimbursement Agreement, the Administrator shall notify the City that the Constructing Owner is required to first reduce the amount of any Fee Reimbursement and then relinquish the amount of the unused Fee Credits comprising any remaining difference, and, to the extent Fee Credits resulting from that Credit/Reimbursement Agreement have been used in an amount which exceeds the actual total Eligible Hard Costs and Soft Costs of the applicable Project Improvement(s), to repay such excess in cash. Any such repayment shall be due within thirty (30) days of receipt of notice from the City of the amount to be repaid.

(3) Definition of “Completed.” A Project Improvement shall be deemed “**Completed**” upon the earlier of acceptance of that Project Improvement by the City or acceptance by the City for purposes of commencing a 1-year warranty or maintenance period. Once a Project Improvement is Completed, any performance and payment bonds related to the issuance of Fee Credits may be approved for release by the City, and the “true-up” can take place.

D. Fee Credits are Personal in Nature. Infrastructure Fee Credits shall be personal to the Constructing Owners constructing Project Improvements and do not run with the land.

(1) Timing of Application. Subject to the limitations set forth in this Section 5, Infrastructure Fee Credits may be applied to Infrastructure Fees as desired by the Constructing Owner, or transferee thereof, at the time such Infrastructure Fees would otherwise be due and payable.

(2) Notice Required. Infrastructure Fee Credits may be applied to the Infrastructure Fee by the Constructing Owner, or transferee thereof, only by providing written notification to the Administrator, stating which Fee Credits are desired to be applied to the Infrastructure Fee, and the amount thereof to be applied. In the absence of written direction from a Constructing Owner or transferee thereof to apply any Fee Credits, no Fee Credits shall be deemed applied against the Infrastructure Fees. A sample form for the application of Fee Credits is attached as Exhibit “C” to Schedule JJ-4 attached hereto.

(3) No Obligation to Use Fee Credits. A Constructing Owner shall not be obligated to apply any available Fee Credits against the Infrastructure Fee associated with development of its Developing Property.

(4) Collection and Payment of Unused Fee Credits. If a Constructing Owner elects not to apply any available Fee Credits at the time of development of

its Developing Property, the City shall collect the full Infrastructure Fee then required to be paid at the time of such development and shall use the proceeds thereof (i) first, to pay and/or fund a reserve for payment upon Completion any Outstanding Fee Reimbursement, on a FIFO basis; and (ii) second, to pay to any Constructing Owner(s), on a pro rata basis, the amount by which their available Fee Credits exceed the amount of Infrastructure Fees to be collected from the remaining development of such Constructing Owner(s)' Developing Properties.

E. Transferability. A Constructing Owner shall have the absolute right to transfer all or any portion of such Constructing Owner's Fee Credits for such consideration as the Constructing Owner may determine. In the event that a Constructing Owner transfers Fee Credits, the transferor shall notify the Administrator of the transfer in writing, providing the Administrator with the name, address and other contact information for the transferee, the dollar amount of the Fee Credits being transferred, and the Credit/Reimbursement Agreement from which the credits are being transferred. The transferring Constructing Owner shall also pay the administrative costs associated with the transfer as a condition of the same being effective. A sample form for the transfer of Fee Credits is attached as Exhibit "D" to Schedule JJ-4 attached hereto.

6. Fee Reimbursements. Fee Reimbursements will be paid directly from the City to the applicable Constructing Owner(s) and/or Original Owner(s) on a regular basis, but no less than quarterly, from the City Park Land Fees and Infrastructure Fees received by the City.

A. Procedure. The Administrator shall work with the City to obtain quarterly reports from the City of the types and amounts of the Fees the City has collected and to confirm with the City the proposed distributions to the Constructing Owner(s) and/or Original Owner(s) of any Outstanding Fee Reimbursements. The Administrator shall notify all Constructing Owners and/or Original Owners with Outstanding Fee Reimbursements of the intended distribution by the City and the Administrator's proposed allocation between such Owners. If the Administrator receives a written objection from any Constructing Owner or Original Owner to a proposed distribution within five (5) business days of the date of the Administrator's notice, the Administrator shall ask the City to: (i) distribute the undisputed amounts directly to the Constructing Owner(s) and/or Original Owner(s) in accordance with the furnished schedule; and (ii) retain the amount of any disputed distribution until the issue can be resolved between the Constructing Owner(s) and/or Original Owner(s) and/or by arbitration. By separate agreement, the Original Owners have agreed to resolve any such disputes by arbitration, with the goal to complete such resolution within one hundred twenty (120) days of the initiation of the dispute resolution process.

B. Impact of Adjustment Date. So long as the City does not unduly delay in making Fee Reimbursement payments, Fee payments collected by the City in the calendar quarter prior to the City's annual adjustment to Fee Credit and/or Fee Reimbursement balances, but not distributed until the calendar quarter after such adjustment date, shall not be increased as a result of the adjustment date occurring between the Fee payment date and the date the Fee Reimbursement is paid. The

Administrator shall determine whether or not payment by the City was “unduly” delayed for purposes of this Section 6.B.

C. Park Fee Reimbursements. Payments of City Park Land Fee Reimbursements shall be made only to the Dedicating Owner dedicating the City Park Land.

D. Infrastructure Fee Reimbursements. As provided by and pursuant to a Credit/Reimbursement Agreement, an Infrastructure Fee Reimbursement shall be available to a Constructing Owner from the date the particular Project Improvement was Completed to the date the Constructing Owner has been repaid in full for the amount of its Fee Reimbursements and may also be payable to the Original Owners in connection with Third Party Reimbursements as described in Section 8 below.

(1) Fee Reimbursements In Excess of Fee Obligation. For Fee Reimbursements to Constructing Owners, The Credit/Reimbursement Agreement shall include an amount for Fee Reimbursements if and only to the extent the Eligible Project Improvement Costs for the Project Improvement(s) to be constructed by the Constructing Owner thereunder exceed the Infrastructure Fee Obligation for the Developing Property that requires the construction of these Project Improvement(s).

(2) Annual Adjustment. Any Outstanding Fee Reimbursement, including any such amounts not yet payable until the corresponding Project Improvement(s) are Completed, shall be increased on the Annual Adjustment Date by four percent (4%) per annum.

(3) Infrastructure Fee Reimbursements Distributed on FIFO Basis. Any available funds within the Infrastructure Fee account shall be used to reimburse Constructing Owners and/or Original Owners for the amount of any Fee Reimbursements on a “first in, first out” (“**FIFO**”) basis.

(4) FIFO Determination. The event for determining FIFO priority for a Fee Reimbursement generated by a Project Improvement shall be the Effective Date of the Credit/Reimbursement Agreement for such Project Improvement. In the event that the Effective Date for any two or more Credit/Reimbursement Agreements that include Fee Reimbursements occur within the same seven (7) calendar day period, the Fee Reimbursements associated with the Project Improvements on each Credit/Reimbursement Agreement will have equal priority and will be distributed pro rata, based upon the unreimbursed balance of the Fee Reimbursements generated by their respective Credit/Reimbursement Agreements.

(5) Delivery to Administrator. Each Constructing Owner will be responsible for forwarding a copy of the fully executed contract, the countersigned Notice to Proceed and the executed Credit/Reimbursement Agreement for any eligible Project Improvements to the Administrator, with the

Effective Date of the Credit/Reimbursement Agreement becoming the prioritizing date (“**Priority Date**”). If the work does not actually commence on a Project Improvement within a commercially reasonable period following the Priority Date, or once commenced, the Constructing Owner does not diligently prosecute the same through Completion, the Administrator shall have the authority to modify the relative Priority Dates among competing Constructing Owners to more appropriately reflect the timing of the expenditure of Eligible Hard Costs by such Constructing Owners.

(6) No Disbursement Prior to Completion. Although Fee Credits against the Infrastructure Fee will be available upon execution of a Credit/Reimbursement Agreement, no Fee Reimbursements related to a Project Improvement shall be paid by the City to a Constructing Owner from the Infrastructure Fee account prior to Completion of such Project Improvement. Accordingly, if a Completed Project Improvement supports a Fee Reimbursement with a later FIFO date than Fee Reimbursement(s) with earlier FIFO date(s) related to as yet uncompleted Project Improvement(s), no Fee Reimbursement shall be paid towards such Completed Project Improvement unless and until sufficient Infrastructure Fees have been received and reserved to fund full payment of the Fee Reimbursement(s) with the earlier FIFO date(s) for the as yet to be completed Project Improvement(s).

(7) Not Convertible to Credits. To preserve the FIFO priority of Fee Reimbursements, Fee Reimbursements cannot be applied as Fee Credits, except to the extent the Fee Reimbursements proposed to be applied as Fee Credits are then in first FIFO priority for reimbursement and the Credit/Reimbursement Agreement related thereto is not in default.

E. Transferability. Each Constructing Owner or Original Owner with a right to Fee Reimbursements (a “**Transferring Owner**”) shall have the absolute right to transfer all or any portion of such Transferring Owner’s Fee Reimbursements for such consideration as the Transferring Owner may determine. The transfer shall not affect the Priority Date of the Fee Reimbursements or the amount thereof; provided however, that the Transferring Owner shall have the right to allocate the existing priority of the particular Fee Reimbursements between itself and transferees. In the event that a Transferring Owner (or its successors) transfers Fee Reimbursements, the transferor shall notify the Administrator of the transfer in writing, providing the Administrator with the name, address and other contact information for the transferee, the dollar amount and Priority Date of the Fee Reimbursements being transferred (along with any priority allocation as between the Transferring Owner and the transferee), and the Credit/Reimbursement Agreement from which the Fee Reimbursements are being transferred. The Transferring Owner shall also pay the administrative costs associated with the transfer as a condition of the same being effective. The form for the transfer of Fee Reimbursements shall be similar to the sample form for the transfer of Fee Credits attached as Exhibit “D” to Schedule JJ-4 attached hereto.

7. Capacity Utilization, Shortfall Payments and Reimbursements.

A. Land Use Capacity and Fee Obligations. Each Original Owner's Property within the Specific Plan will be allocated a certain amount of land use capacity and corresponding Fee Obligation, based upon the initial approved land uses set forth in the Specific Plan and the Fees allocable to such Property. Except to the extent offset by a transfer of utilization pursuant to the terms of the Specific Plan as described in Section 7.E below, each Property will continue to be responsible for paying the Fees for its allocated share of capacity at the time of development, regardless of whether or not it actually utilizes all of the capacity initially allocated thereto by the Specific Plan. This is done to ensure that an underutilization of capacity by development of one Property does not result in increased Fees for other Properties within the Plan Area.

B. Shortfalls/Reimbursements Due to Reductions in Utilization. Payment of any shortfall, as measured by the difference between the actual capacity used by an owner (a **"Shortfall Owner"**) by its development of any property within the Specific Plan at less than its allocated capacity (a **"Shortfall Property"**) and the capacity allocated for such Shortfall Property by the Specific Plan times the applicable Fees (collectively, the **"Shortfall"**), shall be due prior to the recordation of a final small-lot residential subdivision map, or phase thereof, in the case of detached single family residential development, or prior to issuance of a building permit for multifamily residential or non-residential development that reflects an underutilization of capacity. The amount of any Shortfall shall be determined by the Administrator and allocated to the three Fees. The payment of any Shortfall allocable to the Infrastructure Fee shall be used first, to reimburse and/or fund a reserve for reimbursement of any Outstanding Fee Reimbursements, on a FIFO basis, and second, any remaining balance thereof shall be retained to fund future Infrastructure Fee obligations, as determined by the City in consultation with the Administrator.

(1) The "payment" of any Shortfall may be made either in cash and/or through an equivalent reduction in any Unused Fee Credits and/or Fee Reimbursement available to the Shortfall Owner applicable to one or more of the Fees. For purposes hereof, **"Unused Fee Credits"** refers to the amount of Fee Credits held by a Shortfall Owner in excess of the total amount of the Fee anticipated to be paid by development of the Shortfall Property subject to the Shortfall payment, as such total Fee obligation is revised based on the actual capacity to be developed thereby. For example, if a subdivision originally planned for 100 units was being developed for 90 units, if the Infrastructure Fee per single family EDU within the Shortfall Property was \$10,000, and if the Shortfall Owner thereof had enough Infrastructure Fee Credits under its Fee/Credit Agreement(s) to satisfy the Infrastructure Fee for 95 units within such subdivision, then the Shortfall Owner could elect to apply the Unused Fee Credits associated with the extra 5 units of Fee Credits to reduce its Shortfall obligation allocable to the Infrastructure Fee from \$100,000 to \$50,000.

(2) If the Shortfall Property subject to a Shortfall payment is developed in phases, the Administrator and the City shall develop an equitable

method for phasing the payment of the Shortfall in proportion to the phasing of such development. For example, if a multifamily development originally planned for 100 units was being developed for 90 units, if the Infrastructure Fee per multifamily EDU for the Shortfall Property was \$6,000, and if the first phase of construction included 30 units, then the Administrator and the City could elect to require such Shortfall Owner to pay \$20,000 (\$60,000 times 1/3rd) as the proportional share of the Shortfall payment related to the Infrastructure Fee for such first phase of development. If and to the extent subsequent phasing of such development was revised, the remaining Shortfall and corresponding phased payment thereof over the remaining development would be subject to recalculation by the Administrator and the City.

C. Retention/Assignment of Land Use Capacity. The Shortfall Owner paying any Shortfall shall continue to own the land use development capacity related thereto, which could either be assigned to another owner of property within the Specific Plan (on such terms as may be agreed to between the assigning and assuming parties) and/or be subject to reimbursement from any increase in land utilization elsewhere within the Specific Plan.

D. Reimbursement Due to Overutilization. To the extent that any increase in land utilization occurs that is not linked to an offsetting underutilization (or linked to a transfer or purchase of land use capacity from a Shortfall Owner who previously paid a Shortfall), the additional “fee revenue” to be realized by such increased utilization (as and when paid in excess of the capacity originally allocated to such property) shall be used to reimburse any Shortfall Owners that previously paid Shortfalls for previously underutilizing their Shortfall Property, on a FIFO basis. Any such reimbursement shall include the amount of any intervening land value adjustments (with respect to the portion of the Shortfall related to the Park Fee) and CCI adjustments (with respect to the portion of the Shortfall related to the Infrastructure and Administration Fees) to the Fees between payment of the Shortfall and payment of the reimbursement.

E. Transfer of Density/Capacity. Original Owners or successors thereto will be allowed to transfer density or land utilization within their own properties (subject to any City approval required by and pursuant to the Specific Plan, which approval shall include a determination by the City that any corresponding increased utilization can be feasibly developed). Any Fees related to a transfer of land use capacity shall not be due upon transfer, but rather at the point when they are triggered by development of the property affected by such transferred capacity. Since each Original Owner’s Property may have different Infrastructure and Administration Fees allocated to its Property by land use, the Fees associated with any transferred density or land utilization will need to be correspondingly assigned and incorporated into the Fees of the transferee’s property. The Administrator, subject to approval by the City, may elect to incorporate the Fees associated with the transferred density either by recalculating the aggregate Fee obligation for the transferee’s property or by assigning the Fees associated with the transferred density to specific units or parcels. The Administrator shall be responsible for tracking such density transfers and the effect thereof on the Fees to be paid by development of the transferee’s property and reporting the same to the City on a regular

basis. The administrative costs associated with approving and tracking such density transfers shall be funded by the party requesting such transfer.

F. Maintenance of Records by Administrator. The Administrator shall maintain any and all shortfall and density transfer records and coordinate with the City to monitor and maintain a public record of all any and all transfers of land use capacity within the Specific Plan to put subsequent developers on notice of the land use capacity and corresponding Fee obligations associated with development of the properties within the Specific Plan.

8. Third Party Reimbursements/Third Party Construction. A fair share of the cost of some Project Improvements may ultimately be allocable to parties with properties being developed outside the Plan Area (“**Third Parties**”). Potential reimbursements (“**Third Party Reimbursements**”) from Third Parties shall be treated in accordance with this Section 8. Similarly, Third Parties may install some of the Project Improvements (“**Third Party Construction**”), thereby eliminating the obligation of the Original Owners to install or pay for such Project Improvements.

A. No Impact on Fees. Due to the uncertainty in the timing or receipt of Third Party Reimbursements, potential or actual Third Party Reimbursements shall not be deducted from or factored into the calculation of the Infrastructure Fee. Due to the resulting impact on the Original Owners’ land values in connection with sales to builders who assume payment of the full Infrastructure Fee, and to avoid any windfall to builders if and when Third Party Reimbursements are received or Third Party Construction occurs, the Infrastructure Fee shall continue to be based on the Project Cost Estimation for all Project Improvements originally planned to be funded by this Fee Program regardless of the receipt of any Third Party Reimbursement or any Third Party Construction.

B. Allocation of Third Party Reimbursements Actually Received. Any Third Party Reimbursements actually received shall be reimbursable to the Original Owners and shall be allocated, disbursed and utilized as follows:

(1) First, the Administrator shall determine the share of the Third Party Reimbursement allocable to each of the Original Owners. Such shares shall be based on the type of Project Improvement(s) generating such Third Party Reimbursement and applying the table of Owner Percentages by Improvement attached hereto as Schedule JJ-5. The share allocable to each Original Owner shall be referred to herein as the Original Owner’s “**TPR Fee Reimbursement**”;

(2) Second, the Administrator shall prepare a fee reimbursement agreement for each of the Original Owners, similar in form to the Credit/Reimbursement Agreements (a “**TPR Fee Reimbursement Agreement**”), to document the Original Owner’s right to receive its TPR Fee Reimbursement from either the Third Party Reimbursement and/or from Infrastructure Fees. Such TPR Fee Reimbursement shall be paid on a FIFO priority basis. The FIFO Priority Date for each Original Owner’s TPR Fee Reimbursement Agreement

shall be established as either (a) the date of the City's receipt of the Third Party Reimbursement, if at such time the Original Owner's Property has or is being "developed" (as evidenced either by the issuance of a permit for construction of a residential or non-residential building within such Property or execution of a Credit/Reimbursement Agreement related to the construction of any Project Improvements required by any Developing Property within such Property); or (b) the date thereafter when such Original Owner's Property is "developed" (as described above). Each TPR Fee Reimbursement shall be increased by 4% on each Annual Adjustment Date thereafter until repaid in full; and

(3) Third, the Third Party Reimbursement shall be deposited into the Infrastructure Fee account and treated the same as the payment of Infrastructure Fees from development within the Specific Plan. Accordingly, the Third Party Reimbursement will be used first to fund payment of any Outstanding Fee Reimbursements, based on their relative FIFO priority, and then to fund payment under the TPR Reimbursement Agreements, based on their relative FIFO priorities (and pro rata, in the case of equal Priority Dates). Any remaining funds from the Third Party Reimbursement shall be retained to fund future Fee Reimbursements.

C. Reimbursement Due to Third Party Construction. In the event of any Third Party Construction, the Original Owners shall be entitled to receive reimbursement from the Infrastructure Fees for the estimated costs included therein for the Project Improvement(s) that is the subject of such Third Party Construction as follows:

(1) First, the Administrator shall determine the share of the reimbursement allocable to each of the Original Owners. Such shares shall be based on the type of Project Improvement(s) subject to the Third Party Construction and applying the table of Owner Percentages by Improvement attached hereto as Schedule JJ-5 to the estimated cost of the Project Improvement(s) reflected in the Project Cost Estimation as of the date of Completion of such Project Improvement(s). The share allocable to each Original Owner shall be referred to herein as the Original Owner's **"TPC Fee Reimbursement"**;

(2) Second, the Administrator shall prepare a fee reimbursement agreement for each Original Owner, similar in form to the TPR Fee Reimbursement Agreement (a **"TPC Fee Reimbursement Agreement"**), to document the Original Owner's right to receive its TPC Fee Reimbursement from Infrastructure Fees. Such TPC Fee Reimbursement shall be paid on a FIFO priority basis. The FIFO Priority Date for each Original Owner's TPC Fee Reimbursement Agreement shall be established as of either (a) the date of Completion of the applicable Project Improvement(s), if at such time the Original Owner's Property has or is being "developed" (as described in Section 8.B(2) above); or (b) the date thereafter when such Property is "developed" (as described above). The TPC Fee Reimbursement shall not be subject to any annual adjustments.

D. Personal to Original Owners. These rights to TPR Fee Reimbursements and TPC Fee Reimbursements are personal to the Original Owners and shall not run with the land. Any Original Owner shall have the right to transfer such Original Owner's right to reimbursement in accordance with Section 6.E, however.

E. Administration. The City shall notify the Administrator promptly following receipt of any Third Party Reimbursement and/or Completion of any Third Party Construction. The Administrator shall perform the calculations and prepare the draft TPR or TPC Fee Reimbursement Agreements for approval by the City.

9. Administration.

A. City Implementation/Waiver of Nexus Requirement. The Fees are being voluntarily proposed by the Original Owners for adoption by the City, based on the Original Owners' agreement between themselves and as part of their Development Agreements with the City. The Original Owners acknowledge and agree that the allocations of benefit and costs under the Finance Plan and this Fee Program to the Original Owners' Properties proposed by the dedications of the City Park Land and Public Lands, by the construction of the Project Improvements, and by the implementation and administration of this Fee Program, are fair and reasonable. The Original Owners have requested that the City implement and enforce this Fee Program as an element of the Development Agreements to assure full participation by all Original Owners' Properties.

As a voluntary Fee Program requested and agreed to by the Original Owners, the Original Owners expect this Fee Program to be enforced by the City in accordance with the provisions of this Fee Program, without requiring the City to perform any separate or independent nexus study with respect thereto. Each Original Owner hereby waives any right, defense or claim that the City must perform any such nexus study to implement, update or enforce the Fee Program, including without limitation, any right to require the City to comply with the provisions of Government Code Sections 66000 et. seq. (the "**Mitigation Fee Act**") regarding the general requirements for adopting development impact fees. Notwithstanding the foregoing, the Original Owners believe that the Fee Program herein does comply in all respects with the provisions of the Mitigation Fee Act and the City and Original Owners agree to take all steps reasonably necessary to adopt such ordinances and measures to implement the Fee Program pursuant to the Mitigation Fee Act and any other applicable law.

B. Fee Administrator. The Administrator shall be authorized to collect, manage and analyze the data necessary for the calculation and annual updates of the Fees and to coordinate and manage the administration of the Fee Program with the City on behalf of the Original Owners. Such activities shall include, but not be limited to: (i) updates to the Project Cost Estimations and Fees and assistance with calculations under and administration of the Fee Program; (ii) providing recommendations of such amounts to the City (including all documentation supporting such calculations); (iii) recommending to the City the amount and timing of when the Fees are due; (iv) instructing the City to disburse the Fees collected by the City to those Original Owners

and/or Constructing Owners who are entitled to Fee Reimbursements due to the construction of eligible Project Improvements, or dedication of the City Park Land, or receipt of Third Party Reimbursements, all in accordance with applicable Credit/Reimbursement Agreements; (v) assisting the City with any update of the Fees; (vi) preparing draft Credit/Reimbursement Agreements for City's review and approval; (vii) tracking all payments and balances of and assignments of Fee Credits and/or Fee Reimbursements; and (viii) tracking the existence and progress of all construction contracts for Project Improvements and compliance with all provisions of the applicable Credit/Reimbursement Agreements. The Administrator shall have the authority to retain consultants to assist in the above described tasks, including but not limited to, civil engineers and economic consultants.

Unless and until the City is collecting sufficient Administration Fees from development of the Project to fund the costs of the Administrator, the Original Owners acknowledge and agree that they will advance the costs required to fund the administration of the Fee Program, including the costs of the Administrator and the City.

Some of the Administrator's tasks, and the timing thereof, for purposes of coordinating and advising and/or recommending the appropriate actions to the City for purposes of the City's administration of the Fee Program are as follows:

(1) Improvement Plan Approval (Specific Plan Improvements)

- (a) Calculate Eligible Amount of Credits/Reimbursements for Project Improvements required to be constructed as part of approval of subdivision, based upon bid, and provide to City.
- (b) Prepare Credit/Reimbursement Agreements for each set of Project Improvements bid and contracted for consideration and action by City.
- (c) Track bidding and letting of construction contracts for Project Improvements consistent with required standards.
- (d) Track issuance of Notice to Proceed and effective date of Credit/Reimbursement Agreement.
- (e) Track and coordinate Completion of Improvement with City.

(2) Final Small-Lot Map Approval for Single Family Development

- (a) Verify No Reduction in Density or Calculate Shortfall Payment Amount and/or phase thereof, as applicable.
- (b) Calculate amount of Infrastructure Fee to be paid upon recordation of Final Map, if any Outstanding Fee

Reimbursements.

- (c) Transfer Fee Credits, as available and as directed by a Constructing Owner, to reduce the amount of Infrastructure Fee payable.

(3) Building Permit Approval for Single Family Development

- (a) Calculate amount of City Park Land and Administration Fees to be paid upon issuance of building permit.
- (b) If applicable, calculate amount of Infrastructure Fee to be paid upon issuance of building permit, if not paid upon recordation of small lot final subdivision map.
- (c) Transfer Fee Credits, as available and as directed by a Constructing Owner, to reduce the amount of Fees payable.

(4) Building Permit Approval for Non-Single Family Development

- (a) Verify No Reduction in Density or Calculate Shortfall Payment Amount and/or phase thereof, as applicable.
- (b) Calculate amount of Fees to be paid upon issuance of building permit.
- (c) Transfer Fee Credits, as available and as directed by a Constructing Owner, to reduce the amount of Fees payable

(5) Annual Fee Program Update

- (a) Update cost of Project Improvements not then subject to Fee/Credit Agreement or increase based on annual CCI adjustment.
- (b) Update value of City Park Land and determine the Land Value Percentage Change, based on reappraisal or updated appraisal.
- (c) Re-Calculate outstanding Fee Credits, based on annual CCI adjustment.
- (d) Re-Calculate Outstanding Fee Reimbursements, based on annual 4% adjustment.
- (e) Re-Calculate City Park Land Fee for residential uses, Infrastructure Fee by Land Use, and Administration Fee.
- (f) Prepare Updated Project Cost Estimation for review and

majority approval by Original Owners.

- (g) Prepare Annual Report for review and majority approval by Original Owners, incorporating updated Project Cost Estimation and annual fee program update, showing calculation of Fees, as well as summary of significant events, including most if not all items listed above that triggered any sort of transaction.
 - (h) Deliver approved Annual Report to City and assist City in updating the Fees Monitor/Direct Payment of Credits/Reimbursements.
- (6) Third Party Reimbursement or Construction
- (a) Monitor receipt of Third Party Reimbursements and/or Third Party Construction
 - (b) Prepare TPR or TPC Fee Reimbursement Agreements for Original Owners
- (7) Monitor/Direct Payment of Credits/Reimbursements
- (a) Monitor Application of Fee Credits and/or Payment of Fee Reimbursements
 - (b) Administer and track all Fee Credit and Fee Reimbursement transfers.
 - (c) Direct Fee payments by City to applicable Constructing Owners and/or Original Owners.

LIST OF SCHEDULES TO BE ATTACHED

SCHEDULE JJ-1	-	LIST OF PROJECT IMPROVEMENTS, WITH INITIAL PROJECT COST ESTIMATIONS
SCHEDULE JJ-2	-	MAP AND LIST OF PUBLIC LANDS
SCHEDULE JJ-3	-	INFRASTRUCTURE FEE BY LAND USE FOR ORIGINAL OWNERS' PROPERTIES, INCLUDING PUBLIC LAND FEE ADJUSTMENTS
SCHEDULE JJ-4	-	FORM OF CREDIT/REIMBURSEMENT AGREEMENT
SCHECULE JJ-5	-	OWNER PERCENTAGES OF THIRD PARTY REIMBURSEMENTS BY IMPROVEMENT

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SCHEDULE JJ-1
(SHEET 1 OF 2, PAGE 1 OF 2)

Job # 18254-SFO
Sierra Vista Specific Plan
Backbone Infrastructure Costs
SCHEDULE JJ-1 - Overall Segments v.b
2010 04 01
SLH

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No	Roadway	CITY / COUNTY TOTAL	CIP TOTAL	Streetwork	Concrete	Storm Drain	Sanitary Sewer
1	Fiddymont Road - Segment 1	\$ -	\$ -	\$ 578,141	\$ 84,672	\$ 736,848	\$ -
2	Fiddymont Road - Segment 2	\$ -	\$ 360,000	\$ 842,876	\$ 66,528	\$ 302,998	\$ -
3	Baseline Road - Segment 1	\$ 918,677	\$ -	\$ 507,339	\$ 100,022	\$ 212,400	\$ -
4	Baseline Road - Segment 2	\$ 347,337	\$ -	\$ 315,135	\$ 62,266	\$ -	\$ -
5	Baseline Road - Segment 3	\$ 1,334,473	\$ -	\$ 557,684	\$ 110,025	\$ 118,800	\$ -
6	Baseline Road - Segment 4	\$ 340,686	\$ -	\$ 309,133	\$ 61,073	\$ 327,780	\$ -
7	Baseline Road - Segment 5	\$ 1,119,320	\$ -	\$ 1,048,381	\$ 135,991	\$ 387,648	\$ -
8	Baseline Road - Segment 6	\$ 395,743	\$ -	\$ 718,811	\$ 70,943	\$ 508,320	\$ -
9	Baseline Road - Segment 7	\$ 400,547	\$ -	\$ 363,146	\$ 71,804	\$ 696,600	\$ -
10	Baseline Road - Segment 8	\$ 961,928	\$ -	\$ 544,855	\$ 107,905	\$ 210,686	\$ -
11	Baseline Road - Segment 9	\$ 409,415	\$ -	\$ 373,308	\$ 73,394	\$ 116,784	\$ -
12	Santucci Boulevard - Segment 1	\$ -	\$ 796,930	\$ 601,252	\$ 112,608	\$ 583,920	\$ 62,640
13	Santucci Boulevard - Segment 2	\$ -	\$ 1,157,474	\$ 1,091,420	\$ 205,344	\$ 185,040	\$ 214,560
14	Santucci Boulevard - Segment 3	\$ -	\$ 398,583	\$ 545,874	\$ 102,540	\$ 236,520	\$ 82,714
15	Santucci Boulevard - Segment 4	\$ -	\$ 376,273	\$ 514,304	\$ 96,975	\$ 476,640	\$ 151,085
16	Santucci Boulevard - Segment 5	\$ -	\$ 896,138	\$ 734,238	\$ 138,177	\$ 461,628	\$ 115,920
17	Santucci Boulevard - Segment 6	\$ -	\$ 832,428	\$ 1,136,876	\$ 214,353	\$ 526,320	\$ -
18	Westbrook Boulevard - Segment 1	\$ -	\$ 878,664	\$ 563,363	\$ 135,660	\$ 419,760	\$ 99,720
19	Westbrook Boulevard - Segment 2	\$ -	\$ 1,156,443	\$ 862,223	\$ 208,126	\$ 165,960	\$ 18,720
20	Westbrook Boulevard - Segment 3	\$ -	\$ 926,489	\$ 614,175	\$ 147,980	\$ 267,840	\$ -
21	Westbrook Boulevard - Segment 4	\$ -	\$ 1,196,964	\$ 905,932	\$ 218,724	\$ 722,340	\$ 147,600
22	Westbrook Boulevard - Segment 5	\$ -	\$ 535,592	\$ 580,847	\$ 139,899	\$ 140,220	\$ 105,840
23	Westbrook Boulevard - Segment 6 [2]	\$ -	\$ 467,472	\$ -	\$ -	\$ -	\$ 266,400
24	Market Street - Segment 1	\$ -	\$ -	\$ 348,723	\$ 63,867	\$ 453,708	\$ 241,560
25	Market Street - Segment 2	\$ -	\$ -	\$ 499,170	\$ 91,748	\$ 250,560	\$ 252,720
26	Market Street - Segment 3	\$ -	\$ -	\$ 245,624	\$ 38,344	\$ 115,200	\$ 103,392
27	Market Street - Segment 4	\$ -	\$ -	\$ 494,894	\$ 83,523	\$ 305,280	\$ 167,760
28	Market Street - Segment 5	\$ -	\$ -	\$ 422,233	\$ 70,520	\$ 498,730	\$ 193,680
29	Upland Drive - Segment 1	\$ -	\$ -	\$ 345,444	\$ 63,262	\$ 227,520	\$ 54,720
30	Upland Drive - Segment 2	\$ -	\$ -	\$ 459,095	\$ 77,717	\$ 101,880	\$ 54,720
31	Upland Drive - Segment 3	\$ -	\$ -	\$ 377,772	\$ 62,718	\$ 366,120	\$ 121,277
32	Upland Drive - Segment 4	\$ -	\$ -	\$ 242,415	\$ 44,392	\$ 153,360	\$ 132,768
33	Upland Drive - Segment 5	\$ -	\$ -	\$ 436,797	\$ 73,604	\$ 379,440	\$ 75,600
34	Federico Drive - Segment 1	\$ -	\$ -	\$ 841,112	\$ 148,176	\$ 492,473	\$ 197,280
35	Federico Drive - Segment 2	\$ -	\$ -	\$ 712,242	\$ 124,407	\$ 167,040	\$ -
36	Federico Drive - Segment 3	\$ -	\$ -	\$ 211,193	\$ 31,994	\$ 200,880	\$ 33,840
37	Vista Grande Boulevard - Segment 1	\$ -	\$ 714,963	\$ 846,119	\$ 211,968	\$ 147,600	\$ 12,240
38	Vista Grande Boulevard - Segment 2	\$ -	\$ 253,283	\$ 604,539	\$ 151,557	\$ 152,640	\$ 130,522
39	Vista Grande Boulevard - Segment 3	\$ -	\$ 1,012,970	\$ 696,947	\$ 174,874	\$ 75,240	\$ 157,680
40	Vista Grande Boulevard - Segment 4	\$ -	\$ 292,970	\$ 696,947	\$ 174,874	\$ 156,780	\$ 193,248
41	Vista Grande Boulevard - Segment 5	\$ -	\$ 737,268	\$ 898,564	\$ 225,746	\$ 340,920	\$ 194,040
42	Vista Grande Boulevard - Segment 6	\$ -	\$ 897,785	\$ 1,281,381	\$ 321,794	\$ 329,760	\$ 356,040
43	Vista Grande Boulevard - Segment 7	\$ -	\$ 343,837	\$ 819,282	\$ 205,741	\$ 316,440	\$ 340,920
44	Vista Grande Boulevard - Segment 8	\$ -	\$ 236,457	\$ 562,476	\$ 141,489	\$ 164,160	\$ 216,360
45	For Vista Grande Boulevard - Segment 2	\$ -	\$ -	\$ -	\$ -	\$ 239,616	\$ -
46	Sierra Glen Drive - Segment 1	\$ -	\$ -	\$ -	\$ -	\$ 298,080	\$ 91,800
47	Frontage - JM-80	\$ -	\$ -	\$ 96,271	\$ 15,379	\$ 87,768	\$ -
48	PQP Site on JM-60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
49	For Vista Grande Boulevard - Segment 3	\$ -	\$ -	\$ -	\$ -	\$ 195,624	\$ -
50	Park & Ride and Bus Transfer Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
51	For Vista Grande Boulevard - Segment 8	\$ -	\$ -	\$ -	\$ -	\$ 154,080	\$ -
52	Sierra Village Drive - Segment 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,640
53	PQP Site on KT-60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720,000
54	Park & Ride	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
55	From Vista Grande Boulevard - Segment 6	\$ -	\$ -	\$ -	\$ -	\$ 293,558	\$ -
56	From Federico Drive - Segment 2	\$ -	\$ -	\$ -	\$ -	\$ 230,256	\$ -
57	Sierra Glen Drive - Segment 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,120
58	From Santucci Boulevard - Segment 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
59	Frontage - FD-87A	\$ -	\$ -	\$ 70,310	\$ 11,232	\$ 101,700	\$ -
60	Frontage - FD-88A	\$ -	\$ -	\$ 415,552	\$ 66,384	\$ 267,739	\$ -
61	Frontage - FD-63	\$ -	\$ -	\$ 48,316	\$ 7,718	\$ 12,960	\$ -
62	Frontage - FD-64	\$ -	\$ -	\$ 83,291	\$ 13,306	\$ -	\$ -
59	PQP Site on FD-63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
64	PQP Site on FD-61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
65	PQP Site on FD-64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
66	PQP Site on FD-62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
67	Fiddymont - Baseline City CIP	\$ 242,882.27	\$ 2,267,792	\$ 720,441	\$ -	\$ 81,540	\$ -
68	Fiddymont - Baseline Tier 1A	\$ 172,546.92	\$ 30,240	\$ 67,916	\$ -	\$ 16,560	\$ -
69	Fiddymont - Baseline SV Project	\$ 54,232.32	\$ -	\$ 360,719	\$ 5,184	\$ 92,196	\$ -
70	Watt - Baseline Tier 1B	\$ 1,034,604.00	\$ -	\$ -	\$ -	\$ -	\$ -
71	Santucci - Baseline SV Project	\$ 2,004,840.00	\$ -	\$ 361,008	\$ 23,976	\$ 378,360	\$ -
72	Preserve Area Earthwork	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
73	Wetland Mitigation	\$ -	\$ 91,100	\$ -	\$ -	\$ -	\$ -
74	Swainsons Hawk Mitigation	\$ -	\$ 123,300	\$ -	\$ -	\$ -	\$ -
Total :		\$ 9,737,232	\$ 16,981,416	\$ 28,576,103	\$ 5,390,502	\$ 15,650,820	\$ 5,763,125

(1) Includes \$25,000 Segmentation Cost for all roadway Segments

(2) \$317,264.58 of CIP/TMF is included within the CIP Value

NOTE The costs shown herein are a summary of the costs, based upon more detailed analysis of a preliminary Opinion of Construction Costs outlined in the Sierra Vista Estimates dated April 1, 2010, incorporated herein by reference. The Sierra Vista Estimates are on file with the City of Roseville Public Works Department.

SCHEDULE JJ-1
(SHEET 1 OF 2, PAGE 2 OF 2)

Job # 18254-S10
Sierra Vista Specific Plan
Backbone Infrastructure Costs
SCHEDULE JJ-1 - Overall Segments.xls
2010.04.01
SJC

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

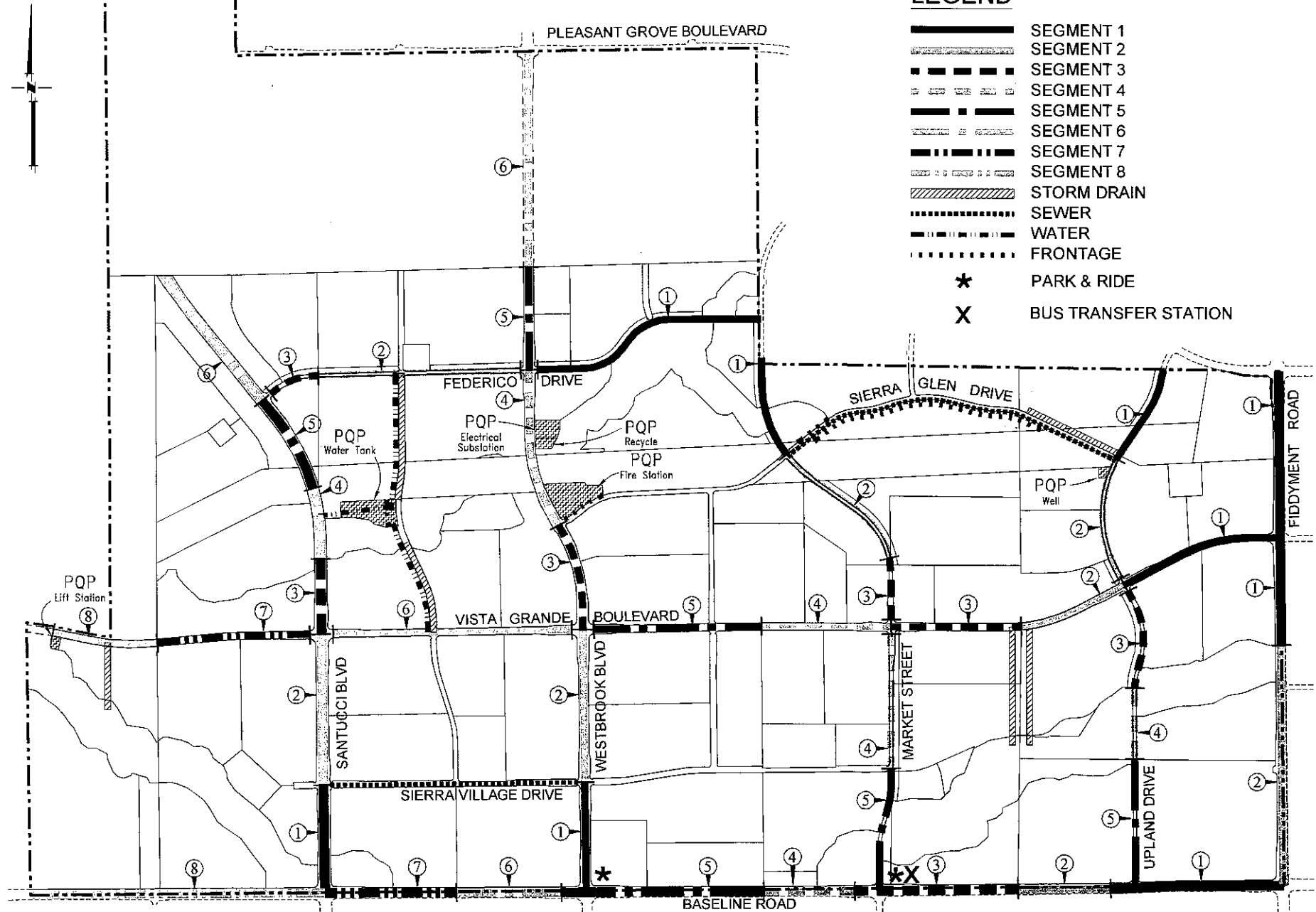
No	Roadway	Potable Water	Recycled Water	Dry Utilities	Miscellaneous [1]	OWNER TOTAL	CUMULATIVE TOTAL
1	Fiddymont Road - Segment 1	\$ -	\$ -	\$ 927,360	\$ 156,960	\$ 2,483,981	\$ 2,483,981
2	Fiddymont Road - Segment 2	\$ -	\$ -	\$ 728,640	\$ 131,040	\$ 2,072,081	\$ 2,432,081
3	Baseline Road - Segment 1	\$ 406,080	\$ -	\$ 500,112	\$ 92,215	\$ 1,818,169	\$ 2,736,846
4	Baseline Road - Segment 2	\$ 219,600	\$ -	\$ 311,328	\$ 70,995	\$ 979,323	\$ 1,326,661
5	Baseline Road - Segment 3	\$ 462,456	\$ -	\$ 550,123	\$ 97,837	\$ 1,896,925	\$ 3,231,397
6	Baseline Road - Segment 4	\$ 297,792	\$ -	\$ 305,366	\$ 70,325	\$ 1,371,470	\$ 1,712,156
7	Baseline Road - Segment 5	\$ 473,040	\$ -	\$ 679,954	\$ 112,430	\$ 2,837,444	\$ 3,956,764
8	Baseline Road - Segment 6	\$ -	\$ -	\$ 354,715	\$ 75,872	\$ 1,728,662	\$ 2,124,405
9	Baseline Road - Segment 7	\$ -	\$ -	\$ 359,021	\$ 76,356	\$ 1,566,927	\$ 1,967,473
10	Baseline Road - Segment 8	\$ -	\$ -	\$ 539,525	\$ 96,645	\$ 1,499,616	\$ 2,461,545
11	Baseline Road - Segment 9	\$ -	\$ -	\$ 366,970	\$ 77,249	\$ 1,007,704	\$ 1,417,119
12	Santucci Boulevard - Segment 1	\$ 197,280	\$ 138,456	\$ 281,520	\$ 36,000	\$ 2,013,676	\$ 2,810,605
13	Santucci Boulevard - Segment 2	\$ 191,520	\$ 172,008	\$ 513,360	\$ 36,000	\$ 2,609,252	\$ 3,766,726
14	Santucci Boulevard - Segment 3	\$ 94,860	\$ 87,526	\$ 256,349	\$ 36,000	\$ 1,417,382	\$ 1,835,965
15	Santucci Boulevard - Segment 4	\$ 244,397	\$ 145,555	\$ 242,438	\$ 36,000	\$ 1,907,394	\$ 2,283,668
16	Santucci Boulevard - Segment 5	\$ 158,623	\$ 120,960	\$ 345,442	\$ 36,000	\$ 2,110,988	\$ 3,007,126
17	Santucci Boulevard - Segment 6	\$ 162,216	\$ 75,744	\$ 535,882	\$ 36,000	\$ 2,687,390	\$ 3,519,818
18	Westbrook Boulevard - Segment 1	\$ 328,680	\$ 58,464	\$ 139,149	\$ 36,000	\$ 1,980,795	\$ 2,859,459
19	Westbrook Boulevard - Segment 2	\$ 412,776	\$ 98,640	\$ 520,315	\$ 36,000	\$ 2,322,761	\$ 3,479,204
20	Westbrook Boulevard - Segment 3	\$ 333,360	\$ 233,762	\$ 369,950	\$ 36,000	\$ 2,003,068	\$ 2,929,557
21	Westbrook Boulevard - Segment 4	\$ 583,560	\$ 328,896	\$ 546,811	\$ 36,000	\$ 3,489,864	\$ 4,686,828
22	Westbrook Boulevard - Segment 5	\$ 266,976	\$ 268,416	\$ 349,747	\$ 36,000	\$ 1,887,945	\$ 2,423,537
23	Westbrook Boulevard - Segment 6 [2]	\$ 551,644	\$ 581,184	\$ -	\$ 36,000	\$ 1,435,248	\$ 1,902,720
24	Market Street - Segment 1	\$ 219,240	\$ 213,322	\$ 349,747	\$ 36,000	\$ 1,926,166	\$ 1,926,166
25	Market Street - Segment 2	\$ 151,582	\$ 152,071	\$ 502,430	\$ 36,000	\$ 1,936,281	\$ 1,936,281
26	Market Street - Segment 3	\$ 76,622	\$ 64,382	\$ 209,981	\$ 36,000	\$ 889,546	\$ 889,546
27	Market Street - Segment 4	\$ 184,320	\$ 83,002	\$ 457,387	\$ 36,000	\$ 1,812,166	\$ 1,812,166
28	Market Street - Segment 5	\$ 194,602	\$ 154,080	\$ 386,179	\$ 36,000	\$ 1,956,023	\$ 1,956,023
29	Upland Drive - Segment 1	\$ 165,960	\$ 140,386	\$ 346,435	\$ 36,000	\$ 1,379,727	\$ 1,379,727
30	Upland Drive - Segment 2	\$ 195,120	\$ 153,540	\$ 425,592	\$ 36,000	\$ 1,503,663	\$ 1,503,663
31	Upland Drive - Segment 3	\$ 114,703	\$ 76,558	\$ 343,454	\$ 36,000	\$ 1,498,602	\$ 1,498,602
32	Upland Drive - Segment 4	\$ 157,982	\$ 126,043	\$ 243,101	\$ 36,000	\$ 1,136,062	\$ 1,136,062
33	Upland Drive - Segment 5	\$ 136,512	\$ 85,342	\$ 403,070	\$ 36,000	\$ 1,626,365	\$ 1,626,365
34	Fedenco Drive - Segment 1	\$ 362,520	\$ 327,960	\$ 811,440	\$ 36,000	\$ 3,216,960	\$ 3,216,960
35	Fedenco Drive - Segment 2	\$ 552,600	\$ 217,735	\$ 681,278	\$ 36,000	\$ 2,491,303	\$ 2,491,303
36	Fedenco Drive - Segment 3	\$ 95,832	\$ 54,554	\$ 175,205	\$ 36,000	\$ 839,498	\$ 839,498
37	Vista Grande Boulevard - Segment 1	\$ 191,160	\$ 31,968	\$ 529,920	\$ 36,000	\$ 2,006,975	\$ 2,721,938
38	Vista Grande Boulevard - Segment 2	\$ 124,358	\$ 117,158	\$ 378,893	\$ 36,000	\$ 1,695,667	\$ 1,948,951
39	Vista Grande Boulevard - Segment 3	\$ 155,232	\$ 145,872	\$ 437,184	\$ 36,000	\$ 1,879,029	\$ 2,891,999
40	Vista Grande Boulevard - Segment 4	\$ 145,872	\$ 133,612	\$ 437,184	\$ 36,000	\$ 1,974,537	\$ 2,267,507
41	Vista Grande Boulevard - Segment 5	\$ 218,160	\$ 186,134	\$ 564,365	\$ 36,000	\$ 2,663,929	\$ 3,401,198
42	Vista Grande Boulevard - Segment 6	\$ 574,920	\$ 257,522	\$ 804,485	\$ 36,000	\$ 3,961,903	\$ 4,859,687
43	Vista Grande Boulevard - Segment 7	\$ 165,521	\$ 96,365	\$ 514,354	\$ 36,000	\$ 2,494,623	\$ 2,838,460
44	Vista Grande Boulevard - Segment 8	\$ 110,880	\$ 18,720	\$ 353,722	\$ 36,000	\$ 1,603,805	\$ 1,840,263
45	For Vista Grande Boulevard - Segment 2	\$ -	\$ -	\$ -	\$ -	\$ 239,616	\$ 239,616
46	Sierra Glen Drive - Segment 1	\$ -	\$ -	\$ -	\$ -	\$ 389,880	\$ 389,880
47	Frontage - JM-80	\$ -	\$ -	\$ 57,672	\$ -	\$ 257,090	\$ 257,090
48	PQP Site on JM-60	\$ 303,840	\$ -	\$ -	\$ -	\$ 303,840	\$ 303,840
49	For Vista Grande Boulevard - Segment 3	\$ -	\$ -	\$ -	\$ -	\$ 195,624	\$ 195,624
50	Park & Ride and Bus Transfer Station	\$ -	\$ -	\$ -	\$ 650,881	\$ 650,881	\$ 650,881
51	For Vista Grande Boulevard - Segment 8	\$ -	\$ -	\$ -	\$ -	\$ 154,080	\$ 154,080
52	Sierra Village Drive - Segment 3	\$ -	\$ -	\$ -	\$ -	\$ 224,640	\$ 224,640
53	PQP Site on KT-60	\$ -	\$ -	\$ -	\$ -	\$ 720,000	\$ 720,000
54	Park & Ride	\$ -	\$ -	\$ -	\$ 234,488	\$ 234,488	\$ 234,488
55	From Vista Grande Boulevard - Segment 6	\$ 442,080	\$ -	\$ -	\$ -	\$ 735,638	\$ 735,638
56	From Fedenco Drive - Segment 2	\$ 309,600	\$ -	\$ -	\$ -	\$ 539,856	\$ 539,856
57	Sierra Glen Drive - Segment 2	\$ -	\$ -	\$ -	\$ -	\$ 231,120	\$ 231,120
58	From Santucci Boulevard - Segment 4	\$ 919,440	\$ -	\$ -	\$ -	\$ 919,440	\$ 919,440
59	Frontage - FD-87A	\$ -	\$ -	\$ 42,120	\$ -	\$ 225,362	\$ 225,362
60	Frontage - FD-88A	\$ -	\$ -	\$ 248,940	\$ -	\$ 998,615	\$ 998,615
61	Frontage - FD-63	\$ -	\$ -	\$ 28,944	\$ -	\$ 97,938	\$ 97,938
62	Frontage - FD-64	\$ -	\$ -	\$ 49,896	\$ -	\$ 146,492	\$ 146,492
59	PQP Site on FD-63	\$ -	\$ 32,400	\$ -	\$ -	\$ 32,400	\$ 32,400
64	PQP Site on FD-61	\$ -	\$ -	\$ 476,928	\$ -	\$ 476,928	\$ 476,928
65	PQP Site on FD-64	\$ -	\$ -	\$ -	\$ 216,000	\$ 216,000	\$ 216,000
66	PQP Site on FD-62	\$ -	\$ -	\$ -	\$ 245,232	\$ 245,232	\$ 245,232
67	Fiddymont - Baseline City CIP	\$ -	\$ -	\$ -	\$ 51,840	\$ 853,821	\$ 1,364,496
68	Fiddymont - Baseline Tier 1A	\$ -	\$ -	\$ -	\$ 47,520	\$ 131,996	\$ 334,783
69	Fiddymont - Baseline SV Project	\$ 392,400	\$ -	\$ -	\$ 28,800	\$ 879,299	\$ 933,531
70	Watt - Baseline Tier 1B	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,034,604
71	Santucci - Baseline SV Project	\$ -	\$ -	\$ -	\$ 69,120	\$ 832,464	\$ 2,837,304
72	Preserve Area Earthwork	\$ -	\$ -	\$ -	\$ -	\$ 4,298,400	\$ 4,298,400
73	Wetland Mitigation	\$ -	\$ -	\$ -	\$ -	\$ 2,944,283	\$ 3,035,383
74	Swansons Hawk Mitigation	\$ -	\$ -	\$ -	\$ -	\$ 2,706,981	\$ 2,830,281
Total :		\$ 12,045,938	\$ 5,173,358	\$ 20,183,983	\$ 3,789,806	\$ 106,523,300	\$ 133,241,947

120

Backbone Infrastructure Segments

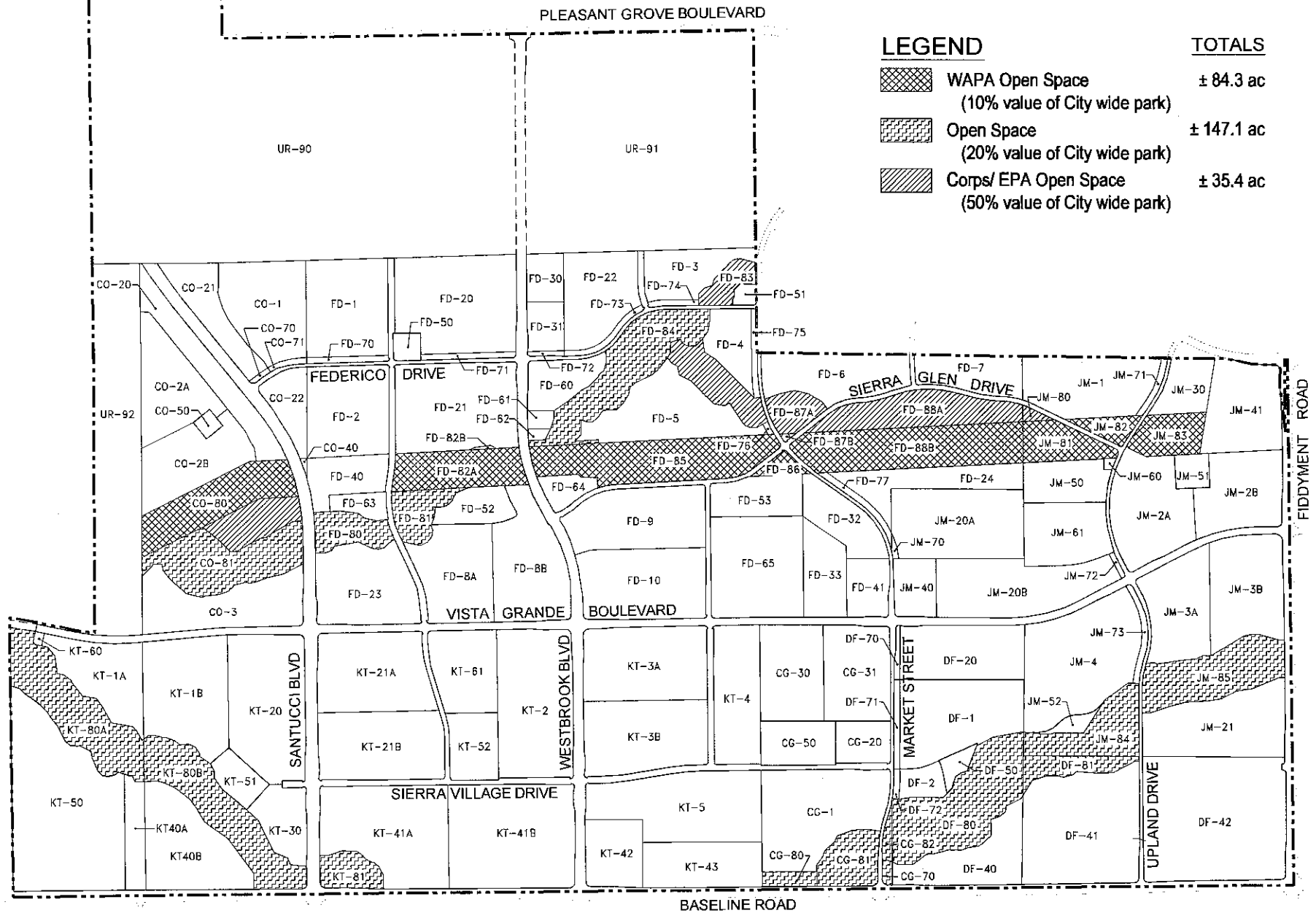
LEGEND

	SEGMENT 1
	SEGMENT 2
	SEGMENT 3
	SEGMENT 4
	SEGMENT 5
	SEGMENT 6
	SEGMENT 7
	SEGMENT 8
	STORM DRAIN
	SEWER
	WATER
	FRONTAGE
	PARK & RIDE
	BUS TRANSFER STATION



Schedule JJ-2

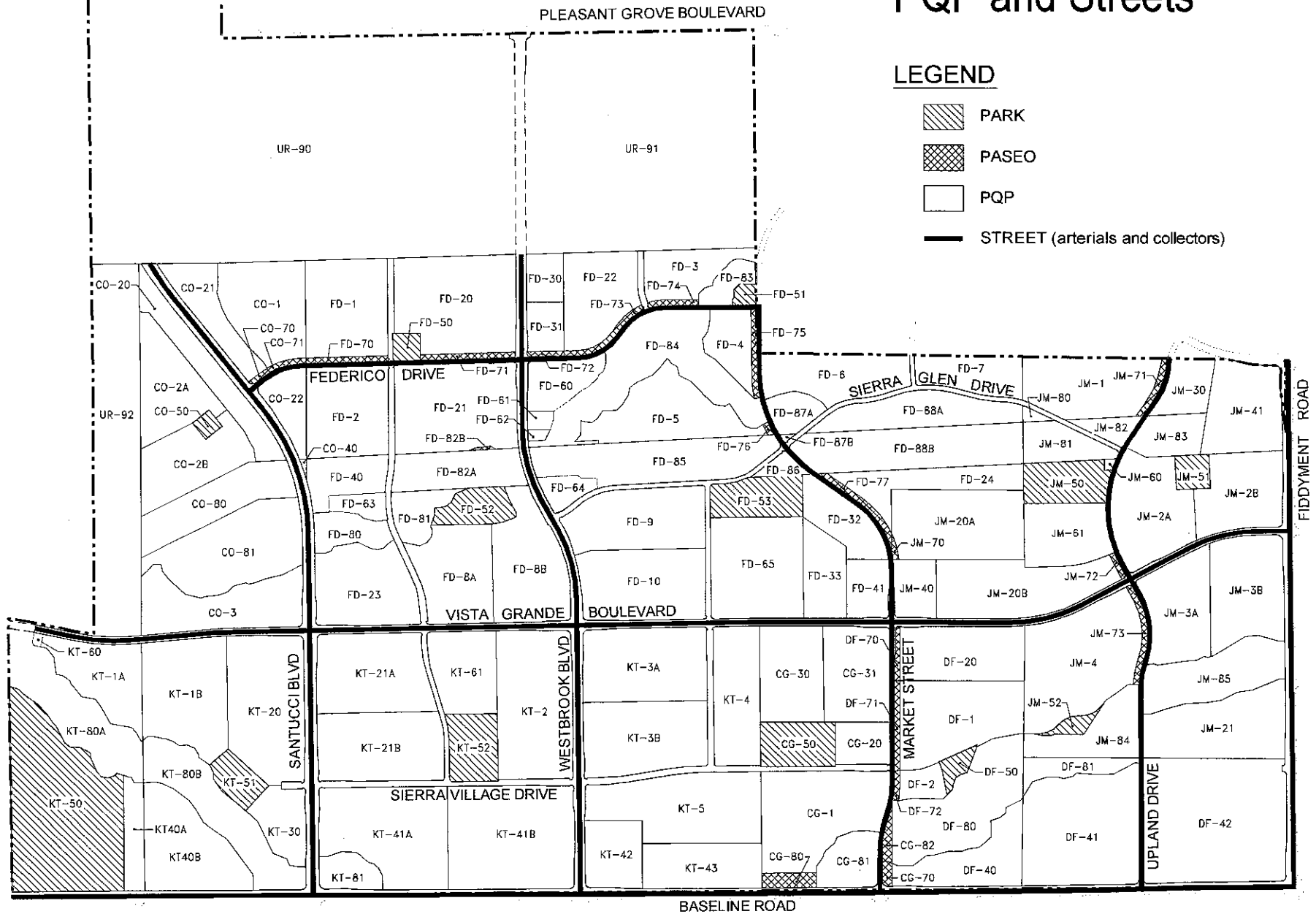
Open Space



Schedule JJ-2 Parks, Paseos PQP and Streets

LEGEND

-  PARK
-  PASEO
-  PQP
-  STREET (arterials and collectors)



Schedule JJ-2: Open Space, Parks, PQP and Roads by
Ownership and Parcel (sheet 3 of 3)
(acreages derived from 03/19/10 SP)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES
CG-50	P/R (Park)	7.6
CG-70	OS (Open Space)	0.5
CG-80	OS (Open Space)	1.9
CG-81	OS (Open Space)	6.8
CG-82	OS (Open Space)	1.0
CG-100	ROW/ landscape corridors	6.3
sub-totals (CGB)		24.1

CO-50	P/R (Park)	1.0
CO-70	OS (Open Space)	0.3
CO-71	OS (Open Space)	0.5
CO-80	OS (Open Space)	14.2
CO-81	OS (Open Space)	16.0
CO-81	OS (Open Space) corps/EPA	6.9
CO-100	ROW/ landscape corridors	17.3
sub-totals (Conley)		56.2

DF-50	P/R (Park)	1.8
DF-70	OS (Open Space)	0.6
DF-71	OS (Open Space)	1.2
DF-72	OS (Open Space)	0.4
DF-80	OS (Open Space)	21.6
DF-81	OS (Open Space)	4.7
DF-100	ROW/ landscape corridors	9.7
sub-totals (DF Properties)		40.0

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES
FD-50	P/R (Park)	1.7
FD-51	P/R (Park)	1.1
FD-52	P/R (Park)	5.5
FD-53	P/R (Park)	8.1
FD-60	Public/Quasi-Public (Church)	6.9
FD-61	Public/Quasi-Public (Electrical Substation)	1.1
FD-62	Public/Quasi-Public (Recycle Center)	0.5
FD-63	Public/Quasi-Public (Water Treatment/Well)	2.8
FD-64	Public/Quasi-Public (Fire Station)	3.2
FD-70	OS (Open Space)	1.1
FD-71	OS (Open Space)	1.3
FD-72	OS (Open Space)	0.4
FD-73	OS (Open Space)	1.3
FD-74	OS (Open Space)	0.7
FD-75	OS (Open Space)	1.2
FD-76	OS (Open Space)	0.2
FD-77	OS (Open Space)	1.4
FD-80	OS (Open Space)	5.7
FD-81	OS (Open Space)	5.5
FD-82A	OS (Open Space)	11.1
FD-82B	OS (Open Space)	0.1
FD-83	OS (Open Space)	3.5
FD-84	OS (Open Space)	17.5
FD-84	OS (Open Space) corps/ EPA	7.7
FD-85	OS (Open Space)	20.8
FD-86	OS (Open Space)	1.7
FD-87A	OS (Open Space)	4.1
FD-87B	OS (Open Space)	0.2
FD-88A	OS (Open Space)	13.2
FD-88B	OS (Open Space)	20.9
FD-100	ROW/ landscape corridors	46.5
sub-totals (Federico)		197.0

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES
JM-50	P/R (Park)	8.0
JM-51	P/R (Park)	2.6
JM-52	P/R (Park)	1.5
JM-60	Public/Quasi-Public (Well)	0.3
JM-70	OS (Open Space)	0.3
JM-71	OS (Open Space)	0.9
JM-72	OS (Open Space)	0.3
JM-73	OS (Open Space)	1.4
JM-80	OS (Open Space)	0.6
JM-81	OS (Open Space)	6.5
JM-82	OS (Open Space)	2.7
JM-83	OS (Open Space)	6.2
JM-84	OS (Open Space)	10.4
JM-85	OS (Open Space)	15.2
JM-100	ROW/ landscape corridors	25.6
sub-totals (Mourier Investments LLC)		82.4

KT-50	P/R (Park)	39.9
KT-51	P/R (Park)	4.2
KT-52	P/R (Park)	7.6
KT-60	Public/Quasi-Public (Sewer Lift Station)	0.3
KT-80A	OS (Open Space)	17.9
KT-80B	OS (Open Space)	17.5
KT-81	OS (Open Space)	4.7
KT-100	ROW/ landscape corridors	52.8
sub-totals (KT Development)		144.9

TOTAL	544.6
-------	-------

Schedule JJ-3
Sierra Vista Cost Sharing Agreement
Cost Sharing Fee by Land Use (Dedicated Land Adjustment)

Landowner	Residential				Nonresidential		
	LDR	MDR	HDR	MU	C.C.	MU	BP
CGB							
Infrastructure/Land Dedication	\$15,822	\$13,890	\$8,655	-	-	-	-
Citywide Park Land Dedication	\$933	\$797	\$661	-	-	-	-
Administration	\$308	\$263	\$218	-	-	-	-
Conley							
Infrastructure/Land Dedication	\$12,231	\$10,540	-	-	\$13.24	-	-
Citywide Park Land Dedication	\$933	\$797	-	-	-	-	-
Administration	\$384	\$328	-	-	\$0.26	-	-
DF Properties							
Infrastructure/Land Dedication	\$14,745	\$12,880	-	-	\$15.91	-	-
Citywide Park Land Dedication	\$933	\$797	-	-	-	-	-
Administration	\$557	\$476	-	-	\$0.37	-	-
Federico							
Infrastructure/Land Dedication	\$13,296	\$11,545	\$6,980	\$7,261	\$15.38	\$14.45	-
Citywide Park Land Dedication	\$933	\$797	\$661	\$661	-	-	-
Administration	\$370	\$316	\$262	\$262	\$0.25	\$0.25	-
JMC							
Infrastructure/Land Dedication	\$15,055	\$13,151	\$8,163	\$8,444	-	\$16.15	\$17.03
Citywide Park Land Dedication	\$933	\$797	\$661	\$661	-	-	-
Administration	\$397	\$339	\$281	\$281	-	\$0.26	\$0.26
AKT							
Infrastructure/Land Dedication	\$14,891	\$12,663	\$7,810	\$8,045	\$14.62	\$14.62	\$15.37
Citywide Park Land Dedication	\$933	\$797	\$661	\$661	-	-	-
Administration	\$451	\$386	\$320	\$320	\$0.30	\$0.30	\$0.30

"summary"

Source: MacKay & Soms, Schedule A-1 4/1/2010.

SCHEDULE JJ-4

SAMPLE

CITY OF ROSEVILLE SIERRA VISTA SPECIFIC PLAN INFRASTRUCTURE FEE PROGRAM CREDIT/REIMBURSEMENT AGREEMENT

[LIST DEVELOPER HERE]
[LIST FACILITY HERE]

This Credit/Reimbursement Agreement (the "Agreement") is entered into by and between the City of Roseville (hereinafter the "City") and **[list developer here, including form of entity]**, and/or its successors in interest, (hereinafter the "Developer") as of the ____ day of _____ 20__ (the "**Effective Date**").

RECITALS

WHEREAS, Developer is developing the **[list name of development]** (the "Project"), including backbone infrastructure that will serve the Project; and,

WHEREAS, Developer is required, as a condition of development of the Project **[reference condition of approval and the relevant ordinance or resolution number]**, to construct or cause to be constructed the facilities and improvements described in **Exhibit "A"** hereto, which are included within the improvement plans titled **[list Name of Improvement Plan Set]**, dated **[list Date of Improvement Plan Set]** (hereinafter the "Facilities"); and

WHEREAS, on _____, 20__, the City Council of City of Roseville adopted Ordinance No. _____ which approved the Sierra Vista Infrastructure Fee Program (the "SV Fee Program"); implemented fees to pay for a variety of public lands and public facilities (the "SV Fees"), including the Facilities; and set forth policies associated with fee credits and reimbursements within the Sierra Vista Specific Plan ("SVSP") area. The SV Fee related to the construction of the Facilities is referred to herein as the "SV Infrastructure Fee; and

WHEREAS, City has agreed to allow Developer to execute a contract to design and construct the Facilities; and

WHEREAS, Developer has entered into a contract with (*name of Contractor*) for construction of the Facilities (the "Construction Contract"); and

WHEREAS, City and Developer desire to enter into an agreement to provide for allowable credits and reimbursements by the City to Developer for certain costs of design and construction of the Facilities; and

WHEREAS, this Agreement will not apportion the credits granted herein to any particular real property. Such apportionment shall be accomplished at Developer's discretion as described herein;

NOW, THEREFORE, in consideration of the mutual promises contained herein, City and Developer agree as follows:

SECTION 1. DEFINITIONS

All capitalized terms used herein, including, but not limited to the definition of the "Administrator", shall have the meaning described thereto in the Ordinance.

SECTION 2. CONSTRUCTION OF FACILITIES

Developer shall complete construction of the Facilities in accordance with the plans and specifications approved by City staff, and in accordance with City improvement standards and this Agreement. Developer understands and acknowledges that the terms and conditions contained in any contract that Developer has or may execute with any contractors or material suppliers regarding the construction of the Facilities have no force or effect upon this Agreement.

SECTION 3 BONDS

Developer has posted performance bonds for the Facilities in favor of the City in an amount and form acceptable to the City.

SECTION 4. ALLOWABLE CREDIT/REIMBURSEMENT

The City shall credit/reimburse the Developer for all amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of a public facility or infrastructure, based upon the price included in the Construction Contract, (hereinafter the "Contract Costs"), plus an allowance for storm water pollution prevention monitoring & management, engineering, inspection, testing, surveying and bonding (hereinafter the "Soft Costs") determined by multiplying the Contract Costs for the Facilities, including traffic control, staging and storm water pollution prevention implementation measures that qualify for credit/reimbursement (as determined by the City Engineer), by twenty percent (20%), subject to the final "true up" as described in Section 7 hereof.

SECTION 5. LIMITATION ON FEE CREDITS

Notwithstanding Section 4 above, the amount of fee credits granted to Developer pursuant to this Agreement shall not exceed the amount of SV Infrastructure Fees due from the Developer arising out of the Project based upon the approved small lot tentative subdivision map for the Project (the "SV Infrastructure Fee Obligation"). If the amount of credit/reimbursement from Section 4 exceeds the SV Infrastructure Fee Obligation of the Developer for the Project, the remaining balance shall be paid as a reimbursement to Developer pursuant to the procedures set forth in Section 6 below. City and Developer agree that the amount of fee credits granted to Developer hereunder, and the amount of reimbursement owed to Developer hereunder, if any, shall be as set forth on Exhibit B hereto and made a part hereof, subject to the final "true up" as described in Section 7 hereof.

No credits shall be available for the Administrative Fee and the City Park Land Fee and such Fees shall be due and payable at such time as the Developer, or its successors or assigns, are issued building permits.

SECTION 6. REIMBURSEMENTS

If, pursuant to Section 5 above, Developer is owed a reimbursement for any costs of the Facilities, the priority of such reimbursement shall be on a "First-in, First-out" basis ("FIFO") as described in the SV Fee Program. Reimbursements shall be paid by the City as fee revenues are collected within the SV Fee Program area; such payments shall be made by the City at least quarterly throughout the year as funds become available. Notwithstanding the foregoing, the obligation arising from the agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the SV Infrastructure Fees deposited in the SV Fee Program.

SECTION 7. "TRUE UP" OF CREDIT/REIMBURSEMENT

The final determination of actual Contract Costs upon which Credit/Reimbursement amounts shall be determined shall be based on the unit bid prices set forth in the Construction Contract multiplied by the actual installed quantities as approved by the City. For construction change orders to be given consideration for reimbursement, the Developer must:

- Present the change order request and estimated cost along with supporting information to City.
- Fully document any work performed under a change order to verify all associated costs.

Failure to comply with any of these procedures may result in the ineligibility of the requested change order for credit/reimbursement.

In order to secure final credit and/or commitment for reimbursement, Developer shall provide the following items to the City in order for the City to determine the actual construction costs for the Facilities that qualify for credit/reimbursement:

- (1) Copies of the original Construction Contract and any change orders that have been agreed to by the Developer, contractor, and the City. The portion of each change order associated with the Facilities must be itemized separately;
- (2) Copies of all invoices, with unconditional lien releases, submitted by the contractor;
- (3) Copies of all checks issued by the Developer with related invoices indicated;
- (4) A summary tabulation of all contractor invoices and Developer payments; and
- (5) Prevailing Wage Certification.

If, when the final reconciliation of construction costs for the Facilities is conducted by the Administrator, the actual construction costs for any of the Facilities exceeds the Contract Costs for such Facilities, the Administrator shall review items (1) through (4) above and determine if the actual costs that will serve as the basis for determination of the amount of Credit/Reimbursement owed to the Developer should be increased above the amount described

in Exhibit B of this Agreement. The City Engineer in consultation with the Administrator shall determine how much of the actual construction costs should be included in an increase to the Contract Costs.

SECTION 8. APPLICATION OF FEE CREDIT

Fee credits provided pursuant to this Agreement are personal to Developer and are not limited to the Project. Fee Credits may be applied by Developer to any property located in the SVSP, upon request of the Developer, in accordance with the form attached hereto as **Exhibit "C."** Such fee credits shall only apply to the SV Infrastructure Fees within the SV Fee Program.

SECTION 9. DISCLOSURE RE TIMING OF PAYMENT OF INFRASTRUCTURE FEES

As of the Effective Date of this Agreement, there [_____] ARE] [_____] ARE NO] [*check applicable blank*] outstanding fee reimbursements ("**Outstanding Fee Reimbursements**") payable to other developers under other credit/reimbursement agreements with the City for improvements within the SVSP. Accordingly, if the final small-lot subdivision map for the Project (the "**Final Project Map**") is being recorded as of the Effective Date of this Agreement, Developer acknowledges that:

_____ Because there are Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will need to be paid for all the lots within the Project upon recordation of the Final Project Map.

_____ Because there are no Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will not be required to be paid upon recordation of the Final Project Map, but will be required to be paid upon issuance of each building permit for the lots within the Project.

If the Final Project Map is not being recorded as of the Effective Date, then the timing for payment of the Infrastructure Fees for the Project may be contingent on whether Outstanding Fee Reimbursements exist as of the recordation of the Final Project Map. The amount of such Infrastructure Fees to be paid by Developer may be reduced by Developer's election to apply Fee Credits against such Fees in accordance with Section 8 above.

SECTION 10. TRANSFER OF FEE CREDITS/REIMBURSEMENTS

Fee credits/reimbursements granted to Developer pursuant to this Agreement may be transferred to other owners, builders, or developers. To effect such a transfer, Developer shall submit a completed form to the Administrator and the City in substantially the same format as set forth in **Exhibit "D"** that will (i) reference this Agreement; (ii) identify the Developer and assignee if credits or reimbursements are being assigned to a builder or other party; and (iii) identify the fee credit or fee reimbursement balance before and after the transfer. The form must be signed by the Developer, its Assignee, and the Administrator, and an executed copy of the form shall be kept on file.

SECTION 11. INSPECTION

City shall, at all times, upon reasonable advance notice, have access to the construction site during construction of the Facilities and Developer shall furnish City with all reasonable information necessary for ascertaining full knowledge of the Facilities with respect to the

progress, workmanship, and character of materials and equipment used and employed in the work.

Whenever the contractors retained by Developer vary the normal period during which work or any portion of it is carried out on each day, Developer shall give timely notice to the City so that the City's representative may, if he or she wishes, be present to observe the work in progress. If Developer fails to give such timely notice, any work done in the absence of the City representative will be subject to rejection. Developer shall give timely notice to the City in advance of backfilling or otherwise covering any part of the work so that the City's representative may, if he or she wishes, observe the work before it is concealed.

Observation of the work by the City shall not relieve Developer of any of its obligations to complete construction in accordance with the plans and specifications approved by the City Engineer.

SECTION 12. PREVAILING WAGES

Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by Developer's contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at the office of, the City Clerk.

Developer shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

SECTION 13. INSURANCE

Developer shall require its contractor to carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability, auto, Workers' Compensation and Builders' Risk Insurance as required by the improvement plan specifications for the Facilities. The contractor shall name the City as an additional insured.

SECTION 14. ACCEPTANCE AND CONVEYANCE OF FACILITIES

Once Developer has completed construction of the Facilities and the Facilities are accepted and deemed satisfactory by the City, the Facilities automatically become the property of the City. Developer shall take any and all actions necessary to convey and vest full, complete and clear title in said Facilities to the City. [THIS SECTION TO BE ELIMINATED IN THE CASE OF FACILITIES THAT ARE TO BE OWNED BY OTHER JURISDICTIONS]

SECTION 15. LIENS, CLAIMS, AND ENCUMBRANCES

Notwithstanding any other provision or term of this Agreement, the City shall have no obligation to apply credits/reimbursements after final acceptances for the Facilities until Developer has cleared any and all liens, claims and encumbrances from said facility, and provided the required guarantee documentation, guarantee, and assurance in writing, to the satisfaction of the City.

SECTION 16. DELIVERY OF AS-BUILT PLANS AND SPECIFICATIONS

Prior to acceptance of the Facilities by City, Developer shall deliver to City copies of all as-built plans (if any), specifications, operating manuals, service manuals, warranties and other documents relating to the design, construction, and operation of the Facilities described in this Agreement.

SECTION 17. INDEMNIFICATION

The Developer, by execution of this Agreement, specifically agrees to assume the defense of, indemnify and hold harmless City and its elected representatives, officers, employees, agents and consultants (the "Indemnitees"), from and against all liabilities, actions, damages, claims, losses, or expenses of every type and description, including attorneys' and consultants' fees and expenses, (collectively, "Liabilities"), to which they may be subjected or put, by reason of or resulting from the design, construction, or installation of the Facilities, except to the extent the Liabilities arise from the sole negligence, active negligence, or willful misconduct of City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force. Notwithstanding the foregoing, following the acceptance of the improvements by City, or if there is an applicable warranty, following the end of any applicable warranty period, the Developer shall not be obligated to indemnify the Indemnitees for Liabilities to the extent that such Liabilities arise from Indemnitees' active or passive negligence.

SECTION 18. THIRD PARTY LIABILITY

City does not assume any liability, duty or obligation to Developer's contractors, subcontractors or agents by execution or performance of this Agreement and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

SECTION 19. WARRANTY

Developer hereby warrants the Facilities as to materials, design and workmanship and should any failure of the Facilities or any parts thereof occur within a period of one (1) year after final acceptance by City, Developer shall promptly cause the needed repairs to be made without any expense or cost to the City. Final acceptance shall be deemed to have occurred under this Agreement when the Facilities have been accepted by the City and may be placed into service. City shall provide written notification to Developer of final acceptance by the City.

City is hereby authorized to make repairs if Developer fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) days after it is given written notice of such failure. In case of emergency, where in the opinion of the City Engineer delay may cause serious hazard to the public, the necessary repairs may be made by the City without prior notice to Developer. In all cases of failure within the warranty period where the City has taken action in accordance with this paragraph, Developer shall reimburse City for any and all costs or expenses, direct or indirect, incurred by the City.

SECTION 20. BINDING ON SUCCESSORS AND ASSIGNS

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

SECTION 21. ATTORNEY'S FEES

If any suit, action or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

SECTION 22. AUTHORITY TO ENTER INTO AGREEMENT

Developer and City certify that they are legally empowered to enter into this Agreement.

SECTION 23. NOTICES

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

(a) If to City:

City of Roseville
Attn: City Engineer
311 Vernon Street
Roseville, CA 95678
Telephone: (916) _____
Facsimile: (916) _____

(b) If to Developer:

[fill in notice information for Developer]

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

SECTION 24. NOTICE OF CONTRACTORS

Developer shall provide a copy of this Agreement to any contractors, subcontractors, or other parties performing work on the Facilities, prior to commencement of construction by said party.

SECTION 25. TERM

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

SECTION 26. SEVERABILITY

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

SECTION 27. CONFLICTS

This agreement is intended to implement and be consistent with the requirements of Ordinance No. _____. Therefore, in the event of any conflicts between Ordinance _____ and this Agreement, the requirements of the Ordinance shall prevail and control.

SECTION 28. EXHIBITS

The Exhibits attached hereto are hereby incorporated herein by this reference.

SECTION 29. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding of the parties regarding the subject matter hereof. The Agreement may be amended only by writing executed by both parties.

SECTION 30. EFFECTIVE DATE

The City's execution of this Agreement shall be contingent upon confirmation by the City that (i) a contract has been properly bid and entered into for construction of the Facilities, (ii) performance and payment bonds have been posted in form and amount required by the City, and (iii) a Notice to Proceed has been given to the contractor for the Facilities. Upon execution of this Agreement by the City, the City shall insert the date of such execution in the Preamble to this Agreement, which date shall serve as the Effective Date hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above-written.

CITY:

CITY OF ROSEVILLE,
a municipal corporation

DEVELOPER:

(INSERT DEVELOPER SIGNATURE BLOCK)

By: _____
Its: City Manager

a _____

ATTEST:

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Its: City Clerk

APPROVED AS TO FORM:

By: _____
Its: City Attorney

EXHIBIT “A”

IDENTIFICATION OF FACILITIES

(to be attached)

EXHIBIT “B”

IDENTIFICATION OF CREDITS AND REIMBURSEMENTS

SIERRA VISTA INFRASTRUCTURE FEE PROGRAM

[Insert Name of Developer Here]

[List Facility Here]

Date of Agreement: _____, 20__

SV Infrastructure Fee Credits: \$ _____

SV Infrastructure Fee Reimbursements: \$ _____

EXHIBIT "C"

**FORM OR CERTIFICATE OF APPLICATION OF
SIERRA VISTA INFRASTRUCTURE FEE CREDITS**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated _____ (the "Agreement"), hereby elects to apply the amount of Fee Credits indicated below as a credit against the Infrastructure Fee otherwise payable in connection with the recordation of a small-lot subdivision map or issuance of building permit(s) for development of the property within the Sierra Vista Specific Plan described below:

Developer's Legal Name: _____

Project Name: _____

Amount of Applied Fee Credits: \$ _____

Fee Credit Balance Available under Agreement Before Application: \$ _____

Fee Credit Balance Available under Agreement After Application: \$ _____

APPROVED: Administrator: _____

DEVELOPER:

a _____

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "D"

**FORM OF CERTIFICATE OF ASSIGNMENT AND TRANSFER OF
SIERRA VISTA INFRASTRUCTURE FEE CREDIT**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated _____ (the "Agreement"), hereby assigns, transfers and conveys to the undersigned Assignee the amount of Sierra Vista Infrastructure Fee Credits as indicated below:

Developer's Legal Name: _____

Assignee's Legal Name: _____

Amount of Assigned Fee Credits: \$ _____

Fee Credit Balance Available under Agreement Before Transfer: \$ _____

Fee Credit Balance Available under Agreement After Transfer: \$ _____

APPROVED: Administrator: _____

DEVELOPER:

ASSIGNEE/HOME BUILDER:

a _____

a _____

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Developer Contact:

Assignee/Home Builder Contact:

Name: _____

Name: _____

Address: _____

Address: _____

Telephone: _____

Telephone: _____

Facsimile: _____

Facsimile: _____

E-Mail: _____

E-Mail: _____

SCHEDULE JJ-5

**OWNER PERCENTAGES BY IMPROVEMENT
FOR THIRD PARTY REIMBURSEMENTS**

<u>Owner</u>	<u>Water</u>	<u>Sewer</u>	<u>Recycled Water</u>	<u>Planning/ Environmental</u>
CGB	7.56%	10.62%	7.56%	5.0%
Conley	8.10%	7.32%	8.10%	8.6%
DF Properties	10.36%	8.64%	10.36%	9.8%
Frederico	27.64%	28.96%	27.64%	31.1%
JMC	17.79%	17.72%	17.79%	17.4%
AKT	28.55%	26.73%	28.55%	28.1%
Total	100%	100%	100%	100%

Note: Allocations of Water, Sewer and Recycled Water based on Relative EDUs for Owners' Properties for the applicable Improvement Categories; Allocation of Planning/Environmental based on Relative Gross Acreage

APPENDIX H:
SVSP Fee Credit and
Reimbursement Agreement (Template)



**CITY OF ROSEVILLE
SIERRA VISTA SPECIFIC PLAN
INFRASTRUCTURE FEE PROGRAM
INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT AGREEMENT**

**[LIST DEVELOPER HERE]
[LIST FACILITY HERE]**

This Credit/Reimbursement Agreement (the "Agreement") is entered into by and between the City of Roseville, a municipal corporation, (hereinafter the "City") and **[list developer here, including form of entity]**, and/or its successors in interest, (hereinafter the "Developer") as of the ____ day of _____ 20__ (the "**Effective Date**").

RECITALS

WHEREAS, Developer is the underlying owner of or has legal interest in certain real property under development within the City of Roseville, known as the **[list name of development]** (the "Project") located within the Sierra Vista Specific Plan ("SVSP"), as shown in Figure "A," attached hereto and incorporated herein by this reference; and

WHEREAS, Developer will be developing the Project, including all necessary backbone infrastructure that will serve the Project; and

WHEREAS, on April 20, 2011, the City Council of the City of Roseville adopted Ordinance No. 4932 which added Chapter 4.47 to Title 4 of the Roseville Municipal Code relating to the Sierra Vista Infrastructure Fee Program (the "SV Fee Program"); implemented fees to pay for a variety of public lands and public facilities (the "SV Fees"); and set forth policies associated with Infrastructure Fee Credits (as defined below) and Fee Reimbursements (as defined below) within the Sierra Vista Specific Plan ("SVSP") area. The SV Fee related to the construction of the Facilities (as defined below) is referred to herein as the "SV Infrastructure Fee"; and

WHEREAS, pursuant to the applicable Development Agreement ("DA") for the SVSP, Developer is required, as a condition of development of the Project, to construct or cause to be constructed those SV Fee Program eligible facilities and improvements shown on Exhibit "A" and described in Exhibit "B" attached hereto, which are included within the City approved improvement plans titled **[list Name of Improvement Plan Set]**, dated **[list Date of Improvement Plan Set]** (hereinafter the "Facilities"); and

WHEREAS, Developer has entered into a contract with (***name of Contractor***) for construction of the Facilities (the "Construction Contract"); and

WHEREAS, the total cost of the design and construction of the Facilities as estimated using current prevailing wages and in accordance with the Improvement Plans is estimated as approximately _____ (\$_____) ("Facility Improvement Costs"), as more particularly set out in the estimation of costs ("Estimated Eligible Facility Costs"), Exhibit "C," attached hereto and incorporated herein by this reference; and

WHEREAS, City and Developer desire to enter into an agreement to provide for allowable Infrastructure Fee Credits and/or Fee Reimbursements by the City to Developer for certain costs of design and construction of the Facilities; and

WHEREAS, this Agreement will not apportion the Infrastructure Fee Credits granted herein to any particular real property. Such apportionment shall be accomplished at Developer's discretion as described herein;

NOW, THEREFORE, in consideration of the mutual promises contained herein, City and Developer agree as follows:

SECTION 1. DEFINITIONS

All capitalized terms used herein, including, but not limited to the definition of the "Administrator", shall have the meaning described thereto in the Ordinance.

SECTION 2. CONSTRUCTION OF FACILITIES

Developer shall cause the construction of the Facilities in accordance with the plans and specifications accepted by City staff, and in accordance with City improvement standards and this Agreement. Developer understands and acknowledges that the terms and conditions contained in any contract that Developer has or may execute with any contractors or material suppliers regarding the construction of the Facilities have no force or effect upon this Agreement.

SECTION 3. PERMITS

Developer shall be responsible for obtaining all necessary permits.

SECTION 4. PRIOR TO COMMENCEMENT OF WORK

Prior to commencement of work on the Project, Developer shall comply with the following: (1) obtain pre-approval from City of Developer's construction documents; (2) cause its contractor to obtain an encroachment permit from City prior to commencement of construction activities in City's right of way (and adjacent thereto); and (3) cause its contractor to provide insurance and related documentation to City in accordance with Section 17 of this Agreement.

SECTION 5. BONDS

Prior to commencement of work on the Project, Developer shall post, or cause its contractor to post, performance and payment bonds for the Facilities in favor of the City in an amount and form acceptable to the City. City acknowledges that performance and payment bonds posted and accepted by the City in connection with any community facilities district acquisition agreement with Developer for the Facilities will be acceptable to the City for this Agreement as well. In addition, prior to City acceptance of the completed Facilities, Developer shall post, or cause its contractor to post, a warranty bond in the amount of ten percent (10%) of the Facility Improvement Costs.

SECTION 6. REIMBURSEMENT/CREDIT OF THE COSTS FOR FACILITIES

In consideration of the satisfactory completion of the Facilities as specified in Exhibits "A" through "C," City shall reimburse or credit Developer for the Facility Improvement Costs, with funds collected within the SVSP Infrastructure Mitigation Fee account, in accordance with the

terms hereof (the "Reimbursable Costs"). City and Developer acknowledge that the actual Reimbursable Costs may vary from the estimated costs, depending upon the actual costs of constructing and installing the Facilities. Any variation in costs shall be agreed to and/or resolved by the parties as provided in Section 18 below.

The Reimbursable Costs shall include the contract bid amount for the Facilities as reflected on Exhibit "C" and reasonable change orders, as approved by the City.

SECTION 7. ALLOWABLE FEE CREDIT/REIMBURSEMENT

In consideration of the satisfactory completion of the Facilities as specified in Exhibits "A" through "C," the City shall credit/reimburse the Developer for all amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of the Facilities, based upon the Eligible Hard Costs thereof, as approved by the Administrator in consultation with the City Engineer, plus an allowance for Soft Costs equal to twenty percent (20%) of the Eligible Hard Costs. The Infrastructure Fee Credits hereunder shall be available upon full execution of this Agreement and the posting of the performance and payment bonds, or other acceptable security, required above. Fee Reimbursements for the Facilities shall be payable to Developer only after satisfactory completion thereof by Developer and City acceptance thereof.

"Hard Costs" shall consist of the costs of (i) construction of the Facilities, based on the price included in the Construction Contract for the construction of the Facilities, and (ii) traffic control, staging and storm water pollution prevention implementation measures (i.e., structural BMPs) related to such construction. Hard Costs shall include the costs of any changes in scope or standards required by the City during the course of construction thereof that are added to the Construction Contract. Hard Costs shall also include the cost for any materials that exceeded the minimum specifications required by the City, so long as the bid for the contract clearly describes the allowed minimum specification. "Eligible Hard Costs" means all of the Hard Costs incurred by the Developer to construct the Facilities, except to the extent the Administrator excludes costs found to be commercially unreasonable. "Soft Costs" include the costs of storm water pollution prevention monitoring & management (i.e., non-structural BMPs), engineering, inspection, testing, surveying and bonding related to the construction of the Facilities; in consideration of the foregoing 20% allowance for Soft Costs based on the Eligible Hard Costs, Developer shall not be obligated to provide contracts, invoices or any other form of documentation to substantiate the actual amount of Soft Costs incurred, nor shall Developer be allowed to request a greater amount due to actual Soft Costs exceeding this fixed-percentage allowance. The amount of such Infrastructure Fee Credits, subject to the limitation set forth in Section 8 below, and subject to the final "true up" as described in Section 10 below, shall be set forth on Exhibit "D" upon execution of this Agreement.

In the event of any disagreement between the Developer and the City on the initial calculation of these Infrastructure Fee Credits, if all other conditions to the entry of this Agreement have been satisfied, the Developer may elect to enter this Agreement without having the amount of Infrastructure Fee Credits resolved and listed on Exhibit "D" (or having only the undisputed amount listed thereon). In such case, Developer's right to use any Infrastructure Fee Credits (or disputed amount) hereunder will be deferred until such disagreement is resolved by the Developer and Administrator. The parties shall meet and confer to resolve any such dispute within sixty (60) calendar days of the entry of this Agreement pursuant to Section 18 below. Pending the resolution of any such dispute, the Project will pay any and all required SV Infrastructure Fees (except as may be offset by Infrastructure Fee Credits assigned thereto pursuant to other fee credit agreements) and Developer may request

that the City retain any SV Infrastructure Fees paid by the Project after the Effective Date of this Agreement for potential refund upon resolution of such Infrastructure Fee Credit dispute. The amount of SV Infrastructure Fees that may be retained pending resolution of any Infrastructure Fee Credit dispute shall not exceed the maximum amount of Infrastructure Fee Credits that could be allocated to Developer hereunder, as may be limited by Section 8 below. Upon resolution of any Infrastructure Fee Credit dispute, the amount of Infrastructure Fee Credits allowed hereunder, as may be limited by Section 8, shall be completed on Exhibit "D." Developer shall then have fifteen (15) calendar days after receipt of the completed Exhibit "D" to retroactively apply such Infrastructure Fee Credits to the Project and obtain an equivalent refund of SV Infrastructure Fees that were collected and retained from the Project after the effective date of this Agreement pending the resolution of the Infrastructure Fee Credit dispute. If Developer does not elect within such time to have any of the Infrastructure Fee Credits applied to the Project in order to receive an equivalent refund of SV Infrastructure Fees, then the SV Infrastructure Fees previously collected and retained from the Project shall be deposited into the SV Fee Program and no longer restrained by this Agreement.

SECTION 8. LIMITATION ON AND ANNUAL ADJUSTMENTS TO INFRASTRUCTURE FEE CREDITS

Notwithstanding Section 7 above, the amount of fee credits granted to Developer pursuant to this Agreement (the "Infrastructure Fee Credits") shall not exceed the amount of SV Infrastructure Fees due from the Developer arising out of the Project based upon the approved small lot tentative subdivision map for the Project (the "SV Infrastructure Fee Obligation"). If the amount of Infrastructure Fee Credit/Fee Reimbursement from Section 7, when aggregated with any Infrastructure Fee Credits previously issued to Developer pursuant to any other fee credit agreements, exceeds the SV Infrastructure Fee Obligation of the Developer for the Project, the remaining balance shall be paid as a reimbursement to Developer pursuant to the procedures set forth in Section 9 below (the "Fee Reimbursement").

City and Developer agree that the amount of Infrastructure Fee Credits granted to Developer hereunder, and the amount of the Fee Reimbursement owed to Developer hereunder, if any, shall be as set forth on Exhibit "D" hereto and made a part hereof, subject to the final "true up" as described in Section 10 hereof. As provided in the SV Fee Program, on each Annual Adjustment Date after the Effective Date, the amount of the Infrastructure Fee Credits shall be adjusted, up or down, by the annual change in the Engineering News Record Construction Cost Index or comparable index (the "CCI"), provided any such downward adjustment shall not go below the actual cost of the Facilities, as approved by the City. If the Effective Date of this Agreement occurs in June of any calendar year, then such CCI adjustment shall not be made until the Annual Adjustment Date for the following calendar year.

No fee credits shall be available for the Administrative Fee and the City Park Land Fee and such fees shall be due and payable at such time as the Developer, or its successors or assigns, are issued building permits.

SECTION 9. FEE REIMBURSEMENTS

If, pursuant to Section 8 above, Developer is owed a Fee Reimbursement for any costs of the Facilities, the priority of payment of such Fee Reimbursement shall be on a "First-in, First-out" basis ("FIFO") as described in the SV Fee Program. Such Fee Reimbursement shall be paid to Developer when the Facilities are complete and accepted for ownership by the City ("Completion").

The Fee Reimbursement, if any, shall be paid by the City as fee revenues are collected within the SV Fee Program area. After Completion of the Facilities, such payments shall be made by the City at least quarterly throughout the year as funds become available. Prior to such Completion, if the Fee Reimbursement hereunder is eligible for payment on a FIFO basis subject only to Completion of the Facilities (including acceptance thereof by the City), then fee revenues collected within the SV Fee Program area, up to the outstanding amount of the Fee Reimbursement, shall be held by the City in reserve for payment of the Fee Reimbursement pending Completion of the Facilities.

In accordance with the SV Fee Program, any Fee Reimbursement shall accrue interest thereon at the simple rate of Four Percent (4%) per annum, commencing as of the Effective Date of this Agreement and continuing until the Fee Reimbursement is paid in full. The amount of such accrued interest shall be adjusted in accordance with any adjustment to the amount of the Fee Reimbursement pursuant to the "true up" provisions of Section 10 below. Payments of the Fee Reimbursement shall be credited first against accrued interest, and then against the principal amount of the Fee Reimbursement.

The obligation arising from this Agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the SV Infrastructure Fees deposited in the SV Fee Program.

SECTION 10. "TRUE UP" OF INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT

Upon Completion of the Facilities, the final determination of actual Eligible Hard Costs upon which Infrastructure Fee Credit/Fee Reimbursement amounts are based shall be determined by the Administrator, in consultation with the City Engineer, based on documentation thereof provided by Developer to the Administrator's and City Engineer's reasonable satisfaction. For construction change orders to be given consideration for Fee Reimbursement, the Developer must:

- Present the change order request and estimated cost along with supporting information to City upon Completion of the Facilities.
- Fully document any work performed under a change order to verify all associated costs.

Failure to comply with any of these procedures may result in the ineligibility of the requested change order for Infrastructure Fee Credit/Fee Reimbursement.

In order to secure final Infrastructure Fee Credit and/or commitment for Fee Reimbursement, Developer shall provide the following items to the Administrator upon Completion of the Facilities in order for the City to determine the actual Eligible Hard Costs incurred by Developer for the Facilities that qualify for Infrastructure Fee Credits/Fee Reimbursement:

(1) Copies of the original Construction Contract and any change orders that have been agreed to by the Developer, contractor, and the City. The portion of each change order associated with the Facilities must be itemized separately;

(2) Copies of all invoices and certified payroll records, with unconditional lien releases, submitted by the contractor;

(3) Copies of all checks issued by the Developer with related invoices indicated;

(4) A summary tabulation of all contractor invoices and Developer payments;
and

If, when the final reconciliation of Eligible Hard Costs for the Facilities is conducted by the Administrator, the actual Eligible Hard Costs for the Facilities, together with the 20% allowance for Soft Costs, exceeds the amount of Infrastructure Fee Credits/Fee Reimbursements initially provided hereunder, the Administrator shall review items (1) through (4) above and determine if the actual Eligible Hard Costs that will serve as the basis for determination of the amount of the Infrastructure Fee Credits/Fee Reimbursements due or owed to the Developer should be increased above the amount described in Exhibit "D" of this Agreement. The Administrator, in consultation with the City Engineer, shall determine how much of the actual construction costs should be included in any increase to the Eligible Hard Costs.

If the final reconciliation determines that total Eligible Hard Costs of the Facilities, together with the 20% allowance for Soft Costs, is less than the amount of Infrastructure Fee Credits/Fee Reimbursements initially provided hereunder, the Administrator shall notify the City that the Developer is required to first reduce the amount of any Fee Reimbursement and then relinquish the amount of the unused Infrastructure Fee Credits comprising any remaining difference. If and to the extent any Infrastructure Fee Credits have been used in excess of such adjustment, Developer, or Developer's assigns, shall repay such excess in cash, within thirty (30) calendar days of receipt of notice from the Administrator of the amount to be repaid.

SECTION 11. APPLICATION OF INFRASTRUCTURE FEE CREDITS

Infrastructure Fee Credits provided pursuant to this Agreement are personal to Developer and are not limited to the Project. Infrastructure Fee Credits may be applied by Developer to any property located in the SVSP, upon request of the Developer, in accordance with the form attached hereto as Exhibit "E." Such Infrastructure Fee Credits shall only apply to the SV Infrastructure Fees within the SV Fee Program.

SECTION 12. DISCLOSURE RE TIMING OF PAYMENT OF INFRASTRUCTURE FEES

As of the Effective Date of this Agreement, there [_____] ARE [_____] ARE NO] *[check applicable blank]* outstanding fee reimbursements ("**Outstanding Fee Reimbursements**") payable to other developers under other fee credit/fee reimbursement agreements with the City for improvements within the SVSP. Accordingly, if the final small lot subdivision map for the Project (the "**Final Project Map**") is being recorded as of the Effective Date of this Agreement, Developer acknowledges that:

_____ Because there are Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will need to be paid for all the lots within the Project upon recordation of the Final Project Map.

_____ Because there are no Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will not be required to be paid upon recordation of the Final Project Map, but will be required to be paid upon issuance of each building permit for the lots within the Project.

If the Final Project Map is not being recorded as of the Effective Date, then the timing for payment of the SV Infrastructure Fees for the Project may be contingent on whether

Outstanding Fee Reimbursements exist as of the recordation of the Final Project Map. The amount of such SV Infrastructure Fees to be paid by Developer may be reduced by Developer's election to apply Infrastructure Fee Credits against such SV Fees in accordance with Section 11 above.

SECTION 13. TRANSFER OF INFRASTRUCTURE FEE CREDITS/FEE REIMBURSEMENTS

Infrastructure Fee Credits/Fee Reimbursements granted to Developer pursuant to this Agreement may be transferred to other owners, builders, or developers. To effect such a transfer, Developer shall submit a completed form to the Administrator and the City in substantially the same format as set forth in Exhibit "F" that will (i) reference this Agreement; (ii) identify the Developer and assignee if Infrastructure Fee Credits or Fee Reimbursements are being assigned to a builder or other party; and (iii) identify the Infrastructure Fee Credit or Fee Reimbursement balance before and after the transfer. The form must be signed by the Developer, its Assignee, and the Administrator, and an executed copy of the form shall be kept on file. The parties acknowledge that, except in the limited case where a Fee Reimbursement is in first priority for payment, Fee Reimbursements generally may not be converted to be used as Infrastructure Fee Credits by the Assignee of such Fee Reimbursements.

SECTION 14. INSPECTION

City shall, at all times, upon reasonable advance notice, have access to the construction site during construction of the Facilities and Developer shall furnish City with all reasonable information necessary for ascertaining full knowledge of the Facilities with respect to the progress, workmanship, and character of materials and equipment used and employed in the work.

Whenever the contractors retained by Developer vary the normal period during which work or any portion of it is carried out on each day, Developer shall give timely notice to the City so that the City's representative may, if he or she wishes, be present to observe the work in progress. If Developer fails to give such timely notice, any work done in the absence of the City representative will be subject to rejection. Developer shall give timely notice to the City in advance of backfilling or otherwise covering any part of the work so that the City's representative may, if he or she wishes, observe the work before it is concealed.

Observation of the work by the City shall not relieve Developer of any of its obligations to complete construction in accordance with the plans and specifications approved by the City Engineer.

SECTION 15. PREVAILING WAGES

Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by Developer's contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at the office of, the City Clerk.

Developer shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

SECTION 16. CONTRACTOR REGISTRATION

No contractor or subcontractor may be listed on a bid proposal for construction of the Facilities or work on construction of the Facilities unless registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5. Developer shall be responsible for ensuring that these contractor registration requirements are adhered to.

SECTION 17. INSURANCE

Developer shall require its contractor to carry and maintain during the life of this Agreement, commercial general liability, property damage and contractual liability, auto, Workers' Compensation and Builders' Risk Insurance as follows:

POLICY

Commercial General Liability,
Including endorsements for
comprehensive form, premises
operations, products/completed
operations, broad form property
damage, independent contractors,
contractual, personal injury,
explosion/collapse and underground
hazard

Workers' Compensation

Automobile Liability

LIMITS OF LIABILITY

Bodily Injury:
\$5,000,000 each occurrence
\$10,000,000 aggregate
Property Damage:
\$5,000,000 each occurrence
Personal Injury:
\$5,000,000 each occurrence
\$10,000,000 aggregate

Statutory

\$1,000,000 combined single limit

The contractor shall name the City as an additional insured and adhere to any additional insurance requirements required by the City's Risk Manager.

SECTION 18. APPEALS/DISPUTE RESOLUTION

Developer may appeal any final determination by the Administrator to the City Manager and thereafter to the City Council. Prior to submitting the matter to the City Council, the City Manager may, in his/her discretion, elect to engage the services of a mediator to attempt to mediate the dispute in a non-binding fashion, not to exceed a total of thirty (30) calendar days. Any decision of the City Council shall be final with no right of further appeal or action thereafter.

SECTION 19. ACCEPTANCE AND CONVEYANCE OF FACILITIES

Once Developer has completed construction of the Facilities and the Facilities are accepted and deemed satisfactory by the City, the Facilities automatically become the property of the City. Developer shall take any and all actions necessary to convey and vest full, complete and clear title in said Facilities to the City. [THIS SECTION TO BE ELIMINATED IN THE CASE OF FACILITIES THAT ARE TO BE OWNED BY OTHER JURISDICTIONS]

SECTION 20. LIENS, CLAIMS, AND ENCUMBRANCES

Notwithstanding any other provision or term of this Agreement, the City shall have no obligation to apply Infrastructure Fee Credits or pay Fee Reimbursements after final acceptances for the Facilities until Developer has cleared any and all liens, claims and encumbrances from said facility, and provided the required guarantee documentation, guarantee, and assurance in writing, to the satisfaction of the City. Nothing herein shall prevent the application of Infrastructure Fee Credits prior to final acceptance of the Facilities, so long as Developer is not otherwise in breach of this Agreement and the required performance and payment bonds have been posted and have been accepted by the City.

SECTION 21. DELIVERY OF AS-BUILT PLANS AND SPECIFICATIONS

Prior to acceptance of the Facilities by City, Developer shall deliver to City copies of all as-built plans (if any), specifications, operating manuals, service manuals, warranties and other documents relating to the design, construction, and operation of the Facilities described in this Agreement.

SECTION 22. INDEMNIFICATION

The Developer, by execution of this Agreement, specifically agrees to assume the defense of, indemnify and hold harmless City and its elected representatives, officers, employees, agents, consultants, and volunteers (the "Indemnitees"), from and against all liabilities, actions, damages, claims, losses, or expenses of every type and description, including attorneys' and consultants' fees and expenses, (collectively, "Liabilities"), to which they may be subjected or put, by reason of or resulting from the design, construction, or installation of the Facilities, except to the extent the Liabilities arise from the sole negligence, active negligence, or willful misconduct of City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force. Notwithstanding the foregoing, following the acceptance of the improvements by City, or if there is an applicable warranty, following the end of any applicable warranty period, the Developer shall not be obligated to indemnify the Indemnitees for Liabilities to the extent that such Liabilities arise from Indemnitees' active or passive negligence. 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. The parties intend that this provision shall be broadly construed.

SECTION 23. THIRD PARTY LIABILITY

City does not assume any liability, duty or obligation to Developer's contractors, subcontractors or agents by execution or performance of this Agreement and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

SECTION 24. WARRANTY

Developer hereby warrants the Facilities as to materials, design and workmanship and should any failure of the Facilities or any parts thereof occur within a period of one (1) year after final acceptance by City, Developer shall promptly cause the needed repairs to be made without any expense or cost to the City. Final acceptance shall be deemed to have occurred under this Agreement when the Facilities have been accepted by the City and may be placed into service. City shall provide written notification to Developer of final acceptance by the City.

City is hereby authorized to make repairs if Developer fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) calendar days after it is given written notice of such failure. In case of emergency, where in the opinion of the City Engineer delay may cause serious hazard to the public, the necessary repairs may be made by the City without prior notice to Developer. In all cases of failure within the warranty period where the City has taken action in accordance with this paragraph, Developer shall reimburse City for any and all costs or expenses, direct or indirect, incurred by the City.

SECTION 25. BINDING ON SUCCESSORS AND ASSIGNS

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

SECTION 26. ATTORNEY'S FEES

If any suit, action or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

SECTION 27. AUTHORITY TO ENTER INTO AGREEMENT

Developer and City certify that they are legally empowered to enter into this Agreement.

SECTION 28. NOTICES

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

(a) If to City:

City of Roseville
Development Services, Engineering
Attn: City Engineer
311 Vernon Street
Roseville, CA 95678
Telephone: (916) 774-5339
Email – DSEngineering@Rosville.ca.us

With a copy to:

Economic & Planning Systems, Inc.
Attn: SV Infrastructure Fee Administrator
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
Telephone: (916) 649-8010

Facsimile: (916) 649-2070

(b) If to Developer:

[fill in notice information for Developer]

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

SECTION 29. NOTICE OF CONTRACTORS

Developer shall provide a copy of this Agreement to any contractors, subcontractors, or other parties performing work on the Facilities, prior to commencement of construction by said party.

SECTION 30. TERM

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

SECTION 31. SEVERABILITY

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

SECTION 32. CONFLICTS

This Agreement is intended to implement and be consistent with the requirements of Ordinance No. 4932. Therefore, in the event of any conflicts between Ordinance 4932 and this Agreement, the requirements of the Ordinance shall prevail and control.

SECTION 33. EXHIBITS

The Exhibits attached hereto are hereby incorporated herein by this reference. In the event of any conflict between this Agreement and its Exhibits, the provisions of this Agreement shall govern.

SECTION 34. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding of the parties regarding the subject matter hereof. The Agreement may be amended only by writing executed by both parties.

SECTION 35. EFFECTIVE DATE

The City's execution of this Agreement shall be contingent upon confirmation by the City that (i) a Construction Contract has been properly bid and entered into for construction of the Facilities, (ii) performance and payment bonds have been posted in form and amount required by the City, and (iii) a Notice to Proceed has been given to the contractor for the Facilities. The date of approval by the City Council of this Agreement, based in part on the City's confirmation of the satisfaction of the foregoing conditions, shall be deemed to be the "**Effective Date**" of this Agreement. Upon execution of this Agreement by the City, the City shall insert the Effective

Date in the Preamble to this Agreement and provide a copy of this fully executed and dated Agreement to Developer.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. 18-____, adopted by the Council of the City of Roseville on the ____ day of _____, 2018, and DEVELOPER has caused this Agreement to be executed.

CITY:

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Its: City Manager

ATTEST:

By: _____
Its: City Clerk

APPROVED AS TO FORM:

By: _____
Its: City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Its: Development Services Director

DEVELOPER:

(INSERT DEVELOPER SIGNATURE BLOCK)

By: _____
a _____

By: _____
Name: _____
Title: _____

and

By: _____
Name: _____
Title: _____

FIGURE “A”

**PROJECT LOCATION MAP
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)
(List Project Name Here)
(Date)

EXHIBIT "A"

**DEPICTION OF ELIGIBLE FACILITY IMPROVEMENTS
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)
(List Project Name Here)
(Date)

This Exhibit shows a depiction of the eligible improvements subject to the SVSP Fee Program.

EXHIBIT “B”

**DESCRIPTION OF ELIGIBLE FACILITY IMPROVEMENTS
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)
(List Project Name Here)
(Date)

This Exhibit describes the eligible improvements subject to the SVSP Fee Program.

EXHIBIT “C”

**ESTIMATED ELIGIBLE FACILITY COSTS
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)
(List Project Name Here)
(Date)

This Exhibit to show a detailed cost estimate of the eligible improvements subject to the SVSP
Fee Program.

EXHIBIT "D"

IDENTIFICATION OF INFRASTRUCTURE FEE CREDITS AND FEE REIMBURSEMENTS

SIERRA VISTA INFRASTRUCTURE FEE PROGRAM

[Insert Name of Developer Here]

[List Project Name Here]

Date of Agreement: _____, 20____

Project Obligation per SV Infrastructure Fee:

$$\frac{\text{Infrastructure Fee}}{\text{(no of lots)}} = \frac{\text{_____}}{\text{(no of lots)}} \times \frac{\text{_____}}{\text{(fee per lot)}} = \frac{\text{_____}}{\text{(Total Due)}}$$

- MINUS -

$$\text{Estimated Infrastructure Fee Credits} = \frac{\text{_____}}{\text{(From Exhibit "C")}}$$

- EQUALS -

Total Infrastructure Fee Due (positive no.) or
Fee Reimbursement Due (negative no.) = _____

EXHIBIT "E"

**FORM OR CERTIFICATE OF APPLICATION OF
SIERRA VISTA INFRASTRUCTURE FEE CREDITS**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated _____ (the "Agreement"), hereby elects to apply the amount of Infrastructure Fee Credits indicated below as a credit against the SV Infrastructure Fee otherwise payable in connection with the recordation of a small-lot subdivision map or issuance of building permit(s) for development of the property within the Sierra Vista Specific Plan described below:

Developer's Legal Name: _____

Project Name: _____

Amount of Applied Infrastructure Fee Credits: \$_____

Infrastructure Fee Credit Balance Available under Agreement Before Application: \$_____

Infrastructure Fee Credit Available under Agreement After Application: \$_____

APPROVED: Administrator: _____

DEVELOPER:

a _____

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "F"

**FORM OF CERTIFICATE OF ASSIGNMENT AND TRANSFER OF
SIERRA VISTA INFRASTRUCTURE FEE CREDIT**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated _____ (the "Agreement"), hereby assigns, transfers and conveys to the undersigned Assignee the amount of Sierra Vista Infrastructure Fee Credits as indicated below:

Developer's Legal Name: _____

Assignee's Legal Name: _____

Amount of Assigned Infrastructure Fee Credits: \$ _____

Infrastructure Fee Credit Balance Available under Agreement Before Transfer: \$ _____

Infrastructure Fee Credit Balance Available under Agreement After Transfer: \$ _____

APPROVED: Administrator: _____

DEVELOPER:

ASSIGNEE/HOME BUILDER:

a _____

a _____

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

Developer Contact:

Assignee/Home Builder Contact:

Name: _____
Address: _____

Telephone: _____
Facsimile: _____
E-Mail: _____

Name: _____
Address: _____

Telephone: _____
Facsimile: _____
E-Mail: _____

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS
4.47.040, 4.47.070, 4.47.080, 4.47.090, 4.47.100, 4.47.110, 4.47.120, 4.47.130, 4.47.140 AND
4.47.150 OF CHAPTER 4.47 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE
REGARDING SIERRA VISTA SPECIFIC PLAN MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.47.040 of Chapter 4.47 of Title 4 of the Roseville Municipal
Code is hereby amended to read as follows:

4.47.040 Payment of SVSP mitigation fee.

Except as otherwise provided by this chapter, the fee imposed pursuant to this chapter shall be paid at or prior to the issuance of any building permit within the SVSP. If a fee reimbursement is then outstanding pursuant to a fee credit and reimbursement agreement when an owner seeks to record a small-lot final map for single-family development, [the improvements fee portion of](#) the fee imposed pursuant to this chapter shall be paid at or prior to the recordation of such small-lot final map, in accordance with the Study, [and the administration and city park land portion of the fee will continue to be-](#) paid at or prior to the issuance of any building permit.

Calculation of the fee shall be determined in accordance with the Study and this chapter depending upon where within the SVSP such development occurs, the type of development, and the extent of development. Descriptions of land use categories in this chapter, except as

otherwise noted in the Study or the SVSP, are utilized in the same manner as in the general plan. Portions of the specific plan planned for public facilities and for church use are exempt from the fee.

SECTION 2. Section 4.47.070 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.47.070 SVSP mitigation fee—CG Barbaccia Trust.

The fee in that portion of the SVSP which is in the CG Barbaccia Trust owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU [1]	CC [1]	BP [1]	MU [1]
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Open Space Allocation	Table E-1	\$1,403	\$1,198	\$994	\$0	\$0.00	\$0.00	\$0.00
Public Land Allocation	Table D-1	\$1,354	\$1,354	\$840	\$0	\$0.00	\$0.00	\$0.00
Net Infrastructure Fee		\$20,058	\$18,472	\$11,780	\$10,321	\$19.39	\$20.52	\$19.39
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$22,733	\$20,780	\$13,629	\$12,177	\$19.78	\$20.93	\$19.78

"fee_CGB"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR [1]	MU [1]	CC	BP [1]	MU [1]
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$11,003	\$9,672	\$7,480	\$7,763	\$12.82	\$16.02	\$15.17
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$12,212	\$10,712	\$8,291	\$8,579	\$13.12	\$16.34	\$15.47

"fee_Mi"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 4. Section 4.47.090 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

4.47.090 SVSP mitigation fee—DF Properties.

The fee in that portion of the SVSP which is in the DF Properties owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR [1]	MU [1]	CC	BP [1]	MU [1]
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee								
Open Space Allocation	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Public Land Allocation	Table E-3	\$396	\$338	\$0	\$0	\$0.26	\$0.00	\$0.00
Net Infrastructure Fee	Table D-3	\$2,162	\$2,162	\$0	\$0	\$3.07	\$0.00	\$0.00
		\$19,859	\$18,420	\$9,946	\$10,321	\$22.72	\$20.52	\$19.39
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$22,534	\$20,728	\$11,795	\$12,177	\$23.11	\$20.93	\$19.78

"fee_DF"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR [1]	MU [1]	CC	BP [1]	MU [1]
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$14,076	\$13,214	\$7,480	\$7,763	\$16.60	\$16.02	\$15.17
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$16,085	\$14,254	\$8,291	\$8,579	\$16.90	\$16.34	\$15.47

fee_DF

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 5. Section 4.47.100 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

4.47.100 SVSP mitigation fee—Westpark Federico/MILLC.

The fee in that portion of the SVSP which is in the Westpark Federico/MILLC owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP [1]	MU
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee								
Open Space Allocation	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Public Land Allocation	Table E-4	(\$1,541)	(\$1,316)	(\$1,092)	(\$1,092)	(\$1.02)	\$0.00	(\$1.02)
Net Infrastructure Fee	Table D-4	(\$1,827)	(\$1,827)	(\$1,132)	(\$1,132)	(\$2.59)	\$0.00	(\$2.59)
		\$13,933	\$12,777	\$7,722	\$8,097	\$15.78	\$20.52	\$15.78
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$16,608	\$15,085	\$9,571	\$9,953	\$16.17	\$20.93	\$16.17

fee_FED

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR	MU	CC	BP [1]	MU
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$11,988	\$10,442	\$6,310	\$6,593	\$13.10	\$16.02	\$13.10
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$13,197	\$11,482	\$7,121	\$7,409	\$13.40	\$16.34	\$13.40

fee_FED

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 6. Section 4.47.110 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.47.110 Reserved. SVSP mitigation fee—MILLC (Bagley).

The fee in that portion of the SVSP which is in the MILLC (Bagley) owner subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR	MU	CC	BP [1]	MU
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$14,941	\$13,128	\$7,480	\$8,586	\$15.17	\$16.02	\$15.91
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$16,150	\$14,168	\$8,291	\$9,402	\$15.47	\$16.34	\$16.21

fee_BAG

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 7. Section 4.47.120 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.47.120 Reserved. SVSP mitigation fee—MILLC (Computer).

~~The fee in that portion of the SVSP which is in the MILLC (Computer) owner subarea shall be:~~

Land Use	Residential				Nonresidential		
	LDR	MDR [1]	HDR	MU [1]	CC [1]	BP	MU [1]
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$14,562	\$12,146	\$7,990	\$7,763	\$15.17	\$16.89	\$15.17
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$15,771	\$13,186	\$8,801	\$8,579	\$15.47	\$17.21	\$15.47

fee_COMP

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 8. Section 4.47.130 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.47.130 Reserved. SVSP mitigation fee—MILLC (Wealth).

~~The fee in that portion of the SVSP which is in the MILLC (Wealth) owner subarea shall be:~~

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR [1]	MU [1]	CC [1]	BP [1]	MU [1]
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$13,847	\$12,379	\$7,480	\$7,763	\$15.17	\$16.02	\$15.17
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$15,056	\$13,419	\$8,291	\$8,579	\$15.47	\$16.34	\$15.47

fee_WEALTH

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 9. Section 4.47.140 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

4.47.140 SVSP mitigation fee—Baseline P&R LLC.

The fee in that portion of the SVSP which is in the Baseline P&R LLC owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP	MU
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee								
Open Space Allocation	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Public Land Allocation	Table E-5	\$1,997	\$1,706	\$1,415	\$1,415	\$1.33	\$1.33	\$1.33
Net Infrastructure Fee	Table D-5	\$391	\$391	\$243	\$243	\$0.56	\$0.60	\$0.56
		\$19,689	\$18,017	\$11,604	\$11,979	\$21.28	\$22.45	\$21.28
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$22,364	\$20,325	\$13,453	\$13,835	\$21.67	\$22.86	\$21.67

"fee_BASE"

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR	MU	CC	BP	MU
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$14,828	\$13,073	\$8,199	\$8,482	\$16.05	\$16.90	\$16.05
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$16,037	\$14,113	\$9,010	\$9,298	\$16.35	\$17.22	\$16.35

"fee_BASE"

SECTION 10. Section 4.47.150 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

4.47.150 SVSP mitigation fee—Baybrook LP.

The fee in that portion of the SVSP which is in the Baybrook LP owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR [1]	HDR [1]	MU	CC [1]	BP [1]	MU
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee								
Open Space Allocation	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Public Land Allocation	Table E-6	(\$7,596)	\$0	\$0	(\$5,383)	\$0.00	\$0.00	(\$5.05)
Net Infrastructure Fee	Table D-6	(\$4,246)	\$0	\$0	(\$2,633)	\$0.00	\$0.00	(\$6.03)
		\$5,459	\$15,920	\$9,946	\$2,305	\$19.39	\$20.52	\$8.31
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$8,134	\$18,228	\$11,795	\$4,161	\$19.78	\$20.93	\$8.70

"fee_BAY"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Land Use	Residential				Nonresidential		
	LDR	MDR [1]	HDR [1]	MU	CC [1]	BP [1]	MU
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$9,695	\$12,146	\$7,480	\$4,959	\$15.17	\$16.02	\$11.66
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$10,904	\$13,186	\$8,291	\$5,775	\$15.47	\$16.34	\$11.96

"fee_BAY"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 11. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

RESOLUTION NO. 18-273

APPROVING A FORM OF INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT AGREEMENT, AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE AND AUTHORIZING THE CITY ATTORNEY TO MODIFY THE FORM AS NECESSARY

WHEREAS, on April 20, 2011, the Council approved an Ordinance to add Chapter 4.47 to Title 4 of the Roseville Municipal Code relating to the Sierra Vista Specific Plan (SVSP) Mitigation Fee; and

WHEREAS, this fee program provides City oversight of a private developer fee agreement intended to equitably share the costs of the infrastructure and public land dedications within the specific plan area; and

WHEREAS, in an effort to streamline the implementation of the fee program process, staff is seeking Council approval to allow staff the authority to accept and process the Infrastructure Fee Credit/Fee Reimbursement Agreements, the City Manager the authority to execute said form agreements, and to provide the City Attorney the authority to modify the form as necessary to conform to any new legal requirements or for project specific reasons.

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

1. The standard form Infrastructure Fee Credit/Fee Reimbursement Agreement for the SVSP, attached to the staff report as Exhibit A is hereby approved; and
2. The City Manager may execute the form Infrastructure Fee Credit/Fee Reimbursement Agreements on behalf of the City of Roseville; and
3. The City Attorney is hereby authorized to modify the form as necessary to conform to any new legal requirements or for project specific reasons.

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
SIERRA VISTA SPECIFIC PLAN
INFRASTRUCTURE FEE PROGRAM
INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT AGREEMENT**

**[LIST DEVELOPER HERE]
[LIST FACILITY HERE]**

This Credit/Reimbursement Agreement (the "Agreement") is entered into by and between the City of Roseville, a municipal corporation, (hereinafter the "City") and **[list developer here, including form of entity]**, and/or its successors in interest, (hereinafter the "Developer") as of the ____ day of _____ 20__ (the "**Effective Date**").

RECITALS

WHEREAS, Developer is the underlying owner of or has legal interest in certain real property under development within the City of Roseville, known as the **[list name of development]** (the "Project") located within the Sierra Vista Specific Plan ("SVSP"), as shown in Figure "A," attached hereto and incorporated herein by this reference; and

WHEREAS, Developer will be developing the Project, including all necessary backbone infrastructure that will serve the Project; and

WHEREAS, on April 20, 2011, the City Council of the City of Roseville adopted Ordinance No. 4932 which added Chapter 4.47 to Title 4 of the Roseville Municipal Code relating to the Sierra Vista Infrastructure Fee Program (the "SV Fee Program"); implemented fees to pay for a variety of public lands and public facilities (the "SV Fees"); and set forth policies associated with Infrastructure Fee Credits (as defined below) and Fee Reimbursements (as defined below) within the Sierra Vista Specific Plan ("SVSP") area. The SV Fee related to the construction of the Facilities (as defined below) is referred to herein as the "SV Infrastructure Fee"; and

WHEREAS, pursuant to the applicable Development Agreement ("DA") for the SVSP, Developer is required, as a condition of development of the Project, to construct or cause to be constructed those SV Fee Program eligible facilities and improvements shown on Exhibit "A" and described in Exhibit "B" attached hereto, which are included within the City approved improvement plans titled **[list Name of Improvement Plan Set]**, dated **[list Date of Improvement Plan Set]** (hereinafter the "Facilities"); and

WHEREAS, Developer has entered into a contract with (***name of Contractor***) for construction of the Facilities (the "Construction Contract"); and

WHEREAS, the total cost of the design and construction of the Facilities as estimated using current prevailing wages and in accordance with the Improvement Plans is estimated as approximately _____ (\$_____) ("Facility Improvement Costs"), as more particularly set out in the estimation of costs ("Estimated Eligible Facility Costs"), Exhibit "C," attached hereto and incorporated herein by this reference; and

WHEREAS, City and Developer desire to enter into an agreement to provide for allowable Infrastructure Fee Credits and/or Fee Reimbursements by the City to Developer for certain costs of design and construction of the Facilities; and

WHEREAS, this Agreement will not apportion the Infrastructure Fee Credits granted herein to any particular real property. Such apportionment shall be accomplished at Developer's discretion as described herein;

NOW, THEREFORE, in consideration of the mutual promises contained herein, City and Developer agree as follows:

SECTION 1. DEFINITIONS

All capitalized terms used herein, including, but not limited to the definition of the "Administrator", shall have the meaning described thereto in the Ordinance.

SECTION 2. CONSTRUCTION OF FACILITIES

Developer shall cause the construction of the Facilities in accordance with the plans and specifications accepted by City staff, and in accordance with City improvement standards and this Agreement. Developer understands and acknowledges that the terms and conditions contained in any contract that Developer has or may execute with any contractors or material suppliers regarding the construction of the Facilities have no force or effect upon this Agreement.

SECTION 3. PERMITS

Developer shall be responsible for obtaining all necessary permits.

SECTION 4. PRIOR TO COMMENCEMENT OF WORK

Prior to commencement of work on the Project, Developer shall comply with the following: (1) obtain pre-approval from City of Developer's construction documents; (2) cause its contractor to obtain an encroachment permit from City prior to commencement of construction activities in City's right of way (and adjacent thereto); and (3) cause its contractor to provide insurance and related documentation to City in accordance with Section 17 of this Agreement.

SECTION 5. BONDS

Prior to commencement of work on the Project, Developer shall post, or cause its contractor to post, performance and payment bonds for the Facilities in favor of the City in an amount and form acceptable to the City. City acknowledges that performance and payment bonds posted and accepted by the City in connection with any community facilities district acquisition agreement with Developer for the Facilities will be acceptable to the City for this Agreement as well. In addition, prior to City acceptance of the completed Facilities, Developer shall post, or cause its contractor to post, a warranty bond in the amount of ten percent (10%) of the Facility Improvement Costs.

SECTION 6. REIMBURSEMENT/CREDIT OF THE COSTS FOR FACILITIES

In consideration of the satisfactory completion of the Facilities as specified in Exhibits "A" through "C," City shall reimburse or credit Developer for the Facility Improvement Costs, with funds collected within the SVSP Infrastructure Mitigation Fee account, in accordance with the

terms hereof (the "Reimbursable Costs"). City and Developer acknowledge that the actual Reimbursable Costs may vary from the estimated costs, depending upon the actual costs of constructing and installing the Facilities. Any variation in costs shall be agreed to and/or resolved by the parties as provided in Section 18 below.

The Reimbursable Costs shall include the contract bid amount for the Facilities as reflected on Exhibit "C" and reasonable change orders, as approved by the City.

SECTION 7. ALLOWABLE FEE CREDIT/REIMBURSEMENT

In consideration of the satisfactory completion of the Facilities as specified in Exhibits "A" through "C," the City shall credit/reimburse the Developer for all amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of the Facilities, based upon the Eligible Hard Costs thereof, as approved by the Administrator in consultation with the City Engineer, plus an allowance for Soft Costs equal to twenty percent (20%) of the Eligible Hard Costs. The Infrastructure Fee Credits hereunder shall be available upon full execution of this Agreement and the posting of the performance and payment bonds, or other acceptable security, required above. Fee Reimbursements for the Facilities shall be payable to Developer only after satisfactory completion thereof by Developer and City acceptance thereof.

"Hard Costs" shall consist of the costs of (i) construction of the Facilities, based on the price included in the Construction Contract for the construction of the Facilities, and (ii) traffic control, staging and storm water pollution prevention implementation measures (i.e., structural BMPs) related to such construction. Hard Costs shall include the costs of any changes in scope or standards required by the City during the course of construction thereof that are added to the Construction Contract. Hard Costs shall also include the cost for any materials that exceeded the minimum specifications required by the City, so long as the bid for the contract clearly describes the allowed minimum specification. "Eligible Hard Costs" means all of the Hard Costs incurred by the Developer to construct the Facilities, except to the extent the Administrator excludes costs found to be commercially unreasonable. "Soft Costs" include the costs of storm water pollution prevention monitoring & management (i.e., non-structural BMPs), engineering, inspection, testing, surveying and bonding related to the construction of the Facilities; in consideration of the foregoing 20% allowance for Soft Costs based on the Eligible Hard Costs, Developer shall not be obligated to provide contracts, invoices or any other form of documentation to substantiate the actual amount of Soft Costs incurred, nor shall Developer be allowed to request a greater amount due to actual Soft Costs exceeding this fixed-percentage allowance. The amount of such Infrastructure Fee Credits, subject to the limitation set forth in Section 8 below, and subject to the final "true up" as described in Section 10 below, shall be set forth on Exhibit "D" upon execution of this Agreement.

In the event of any disagreement between the Developer and the City on the initial calculation of these Infrastructure Fee Credits, if all other conditions to the entry of this Agreement have been satisfied, the Developer may elect to enter this Agreement without having the amount of Infrastructure Fee Credits resolved and listed on Exhibit "D" (or having only the undisputed amount listed thereon). In such case, Developer's right to use any Infrastructure Fee Credits (or disputed amount) hereunder will be deferred until such disagreement is resolved by the Developer and Administrator. The parties shall meet and confer to resolve any such dispute within sixty (60) calendar days of the entry of this Agreement pursuant to Section 18 below. Pending the resolution of any such dispute, the Project will pay any and all required SV Infrastructure Fees (except as may be offset by Infrastructure Fee Credits assigned thereto pursuant to other fee credit agreements) and Developer may request

that the City retain any SV Infrastructure Fees paid by the Project after the Effective Date of this Agreement for potential refund upon resolution of such Infrastructure Fee Credit dispute. The amount of SV Infrastructure Fees that may be retained pending resolution of any Infrastructure Fee Credit dispute shall not exceed the maximum amount of Infrastructure Fee Credits that could be allocated to Developer hereunder, as may be limited by Section 8 below. Upon resolution of any Infrastructure Fee Credit dispute, the amount of Infrastructure Fee Credits allowed hereunder, as may be limited by Section 8, shall be completed on Exhibit "D." Developer shall then have fifteen (15) calendar days after receipt of the completed Exhibit "D" to retroactively apply such Infrastructure Fee Credits to the Project and obtain an equivalent refund of SV Infrastructure Fees that were collected and retained from the Project after the effective date of this Agreement pending the resolution of the Infrastructure Fee Credit dispute. If Developer does not elect within such time to have any of the Infrastructure Fee Credits applied to the Project in order to receive an equivalent refund of SV Infrastructure Fees, then the SV Infrastructure Fees previously collected and retained from the Project shall be deposited into the SV Fee Program and no longer restrained by this Agreement.

SECTION 8. LIMITATION ON AND ANNUAL ADJUSTMENTS TO INFRASTRUCTURE FEE CREDITS

Notwithstanding Section 7 above, the amount of fee credits granted to Developer pursuant to this Agreement (the "Infrastructure Fee Credits") shall not exceed the amount of SV Infrastructure Fees due from the Developer arising out of the Project based upon the approved small lot tentative subdivision map for the Project (the "SV Infrastructure Fee Obligation"). If the amount of Infrastructure Fee Credit/Fee Reimbursement from Section 7, when aggregated with any Infrastructure Fee Credits previously issued to Developer pursuant to any other fee credit agreements, exceeds the SV Infrastructure Fee Obligation of the Developer for the Project, the remaining balance shall be paid as a reimbursement to Developer pursuant to the procedures set forth in Section 9 below (the "Fee Reimbursement").

City and Developer agree that the amount of Infrastructure Fee Credits granted to Developer hereunder, and the amount of the Fee Reimbursement owed to Developer hereunder, if any, shall be as set forth on Exhibit "D" hereto and made a part hereof, subject to the final "true up" as described in Section 10 hereof. As provided in the SV Fee Program, on each Annual Adjustment Date after the Effective Date, the amount of the Infrastructure Fee Credits shall be adjusted, up or down, by the annual change in the Engineering News Record Construction Cost Index or comparable index (the "CCI"), provided any such downward adjustment shall not go below the actual cost of the Facilities, as approved by the City. If the Effective Date of this Agreement occurs in June of any calendar year, then such CCI adjustment shall not be made until the Annual Adjustment Date for the following calendar year.

No fee credits shall be available for the Administrative Fee and the City Park Land Fee and such fees shall be due and payable at such time as the Developer, or its successors or assigns, are issued building permits.

SECTION 9. FEE REIMBURSEMENTS

If, pursuant to Section 8 above, Developer is owed a Fee Reimbursement for any costs of the Facilities, the priority of payment of such Fee Reimbursement shall be on a "First-in, First-out" basis ("FIFO") as described in the SV Fee Program. Such Fee Reimbursement shall be paid to Developer when the Facilities are complete and accepted for ownership by the City ("Completion").

The Fee Reimbursement, if any, shall be paid by the City as fee revenues are collected within the SV Fee Program area. After Completion of the Facilities, such payments shall be made by the City at least quarterly throughout the year as funds become available. Prior to such Completion, if the Fee Reimbursement hereunder is eligible for payment on a FIFO basis subject only to Completion of the Facilities (including acceptance thereof by the City), then fee revenues collected within the SV Fee Program area, up to the outstanding amount of the Fee Reimbursement, shall be held by the City in reserve for payment of the Fee Reimbursement pending Completion of the Facilities.

In accordance with the SV Fee Program, any Fee Reimbursement shall accrue interest thereon at the simple rate of Four Percent (4%) per annum, commencing as of the Effective Date of this Agreement and continuing until the Fee Reimbursement is paid in full. The amount of such accrued interest shall be adjusted in accordance with any adjustment to the amount of the Fee Reimbursement pursuant to the "true up" provisions of Section 10 below. Payments of the Fee Reimbursement shall be credited first against accrued interest, and then against the principal amount of the Fee Reimbursement.

The obligation arising from this Agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the SV Infrastructure Fees deposited in the SV Fee Program.

SECTION 10. "TRUE UP" OF INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT

Upon Completion of the Facilities, the final determination of actual Eligible Hard Costs upon which Infrastructure Fee Credit/Fee Reimbursement amounts are based shall be determined by the Administrator, in consultation with the City Engineer, based on documentation thereof provided by Developer to the Administrator's and City Engineer's reasonable satisfaction. For construction change orders to be given consideration for Fee Reimbursement, the Developer must:

- Present the change order request and estimated cost along with supporting information to City upon Completion of the Facilities.
- Fully document any work performed under a change order to verify all associated costs.

Failure to comply with any of these procedures may result in the ineligibility of the requested change order for Infrastructure Fee Credit/Fee Reimbursement.

In order to secure final Infrastructure Fee Credit and/or commitment for Fee Reimbursement, Developer shall provide the following items to the Administrator upon Completion of the Facilities in order for the City to determine the actual Eligible Hard Costs incurred by Developer for the Facilities that qualify for Infrastructure Fee Credits/Fee Reimbursement:

(1) Copies of the original Construction Contract and any change orders that have been agreed to by the Developer, contractor, and the City. The portion of each change order associated with the Facilities must be itemized separately;

(2) Copies of all invoices and certified payroll records, with unconditional lien releases, submitted by the contractor;

(3) Copies of all checks issued by the Developer with related invoices indicated;

(4) A summary tabulation of all contractor invoices and Developer payments; and

If, when the final reconciliation of Eligible Hard Costs for the Facilities is conducted by the Administrator, the actual Eligible Hard Costs for the Facilities, together with the 20% allowance for Soft Costs, exceeds the amount of Infrastructure Fee Credits/Fee Reimbursements initially provided hereunder, the Administrator shall review items (1) through (4) above and determine if the actual Eligible Hard Costs that will serve as the basis for determination of the amount of the Infrastructure Fee Credits/Fee Reimbursements due or owed to the Developer should be increased above the amount described in Exhibit "D" of this Agreement. The Administrator, in consultation with the City Engineer, shall determine how much of the actual construction costs should be included in any increase to the Eligible Hard Costs.

If the final reconciliation determines that total Eligible Hard Costs of the Facilities, together with the 20% allowance for Soft Costs, is less than the amount of Infrastructure Fee Credits/Fee Reimbursements initially provided hereunder, the Administrator shall notify the City that the Developer is required to first reduce the amount of any Fee Reimbursement and then relinquish the amount of the unused Infrastructure Fee Credits comprising any remaining difference. If and to the extent any Infrastructure Fee Credits have been used in excess of such adjustment, Developer, or Developer's assigns, shall repay such excess in cash, within thirty (30) calendar days of receipt of notice from the Administrator of the amount to be repaid.

SECTION 11. APPLICATION OF INFRASTRUCTURE FEE CREDITS

Infrastructure Fee Credits provided pursuant to this Agreement are personal to Developer and are not limited to the Project. Infrastructure Fee Credits may be applied by Developer to any property located in the SVSP, upon request of the Developer, in accordance with the form attached hereto as Exhibit "E." Such Infrastructure Fee Credits shall only apply to the SV Infrastructure Fees within the SV Fee Program.

SECTION 12. DISCLOSURE RE TIMING OF PAYMENT OF INFRASTRUCTURE FEES

As of the Effective Date of this Agreement, there [_____] ARE [_____] ARE NO] *[check applicable blank]* outstanding fee reimbursements ("**Outstanding Fee Reimbursements**") payable to other developers under other fee credit/fee reimbursement agreements with the City for improvements within the SVSP. Accordingly, if the final small lot subdivision map for the Project (the "**Final Project Map**") is being recorded as of the Effective Date of this Agreement, Developer acknowledges that:

_____ Because there are Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will need to be paid for all the lots within the Project upon recordation of the Final Project Map.

_____ Because there are no Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will not be required to be paid upon recordation of the Final Project Map, but will be required to be paid upon issuance of each building permit for the lots within the Project.

If the Final Project Map is not being recorded as of the Effective Date, then the timing for payment of the SV Infrastructure Fees for the Project may be contingent on whether

[\\Rosenet\Rosenetdfs\City Attorney\Cycom\Wpdocs\D014\P003\00034116.doc: 5/8/18]

Outstanding Fee Reimbursements exist as of the recordation of the Final Project Map. The amount of such SV Infrastructure Fees to be paid by Developer may be reduced by Developer's election to apply Infrastructure Fee Credits against such SV Fees in accordance with Section 11 above.

SECTION 13. TRANSFER OF INFRASTRUCTURE FEE CREDITS/FEE REIMBURSEMENTS

Infrastructure Fee Credits/Fee Reimbursements granted to Developer pursuant to this Agreement may be transferred to other owners, builders, or developers. To effect such a transfer, Developer shall submit a completed form to the Administrator and the City in substantially the same format as set forth in Exhibit "F" that will (i) reference this Agreement; (ii) identify the Developer and assignee if Infrastructure Fee Credits or Fee Reimbursements are being assigned to a builder or other party; and (iii) identify the Infrastructure Fee Credit or Fee Reimbursement balance before and after the transfer. The form must be signed by the Developer, its Assignee, and the Administrator, and an executed copy of the form shall be kept on file. The parties acknowledge that, except in the limited case where a Fee Reimbursement is in first priority for payment, Fee Reimbursements generally may not be converted to be used as Infrastructure Fee Credits by the Assignee of such Fee Reimbursements.

SECTION 14. INSPECTION

City shall, at all times, upon reasonable advance notice, have access to the construction site during construction of the Facilities and Developer shall furnish City with all reasonable information necessary for ascertaining full knowledge of the Facilities with respect to the progress, workmanship, and character of materials and equipment used and employed in the work.

Whenever the contractors retained by Developer vary the normal period during which work or any portion of it is carried out on each day, Developer shall give timely notice to the City so that the City's representative may, if he or she wishes, be present to observe the work in progress. If Developer fails to give such timely notice, any work done in the absence of the City representative will be subject to rejection. Developer shall give timely notice to the City in advance of backfilling or otherwise covering any part of the work so that the City's representative may, if he or she wishes, observe the work before it is concealed.

Observation of the work by the City shall not relieve Developer of any of its obligations to complete construction in accordance with the plans and specifications approved by the City Engineer.

SECTION 15. PREVAILING WAGES

Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by Developer's contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at the office of, the City Clerk.

Developer shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

SECTION 16. CONTRACTOR REGISTRATION

No contractor or subcontractor may be listed on a bid proposal for construction of the Facilities or work on construction of the Facilities unless registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5. Developer shall be responsible for ensuring that these contractor registration requirements are adhered to.

SECTION 17. INSURANCE

Developer shall require its contractor to carry and maintain during the life of this Agreement, commercial general liability, property damage and contractual liability, auto, Workers' Compensation and Builders' Risk Insurance as follows:

<u>POLICY</u>	<u>LIMITS OF LIABILITY</u>
Commercial General Liability, Including endorsements for comprehensive form, premises operations, products/completed operations, broad form property damage, independent contractors, contractual, personal injury, explosion/collapse and underground hazard	Bodily Injury: \$5,000,000 each occurrence \$10,000,000 aggregate Property Damage: \$5,000,000 each occurrence Personal Injury: \$5,000,000 each occurrence \$10,000,000 aggregate
Workers' Compensation	Statutory
Automobile Liability	\$1,000,000 combined single limit

The contractor shall name the City as an additional insured and adhere to any additional insurance requirements required by the City's Risk Manager.

SECTION 18. APPEALS/DISPUTE RESOLUTION

Developer may appeal any final determination by the Administrator to the City Manager and thereafter to the City Council. Prior to submitting the matter to the City Council, the City Manager may, in his/her discretion, elect to engage the services of a mediator to attempt to mediate the dispute in a non-binding fashion, not to exceed a total of thirty (30) calendar days. Any decision of the City Council shall be final with no right of further appeal or action thereafter.

SECTION 19. ACCEPTANCE AND CONVEYANCE OF FACILITIES

Once Developer has completed construction of the Facilities and the Facilities are accepted and deemed satisfactory by the City, the Facilities automatically become the property of the City. Developer shall take any and all actions necessary to convey and vest full, complete and clear title in said Facilities to the City. [THIS SECTION TO BE ELIMINATED IN THE CASE OF FACILITIES THAT ARE TO BE OWNED BY OTHER JURISDICTIONS]

SECTION 20. LIENS, CLAIMS, AND ENCUMBRANCES

Notwithstanding any other provision or term of this Agreement, the City shall have no obligation to apply Infrastructure Fee Credits or pay Fee Reimbursements after final acceptances for the Facilities until Developer has cleared any and all liens, claims and encumbrances from said facility, and provided the required guarantee documentation, guarantee, and assurance in writing, to the satisfaction of the City. Nothing herein shall prevent the application of Infrastructure Fee Credits prior to final acceptance of the Facilities, so long as Developer is not otherwise in breach of this Agreement and the required performance and payment bonds have been posted and have been accepted by the City.

SECTION 21. DELIVERY OF AS-BUILT PLANS AND SPECIFICATIONS

Prior to acceptance of the Facilities by City, Developer shall deliver to City copies of all as-built plans (if any), specifications, operating manuals, service manuals, warranties and other documents relating to the design, construction, and operation of the Facilities described in this Agreement.

SECTION 22. INDEMNIFICATION

The Developer, by execution of this Agreement, specifically agrees to assume the defense of, indemnify and hold harmless City and its elected representatives, officers, employees, agents, consultants, and volunteers (the "Indemnitees"), from and against all liabilities, actions, damages, claims, losses, or expenses of every type and description, including attorneys' and consultants' fees and expenses, (collectively, "Liabilities"), to which they may be subjected or put, by reason of or resulting from the design, construction, or installation of the Facilities, except to the extent the Liabilities arise from the sole negligence, active negligence, or willful misconduct of City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force. Notwithstanding the foregoing, following the acceptance of the improvements by City, or if there is an applicable warranty, following the end of any applicable warranty period, the Developer shall not be obligated to indemnify the Indemnitees for Liabilities to the extent that such Liabilities arise from Indemnitees' active or passive negligence. 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. The parties intend that this provision shall be broadly construed.

SECTION 23. THIRD PARTY LIABILITY

City does not assume any liability, duty or obligation to Developer's contractors, subcontractors or agents by execution or performance of this Agreement and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

SECTION 24. WARRANTY

Developer hereby warrants the Facilities as to materials, design and workmanship and should any failure of the Facilities or any parts thereof occur within a period of one (1) year after final acceptance by City, Developer shall promptly cause the needed repairs to be made without any expense or cost to the City. Final acceptance shall be deemed to have occurred under this Agreement when the Facilities have been accepted by the City and may be placed into service. City shall provide written notification to Developer of final acceptance by the City.

City is hereby authorized to make repairs if Developer fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) calendar days after it is given written notice of such failure. In case of emergency, where in the opinion of the City Engineer delay may cause serious hazard to the public, the necessary repairs may be made by the City without prior notice to Developer. In all cases of failure within the warranty period where the City has taken action in accordance with this paragraph, Developer shall reimburse City for any and all costs or expenses, direct or indirect, incurred by the City.

SECTION 25. BINDING ON SUCCESSORS AND ASSIGNS

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

SECTION 26. ATTORNEY'S FEES

If any suit, action or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

SECTION 27. AUTHORITY TO ENTER INTO AGREEMENT

Developer and City certify that they are legally empowered to enter into this Agreement.

SECTION 28. NOTICES

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

(a) If to City:

City of Roseville
Development Services, Engineering
Attn: City Engineer
311 Vernon Street
Roseville, CA 95678
Telephone: (916) 774-5339
Email – DSEngineering@Rosville.ca.us

With a copy to:

Economic & Planning Systems, Inc.
Attn: SV Infrastructure Fee Administrator
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
Telephone: (916) 649-8010

Facsimile: (916) 649-2070

(b) If to Developer:

[fill in notice information for Developer]

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

SECTION 29. NOTICE OF CONTRACTORS

Developer shall provide a copy of this Agreement to any contractors, subcontractors, or other parties performing work on the Facilities, prior to commencement of construction by said party.

SECTION 30. TERM

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

SECTION 31. SEVERABILITY

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

SECTION 32. CONFLICTS

This Agreement is intended to implement and be consistent with the requirements of Ordinance No. 4932. Therefore, in the event of any conflicts between Ordinance 4932 and this Agreement, the requirements of the Ordinance shall prevail and control.

SECTION 33. EXHIBITS

The Exhibits attached hereto are hereby incorporated herein by this reference. In the event of any conflict between this Agreement and its Exhibits, the provisions of this Agreement shall govern.

SECTION 34. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding of the parties regarding the subject matter hereof. The Agreement may be amended only by writing executed by both parties.

SECTION 35. EFFECTIVE DATE

The City's execution of this Agreement shall be contingent upon confirmation by the City that (i) a Construction Contract has been properly bid and entered into for construction of the Facilities, (ii) performance and payment bonds have been posted in form and amount required by the City, and (iii) a Notice to Proceed has been given to the contractor for the Facilities. The date of approval by the City Council of this Agreement, based in part on the City's confirmation of the satisfaction of the foregoing conditions, shall be deemed to be the "**Effective Date**" of this Agreement. Upon execution of this Agreement by the City, the City shall insert the Effective

Date in the Preamble to this Agreement and provide a copy of this fully executed and dated Agreement to Developer.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. 18-____, adopted by the Council of the City of Roseville on the ____ day of _____, 2018, and DEVELOPER has caused this Agreement to be executed.

CITY:

CITY OF ROSEVILLE,
a municipal corporation

DEVELOPER:

(INSERT DEVELOPER SIGNATURE BLOCK)

By: _____
Its: City Manager

By: _____
a _____

ATTEST:

By: _____
Name: _____
Title: _____

By: _____
Its: City Clerk

and

APPROVED AS TO FORM:

By: _____
Name: _____
Title: _____

By: _____
Its: City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Its: Development Services Director

FIGURE “A”

**PROJECT LOCATION MAP
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)
(List Project Name Here)
(Date)

EXHIBIT "A"

**DEPICTION OF ELIGIBLE FACILITY IMPROVEMENTS
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)
(List Project Name Here)
(Date)

This Exhibit shows a depiction of the eligible improvements subject to the SVSP Fee Program.

EXHIBIT “B”

**DESCRIPTION OF ELIGIBLE FACILITY IMPROVEMENTS
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)

(List Project Name Here)

(Date)

This Exhibit describes the eligible improvements subject to the SVSP Fee Program.

EXHIBIT “C”

**ESTIMATED ELIGIBLE FACILITY COSTS
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)
(List Project Name Here)
(Date)

This Exhibit to show a detailed cost estimate of the eligible improvements subject to the SVSP
Fee Program.

EXHIBIT "D"

IDENTIFICATION OF INFRASTRUCTURE FEE CREDITS AND FEE REIMBURSEMENTS

SIERRA VISTA INFRASTRUCTURE FEE PROGRAM

[Insert Name of Developer Here]

[List Project Name Here]

Date of Agreement: _____, 20____

Project Obligation per SV Infrastructure Fee:

Infrastructure Fee = $\frac{\text{_____}}{\text{(no of lots)}} \times \frac{\text{_____}}{\text{(fee per lot)}} = \frac{\text{_____}}{\text{(Total Due)}}$

- MINUS -

Estimated Infrastructure Fee Credits = _____
(From Exhibit "C")

- EQUALS -

Total Infrastructure Fee Due (positive no.) or
Fee Reimbursement Due (negative no.) = _____

EXHIBIT "E"

**FORM OR CERTIFICATE OF APPLICATION OF
SIERRA VISTA INFRASTRUCTURE FEE CREDITS**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated _____ (the "Agreement"), hereby elects to apply the amount of Infrastructure Fee Credits indicated below as a credit against the SV Infrastructure Fee otherwise payable in connection with the recordation of a small-lot subdivision map or issuance of building permit(s) for development of the property within the Sierra Vista Specific Plan described below:

Developer's Legal Name: _____

Project Name: _____

Amount of Applied Infrastructure Fee Credits: \$_____

Infrastructure Fee Credit Balance Available under Agreement Before Application: \$_____

Infrastructure Fee Credit Available under Agreement After Application: \$_____

APPROVED: Administrator: _____

DEVELOPER:

a _____

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "F"

**FORM OF CERTIFICATE OF ASSIGNMENT AND TRANSFER OF
SIERRA VISTA INFRASTRUCTURE FEE CREDIT**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated _____ (the "Agreement"), hereby assigns, transfers and conveys to the undersigned Assignee the amount of Sierra Vista Infrastructure Fee Credits as indicated below:

Developer's Legal Name: _____

Assignee's Legal Name: _____

Amount of Assigned Infrastructure Fee Credits: \$ _____

Infrastructure Fee Credit Balance Available under Agreement Before Transfer: \$ _____

Infrastructure Fee Credit Balance Available under Agreement After Transfer: \$ _____

APPROVED: Administrator: _____

DEVELOPER:

ASSIGNEE/HOME BUILDER:

a _____

a _____

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

Developer Contact:

Assignee/Home Builder Contact:

Name: _____
Address: _____

Telephone: _____
Facsimile: _____
E-Mail: _____

Name: _____
Address: _____

Telephone: _____
Facsimile: _____
E-Mail: _____



COUNCIL COMMUNICATION

CC #: 9379

File #: 0201-01 & 0800-02

Title: Electric Vehicle Charging Station Installation - Budget Adjustment

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

Meeting Date: 7/11/2018

Item #: 6.36.

RECOMMENDATION TO COUNCIL

Recommend Council adopt an ordinance approving a budget adjustment in the amount of \$10,000.00 to transfer available funds from the Air Quality Mitigation Fund to fund the cost of electrical work related to the installation of electric vehicle charging stations in the Martha Riley Library/Utility Exploration Center parking lot.

BACKGROUND

Since 2006, the City has had a policy in place to collect air quality mitigation fees from development in the West Roseville Specific Plan, and use the funds to reduce emissions for the direct benefit of Roseville residents. The City's policy, and corresponding MOU with the Placer County Air Pollution Control District (APCD), requires the following:

- 1) Mitigation Fees collected by the City are to be allocated by the City to fund emission reduction projects that will benefit City residents.
- 2) The MOU requires consultation with the APCD regarding emission reduction methods. APCD staff have concurred that the proposed EV chargers and electric vehicle is an appropriate use of the mitigation funds.
- 3) The policy specifies that the fees should be used for, but not limited to:
 - Transit and fleet vehicle purchase, conversion, and retrofit
 - Purchase, conversion, or retrofit of City operational equipment
 - Support of other new technologies that will aid in the improvement of local air quality

In 2014, staff approached the City Manager's Office with the concept of using a portion of these funds to purchase an electric vehicle and associated charging station(s). This would accomplish several goals:

- Facilitate outreach and support educational programming of UEC, including an electric vehicle with a wrap to communicate desired messaging, charging stations to be incorporated as part of the IDEAScape project, with associated designers/fabricators expertise to create the panel.
- Provide a demonstration project in support of programs supported by Roseville Electric.
- Appropriately expend air quality mitigation fees.

The project is now completed, however the cost to provide electrical services was inadvertently

omitted from the estimate of costs.

FISCAL IMPACT

Project costs were estimated at \$125,000.00. The project is now completed, and includes the vehicle, vehicle wrap, electric charging stations, signs and installation, and pavement striping. Funds for the remaining \$10,000.00 needed for the cost of electrical work is available in the City's Air Quality Mitigation Fund, and the proposed project is consistent with the intended use of the fund monies. The current balance of the Air Quality Mitigation Fund is \$556,025.00.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable, no new jobs are associated with this request.

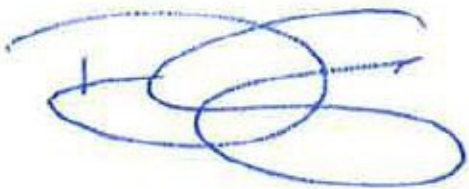
ENVIRONMENTAL REVIEW

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 budget adjustment does not include the potential for a significant environmental effect, and therefore is not subject to CEQA. The proposed EV charging stations involved minor alterations to an existing facility (parking lot). This activity was categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption was prepared before project construction and no further CEQA action is required.

Respectfully Submitted,

Janet Vargas, Acting Business Services Administrator

Richard Plecker, Environmental Utilities Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Ordinance No. 5990

Budget Adjustment Form

ORDINANCE NO. 5990

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19
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 2018-19, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for electric vehicle charging station installation, per the request of the Electric Department as listed on the attached Request for Budget Adjustment in the amount of \$10,000.00.

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 _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in: [A.R. 6.01 Budget Adjustment Policy & Procedure](#).

For more detailed budget adjustment training information, including examples, please click on the following link: [Miscellaneous Budget Training Information](#).

REQUESTER*: Janet Vargas
DEPARTMENT/DIVISION*: EU
FISCAL YEAR/EFFECTIVE DATE*: FY19
PROPOSED COUNCIL DATE (If applicable): 07/11/2018

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
10,000	91006	6001	257			Air Quality Mitigation Fund Capital Equipment
\$ 10,000	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
10,000			257			Available Resources
\$ 10,000	TOTAL					

FINANCE USE	Approved:				
		6/12/18			6/18/18
	BUDGET MANAGER/DIGNEE	DATE		Finance Director	Date

Justification for Budget Adjustment*:

Staff is requesting approval of a budget adjustment for the amount of \$10,000.00 from available funds in the Air Quality Mitigation Fund for payment of electrical work related to the installation of two electric vehicle chargers in the Martha Riley Library/Utility Exploration Center parking lot.

Approved:		6-7-18	Approved:	
PROJECTING DEPARTMENT HEAD/DIGNEE	DATE		CITY MANAGER	DATE



COUNCIL COMMUNICATION

CC #: 9409
File #: 0600-01

Title: FY2018-19 Staffing and Salary Schedule Changes
Contact: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.37.

RECOMMENDATION TO COUNCIL

As part of the FY2018-19 budget process, departments requested additional personnel and changes to meet business needs. The proposed fiscal impacts were included in the budget. In some cases, staff had to conduct job analysis work on new allocations and reclassifications and advised council they would be periodically requesting approval of these changes as the analysis and meet and confer obligations with the bargaining groups have been met. Staff has completed work on some of these budgeted requests. It is recommended that City Council take the following actions:

1. Adopt an ordinance to approve the attached Management A (Appendix U) & B salary schedule (Appendix U) reflecting the addition of AMI Project Manager (1505, B957) and Permits Supervisor (1501, B958) and deletion of Central Services Director (1125/B722) effective July 21, 2018; and
2. Adopt an ordinance to approve the attached Local 39 A (Appendix M) & B salary schedules (Appendix M) reflecting the addition of Senior Permits Technician (1502, B959) and Tree Trimmer I/II (1503, B960; 1504, B961) and the deletion of Tree Trimmer (8310, B529) effective July 21, 2018; and
3. Adopt an ordinance to approve the attached Roseville Firefighters A (Appendix C) and B (Appendix C) reflecting the deletion of Hazardous Materials Inspector (3454, B160) effective July 21, 2018; and
4. Motion to approve the attached city-wide allocation schedule effective July 21, 2018.

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. As part of the 2018-2019 budget process, departments requested additional staffing and associated deletion of positions and/or allocations that are no longer needed. Staff looked at 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. As part of the budget process, staff is requesting 13 new allocations and the defunding of 10 allocations. Funding is also included for the two new requested positions - AMI Project Manager and Permit Supervisor.

Development Services - Associate Planner, Senior Planner, Permit Supervisor, and Senior Permits Tech:

Staff is requesting to reclassify a Planning Manager to an Associate Planner, for a salary savings of \$100,738, and a vacant Principal Planner to a Senior Planner, for a salary savings of \$25,778. The total salary savings for Development Services with these changes will be \$126,516.

Staff is also requesting, as part of the Development Services department's reorganization to address succession planning, to add one new position & allocation for a Permits Supervisor to manage the Permit Center and to provide oversight of the Development Technicians. The Permit Supervisor position will be filled through a promotional recruitment process with the resulting vacancy being eliminated. Staff is also requesting a new classification of Senior Permits Technician, a lead worker position that will provide day to day functional supervision of the work of the Permits and Development Services Technicians. The department is not adding the allocation at this time but would like the classification developed for future use. These positions are deemed necessary to support the growth of the unit and the level of work. All of the requested changes will result in a savings of \$102,370. These saving have already been accounted for in the FY 18/19 Development Services budget.

From	New Position	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact	FY 18/19 Impact
Planning Manager	Associate Planner	\$236,616	\$135,877	\$(100,738)	\$(96,864)
Principal Planner	Senior Planner	\$197,664	\$171,885	\$(25,778)	\$(24,787)
	Permit Supervisor	\$135,878	\$155,930	\$20,052	\$19,281

\$(106,465) \$(102,370)

Parks, Recreation, and Libraries – Tree Trimmer I/II:

Staff is requesting to add a new Tree Trimmer I/II classification in order to improve recruitment efforts. Currently the Tree Trimmer is a single level classification requiring a Class B Driver's License. In an effort to provide flexibility in hiring, it is recommended that the City adopt the

classification of Tree Trimmer I/II, allowing the Parks, Recreation and Libraries Department to better recruit and fill at the entry level. The existing Tree Trimmer job class will be eliminated. The Tree Trimmer II will be set at the current Tree Trimmer salary schedule with the duties and Class B license requirements remaining the same. The Tree Trimmer I level will not require a Class B Driver's License and the salary will be set at 10% less than the II level. If the Tree Trimmer I position is filled as opposed to the Tree Trimmer II, there will be an annual salary savings of \$8,978.

From	New Position	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact	FY 18/19 Impact
Tree Trimmer	Tree Trimmer II	\$89,786	\$89,786	\$0	\$0
				\$0	\$0

Public Works - Traffic Signal Maintenance Worker, Project Coordinator:

Staff is requesting to reclassify a vacant Electronics Technician II to a Traffic Signal Maintenance Worker II, for an annual salary savings of \$27,718. Staff has also requested the addition of a Project Coordinator to plan, organize, and implement facility capital improvement projects and major facility repairs, and to perform facility condition assessments and ADA related projects. This will increase salary costs by \$94,611. Funding has been included in the FY 18/19 Public Works budget.

From	New Position	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact	FY 18/19 Impact
Electronics Technician	Traffic Signal Maintenance Worker	\$148,205	\$119,377	\$(28,827)	\$(27,718)
	Project Coordinator	\$	\$127,222	\$127,222	\$122,329
		\$98,396	\$94,611		

Finance - Finance Clerk:

The Finance department has 2 (two) vacant Senior Finance Clerks. The current work to be assigned is at the Finance Clerks I/II level. Staff is requesting the reclassification of these two positions from Senior Finance Clerk to Finance Clerk I/II. There will be a salary savings of \$15,302 annually for both positions.

From	New Position	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact	FY 18/19 Impact
Senior Finance Clerk	Finance Clerk I/II	\$87,630	\$79,673	\$(7,957)	\$(7,651)
Senior Finance Clerk	Finance Clerk I/II	\$87,630	\$79,673	\$(7,957)	\$(7,651)
				\$(15,914)	\$(15,302)

Electric - Office Assistant, Senior Energy Services Account Representative, Instrument & Control Technician and AMI Project Manager:

Over the last several years, the role of the Key Account Representative in the Electric Customer Services division has evolved. As such, the job duties are better outlined under the specifications for a Senior Energy Services Account Representative. Staff is recommending the reclassification of this position to Senior Energy Services Account Representative. Both classification are at the exact same salary schedule, so there is no cost or savings for this reclassification. Staff is also requesting the reclassification of a vacant Administrative Technician position to an Office Assistant I/II. The current job duties to be assigned are more accurately described as those of Office Assistant. This reclassification will result in an annual savings of \$22,126. Additionally staff is requesting the reclassification of a vacant Electric Utility Technician to an Instrument and Control Technician which will assist the utility in better managing the workload of the Instrument and Control Technicians responsible for the corrective and preventative maintenance of the Electric Utility's power generation facilities. There is one request for a new position – Advanced Metering Infrastructure (AMI) Project Manager, which will be funded by AMI Project (CIP) funds, with additional funding shared between the Electric and Environmental Utilities departments. The AMI Project Manager will be responsible for overseeing a \$20 million advanced metering project, which, upon completion, will install and implement advanced metering equipment and technology for City water and electric meters. No current job classification exists that has the appropriate qualifications and experience to manage this complex project. The salary for the AMI Project Manager is the same as the ERP Manager and is included in the 2018-2019 Electric and Environmental Utilities budgets. For clarity, the cost for this position is split equally between the Electric and Environmental Utilities departments as noted below. The total fiscal impact for all the requested changes is \$72,153 which is already included in the FY 19 Electric Department budget.

From	New Position	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact	FY 18/19 Impact
Administrative Technician	Office Assistant	\$98,007	\$75,881	\$(22,126)	\$(21,275)
Key Account Representative	Senior Energy Services Account Representative	\$202,965	\$202,965	\$0	\$0
Electric Utility Technician	Instrument & Control Technician	\$201,329	\$195,565	\$(5,764)	\$(5,542)
	AMI Project Manager (funded in cooperation with Environmental Utilities)		\$ 102,928	\$102,928	\$98,970

Environmental Utilities – Mechanic and AMI Project Manager:

Staff is requesting that the vacant position of Preventative Maintenance Technician II be reclassified to a Plant & Equipment Mechanic II. The current job duties and responsibilities better matching those of a Mechanic. There will be a salary savings of \$8,642. There is one request for a new position – a portion of the salary for the Advanced Metering Infrastructure (AMI) Project Manager, which will be funded by AMI Project (CIP) funds, with additional funding shared between the Electric and Environmental Utilities departments. The AMI Project Manager is discussed above in more detail, the salary is the same as the ERP Manager, and it is already included in the 2018-2019 Electric and Environmental Utilities budgets. For clarity, the cost for this position is split equally between the Electric and Environmental Utilities departments as noted below. The total fiscal impact for all the requested changes is \$90,328 which is already included in the FY19 Environmental Utilities Department budget.

From	New Position	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact	FY 18/19 Impact
Preventative Maintenance Technician II	Plant & Equipment Mechanic II	\$128,874	\$119,886	\$(8,988)	\$(8,642)
	AMI Project Manager (funded in cooperation with Electric)		\$102,929	\$102,929	\$98,970
				\$93,941	\$90,328

Classifications to be Eliminated

Staff is also recommending that the following classifications be deleted from the Management and RFF salary schedules as they are no longer utilized:

Class Title	Group
Central Services Director (1125/B722)	Management
Hazardous Materials Inspector (3454/B160)	RFF

Previously Deleted Positions

The following positions were deleted in the last allocation schedule amendment that went with the FY19 budget but were not listed in the related council communication. Throughout the year, council has approved new allocations as promotional opportunities with the agreement that positions would be identified for elimination after the promotional recruitment process was complete. These are the resulting vacancies from previously approved allocations and are NOT included in this action; they are listed here for informational purposes only:

Department	Job Title	FTE
Finance	Senior Finance Technician	-1.0
Finance	Senior Payroll Technician	-1.0
Parks, Recreation and Libraries	Interpretative Services Specialist	-1.0
Development Services	Associate Engineer	-1.0
Information Services	Information Technology Analyst II	-1.0
Total:		-5

FISCAL IMPACT

The total fiscal impact to the City for these changes is a \$162,481 increase to the Enterprise fund and a \$23,061 cost savings to the General fund. These costs have been included within the FY 18/19 budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Two new jobs are created by this action.

ENVIRONMENTAL REVIEW

Staffing changes are not considered a “project” as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines 15378). Consequently no CEQA action is required.

Respectfully Submitted,

Gayle Satchwell, Human Resources Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

2018-07-21 Allocation Schedule

Ordinance No. 5993

2018-07-21 LO39 - A

2018-07-21 LO39 - B

Ordinance No. 5994

2018-07-21 MGMT A

2018-07-21 MGMT B

Ordinance No. 5995

RFF A

Ordinance No. 5996

RFF B

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
Department: 20 CITY ATTORNEY				
Div/Loc: 02000 - CITY ATTORNEY				
020000245	ASSISTANT CITY ATTORNEY	1.000	1.000	
020001200	CITY ATTORNEY	1.000	1.000	
020001658	DEPUTY CITY ATTORNEY II	3.000	3.000	
020004096	LEGAL CLERK II (C)	2.000	1.000	1.000
020005015	PARALEGAL (C)	1.000	1.000	
020007123	SR DEPUTY CITY ATTORNEY	1.000	1.000	
02000B104	LEGAL CLERK I (C)	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 02000 - CITY ATTORNEY:		9.000	9.000	
TOTAL FOR DEPARTMENT 20 - CITY ATTORNEY:		9.000	9.000	
Department: 30 CITY MANAGER				
Div/Loc: 01500 - CITY MANAGER - ADMINISTRATION				
015000325	ASSISTANT CITY MANAGER	1.000	1.000	
015001245	CHIEF FINANCIAL OFFICER	1.000	1.000	
015001240	CITY MANAGER	1.000	1.000	
015002540	ENVIRONMENTAL COORDINATOR	1.000	0.000	1.000
015002551	EXECUTIVE ASSISTANT	1.000	1.000	
015004457	MANAGEMENT ASSISTANT II	1.000	1.000	
015001235	ACTING CITY MANAGER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 01500 - CITY MANAGER - ADMINISTRATION:		6.000	6.000	
Div/Loc: 01520 - PUBLIC AFFAIRS & COMMUNICATION				
015205610	PUBLIC AFFAIRS-COMMUNIC DIRECT	1.000	1.000	
015205565	PUBLIC INFORMATION OFFICER	1.000	1.000	
015203451	GOVERNMENT RELATIONS ADMISTRAT	0.000	1.000	(1.000)
015205615	PUB AFFAIRS&COMMUNICATN ADMNST	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 01520 - PUBLIC AFFAIRS & COMMUNICATION:		2.000	4.000	(2.000)
TOTAL FOR DEPARTMENT 30 - CITY MANAGER:		8.000	10.000	(2.000)
Department: 31 ECONOMIC DEVELOPMENT				
Div/Loc: 08110 - HOUSING ADMIN				
081100050	ADMIN ANALYST II	1.000	1.000	
081103402	HOUSING ANALYST II	3.000	2.000	1.000
081103589	HOUSING MANAGER	1.000	0.000	1.000
081103592	HOUSING TECHNICIAN II	3.000	3.000	
081104957	OFFICE ASSISTANT II	1.000	0.000	1.000
081107148	SR HOUSING TECHNICIAN	1.000	1.000	
08110B489	OFFICE ASSISTANT I	0.000	1.000	(1.000)
08110B844	HOUSING MANAGER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08110 - HOUSING ADMIN:		10.000	9.000	1.000
Div/Loc: 08123 - ECONOMIC DEVELOPMENT				
081231675	DEVELOPMENT ANALYST II	1.000	2.000	(1.000)
081231710	ECONOMIC DEVELOPMENT DIRECTOR	1.000	2.000	(1.000)
081231712	ECONOMIC DEVELOPMENT MANAGER	1.000	0.000	1.000
081232551	EXECUTIVE ASSISTANT	1.000	1.000	
TOTAL FOR LOC/DIV 08123 - ECONOMIC DEVELOPMENT:		4.000	5.000	(1.000)
Page:			1	Date: 07/21/2018
Report: HR_ALLOC_STAFF_DEPT_LOC_ROSEV - HR: Allocation by Department, DivLoc - No Names				Time: 11:05:43

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
TOTAL FOR DEPARTMENT 31 - ECONOMIC DEVELOPMENT:		14.000	14.000	
Department: 41 FINANCE				
Div/Loc: 03311 - PURCHASING				
033110084	ADMIN TECHNICIAN	1.000	1.000	
033111060	BUYER II	3.000	1.000	2.000
033115652	PURCHASING & WAREHOUSE MANAGER	1.000	1.000	
033117139	SENIOR BUYER	1.000	1.000	
03311B416	BUYER I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 03311 - PURCHASING:		6.000	6.000	
Div/Loc: 03312 - CENTRAL STORES				
033121450	COURIER	1.000	1.000	
033127203	SR WAREHOUSE WORKER	1.000	1.000	
033128952	WAREHOUSE WORKER II	1.000	1.000	
TOTAL FOR LOC/DIV 03312 - CENTRAL STORES:		3.000	3.000	
Div/Loc: 05000 - FINANCE ADMINISTRATION				
050000050	ADMIN ANALYST II	1.000	1.000	
050000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
050006520	ERP MANAGER	1.000	0.000	1.000
050003301	FINANCE DIRECTOR	1.000	0.000	1.000
05000B763	FINANCE DIRECTOR	0.000	1.000	(1.000)
05000B851	ERP MANAGER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05000 - FINANCE ADMINISTRATION:		4.000	4.000	
Div/Loc: 05010 - BUDGET				
050100915	BUDGET ANALYST II	2.750	1.500	1.250
050100930	BUDGET MANAGER	1.000	0.000	1.000
05010B719	BUDGET ANALYST II	0.000	1.000	(1.000)
05010B720	BUDGET MANAGER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05010 - BUDGET:		3.750	3.500	.250
Div/Loc: 05011 - PAYROLL				
050112900	FINANCE MANAGER	1.000	1.000	
050115103	PAYROLL CLERK II (C)	1.600	0.600	1.000
050119428	PAYROLL SUPERVISOR	1.000	1.000	
050115101	PAYROLL TECHNICIAN II	2.000	0.000	2.000
05011B111	PAYROLL CLERK I	0.000	1.000	(1.000)
05011B112	PAYROLL CLERK II (C)	0.000	1.000	(1.000)
05011B114	PAYROLL TECHNICIAN II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05011 - PAYROLL:		5.600	5.600	
Div/Loc: 05012 - ACCOUNTS PAYABLE				
050129427	ACCOUNTS PAYABLE SUPERVISOR	1.000	1.000	
050123335	FINANCE CLERK II	3.000	2.000	1.000
050124957	OFFICE ASSISTANT II	0.625	0.625	
05012B446	FINANCE CLERK II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05012 - ACCOUNTS PAYABLE:		4.625	4.625	
Div/Loc: 05030 - CASH MANAGEMENT				
050303335	FINANCE CLERK II	0.500	0.000	.500
050303326	FINANCE TECHNICIAN II	1.000	1.000	
050303318	FINANCIAL ANALYST II	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 05030 - CASH MANAGEMENT:		2.500	2.000	.500
Div/Loc: 05040 - UTIL BILLING & SERV - ADMIN				
050400920	BILLING SERVICES MANAGER	1.000	1.000	
050403326	FINANCE TECHNICIAN II	1.000	0.000	1.000
050403318	FINANCIAL ANALYST II	1.000	0.000	1.000
050407147	SR FINANCE TECHNICIAN	1.000	0.000	1.000
050403316	FINANCIAL ANALYST I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05040 - UTIL BILLING & SERV - ADMIN:		4.000	2.000	2.000
Div/Loc: 05041 - UTIL BILLING & SRV-FIELD SRV				
050414540	METER READER	3.000	1.500	1.500
050414534	METER SERVICE WORKER	1.000	1.000	
050417200	SR METER SERVICE WORKER	1.000	1.000	
050413310	FINANCE SUPERVISOR	0.000	1.000	(1.000)
05041B484	METER READER	0.000	0.750	(.750)
TOTAL FOR LOC/DIV 05041 - UTIL BILLING & SRV-FIELD SRV:		5.000	5.250	(.250)
Div/Loc: 05042 - UTIL BILLING & SRV - BILLING				
050423310	FINANCE SUPERVISOR	1.000	0.000	1.000
050423326	FINANCE TECHNICIAN II	3.000	3.000	
050427147	SR FINANCE TECHNICIAN	1.000	1.000	
050423325	FINANCE TECHNICIAN I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05042 - UTIL BILLING & SRV - BILLING:		5.000	5.000	
Div/Loc: 05043 - UTIL BILLING & SRV-SERVICES				
050433335	FINANCE CLERK II	13.750	8.250	5.500
050433310	FINANCE SUPERVISOR	1.000	1.000	
050433326	FINANCE TECHNICIAN II	1.000	1.000	
05043B446	FINANCE CLERK II	0.000	4.500	(4.500)
TOTAL FOR LOC/DIV 05043 - UTIL BILLING & SRV-SERVICES:		15.750	14.750	1.000
Div/Loc: 05050 - GEN ACCT - ADMINISTRATION				
050500040	ACCOUNTANT II	2.000	1.000	1.000
050500043	ACCOUNTING SUPERVISOR	1.000	0.000	1.000
050501370	CONTROLLER	1.000	1.000	
050503318	FINANCIAL ANALYST II	2.000	1.000	1.000
05050B401	ACCOUNTANT II	0.000	1.000	(1.000)
05050B701	ACCOUNTING SUPERVISOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05050 - GEN ACCT - ADMINISTRATION:		6.000	5.000	1.000
TOTAL FOR DEPARTMENT 41 - FINANCE:		65.225	60.725	4.500

Department: 42 HUMAN RESOURCES

Div/Loc: 03100 - HUMAN RESOURCES

031000071	ADMINISTRATIVE ASSISTANT (C)	1.000	0.000	1.000
031000484	ASST HUMAN RESOURCES DIRECTOR	1.000	0.000	1.000
031003594	HUMAN RESOURCES ANALYST I	0.000	2.000	(2.000)
031003596	HUMAN RESOURCES ANALYST II	2.000	0.000	2.000
031003598	HUMAN RESOURCES DIRECTOR	1.000	1.000	
031003599	HUMAN RESOURCES MANAGER	1.000	1.000	
031005235	HUMAN RESOURCES TECH (C)	5.000	2.000	3.000
031007178	SR HUMAN RESOURCES TECH (C)	1.000	1.000	
03100B102	HUMAN RESOURCES TECH (C)	0.000	2.000	(2.000)
03100B845	ASST HUMAN RESOURCES DIRECTOR	0.000	1.000	(1.000)

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 03100 - HUMAN RESOURCES:		12.000	10.000	2.000
Div/Loc: 03110 - RISK MGMT - ADMINISTRATION				
031105235	HUMAN RESOURCES TECH (C)	1.000	0.000	1.000
031106450	RISK MANAGER	1.000	1.000	
031107178	SR HUMAN RESOURCES TECH (C)	1.000	1.000	
03110B102	HUMAN RESOURCES TECH (C)	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03110 - RISK MGMT - ADMINISTRATION:		3.000	3.000	
TOTAL FOR DEPARTMENT 42 - HUMAN RESOURCES:		15.000	13.000	2.000
Department: 43 INFORMATION TECHNOLOGY				
Div/Loc: 03130 - IT-STRATEGIC PLAN/DIGITAL COM				
031301362	BUSINESS SYSTEMS ANALYST II	2.000	1.000	1.000
031301180	CHIEF INFORMATION OFFICER	1.000	1.000	
031303625	INFO SECURITY ADMINISTRATOR	1.000	1.000	
031303616	IT PLANNING & POLICY TECH	1.000	0.000	1.000
031303602	IT PROGRAM MANAGER	1.000	1.000	
031307130	SR BUSINESS SYSTEMS ANALYST	1.000	1.000	
031303794	IT ANALYST II	0.000	1.000	(1.000)
03130B414	BUSINESS SYSTEMS ANALYST I	0.000	1.000	(1.000)
03130B469	IT PLANNING & POLICY TECH	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03130 - IT-STRATEGIC PLAN/DIGITAL COM:		7.000	8.000	(1.000)
Div/Loc: 03131 - IT-DATABASE AND CLOUD				
031311552	DATABASE ANALYST II	1.000	1.000	
031313601	IT DIVISION MANAGER	2.000	2.000	
031317145	SR DATABASE ANALYST	1.000	1.000	
TOTAL FOR LOC/DIV 03131 - IT-DATABASE AND CLOUD:		4.000	4.000	
Div/Loc: 03132 - IT-NETWORK INFRASTRUCTURE				
031323794	IT ANALYST II	6.000	5.000	1.000
031323602	IT PROGRAM MANAGER	1.000	1.000	
031327149	SR IT TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 03132 - IT-NETWORK INFRASTRUCTURE:		8.000	7.000	1.000
Div/Loc: 03133 - IT-BUSINESS SOLUTIONS				
031331362	BUSINESS SYSTEMS ANALYST II	4.000	2.000	2.000
031333602	IT PROGRAM MANAGER	1.000	1.000	
031337130	SR BUSINESS SYSTEMS ANALYST	1.000	1.000	
03133B415	BUSINESS SYSTEMS ANALYST II	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 03133 - IT-BUSINESS SOLUTIONS:		6.000	6.000	
Div/Loc: 03134 - IT-GIS ANALYTICS				
031343794	IT ANALYST II	2.000	2.000	
031343602	IT PROGRAM MANAGER	1.000	1.000	
031347130	SR BUSINESS SYSTEMS ANALYST	1.000	1.000	
TOTAL FOR LOC/DIV 03134 - IT-GIS ANALYTICS:		4.000	4.000	
Div/Loc: 03135 - IT-CLIENT SERVICES				
031353618	IT TECHNICIAN II	3.000	0.000	3.000
031357194	SR IT ANALYST	1.000	0.000	1.000
031357149	SR IT TECHNICIAN	2.000	2.000	
03135B470	IT TECHNICIAN I	0.000	2.000	(2.000)
03135B471	IT TECHNICIAN II	0.000	1.000	(1.000)

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
03135B828	SR IT ANALYST	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03135 - IT-CLIENT SERVICES:		6.000	6.000	
Div/Loc: 03136 - IT-ENTERPRISE SOLUTIONS				
031361362	BUSINESS SYSTEMS ANALYST II	4.000	2.000	2.000
031363602	IT PROGRAM MANAGER	1.000	1.000	
031367130	SR BUSINESS SYSTEMS ANALYST	1.000	1.000	
03136B415	BUSINESS SYSTEMS ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03136 - IT-ENTERPRISE SOLUTIONS:		6.000	5.000	1.000
TOTAL FOR DEPARTMENT 43 - INFORMATION TECHNOLOGY:		41.000	40.000	1.000
Department: 44 CITY CLERK				
Div/Loc: 03200 - CITY CLERK - ADMINISTRATION				
032000250	ASST CITY CLERK	1.000	1.000	
032001220	CITY CLERK	1.000	1.000	
032001227	CITY CLERK TECHNICIAN II	2.000	2.000	
032001665	DEPUTY CITY CLERK II	3.500	1.000	2.500
03200B432	DEPUTY CITY CLERK I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 03200 - CITY CLERK - ADMINISTRATION:		7.500	7.000	.500
TOTAL FOR DEPARTMENT 44 - CITY CLERK:		7.500	7.000	.500
033000050	ADMIN ANALYST II	0.000	1.000	(1.000)
033000071	ADMINISTRATIVE ASSISTANT (C)	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03300 - CENTRAL SERV - ADMINISTRATION:		0.000	2.000	(2.000)
TOTAL FOR DEPARTMENT 45 - CENTRAL SERVICES:		0.000	2.000	(2.000)
Department: 50 POLICE				
Div/Loc: 05500 - POLICE - ADMINISTRATION				
055000050	ADMIN ANALYST II	1.000	1.000	
055000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
055005400	POLICE CAPTAIN	3.000	3.000	
055005410	POLICE CHIEF	1.000	1.000	
055005420	POLICE LIEUTENANT	1.000	1.000	
055005430	POLICE OFFICER	1.000	1.000	
055005440	POLICE RECORDS CLERK II	1.000	1.000	
055005470	POLICE SERGEANT	1.000	1.000	
TOTAL FOR LOC/DIV 05500 - POLICE - ADMINISTRATION:		10.000	10.000	
Div/Loc: 05511 - RECORDS-PROPERTY				
055115434	POLICE PROP & EVIDENCE CLRK II	3.000	1.000	2.000
055115429	POLICE PROPERTY & EVIDENCE SUP	1.000	1.000	
055115440	POLICE RECORDS CLERK II	9.000	6.000	3.000
055115494	POLICE SCENE TECHNICIAN II	4.000	2.000	2.000
055115489	POLICE SERVICES ADMINISTRATOR	1.000	1.000	
055115748	RECORDS SUPERVISOR	1.000	1.000	
05511B926	POLICE PROP & EVIDENCE CLRK I	0.000	1.000	(1.000)
05511B929	POLICE RECORDS CLERK I	0.000	1.000	(1.000)
05511B930	POLICE RECORDS CLERK II	0.000	1.000	(1.000)
05511B932	POLICE SCENE TECHNICIAN II	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 05511 - RECORDS-PROPERTY:		19.000	17.000	2.000

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
Div/Loc: 05513 - POLICE COMMUNICATIONS				
055131430	COMMUNICATIONS SUPERVISOR	3.000	3.000	
055131700	DISPATCHER II	20.000	15.000	5.000
055135489	POLICE SERVICES ADMINISTRATOR	1.000	1.000	
05513B923	DISPATCHER I	0.000	1.000	(1.000)
05513B924	DISPATCHER II	0.000	3.000	(3.000)
TOTAL FOR LOC/DIV 05513 - POLICE COMMUNICATIONS:		24.000	23.000	1.000
Div/Loc: 05514 - COMMUNITY SERVICES				
055141645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
055145430	POLICE OFFICER	7.000	6.000	1.000
055145470	POLICE SERGEANT	1.000	1.000	
055145654	PUB SAFETY OUTREACH & COMM REL	1.000	1.000	
055145657	PUBLIC SAFETY PROGRAM COORD	1.000	1.000	
TOTAL FOR LOC/DIV 05514 - COMMUNITY SERVICES:		11.000	10.000	1.000
Div/Loc: 05515 - SOCIAL SERVICES UNIT				
055155430	POLICE OFFICER	6.000	5.000	1.000
055155470	POLICE SERGEANT	1.000	1.000	
055155485	POLICE SOCIAL SVCS ADMINSTR	1.000	1.000	
TOTAL FOR LOC/DIV 05515 - SOCIAL SERVICES UNIT:		8.000	7.000	1.000
Div/Loc: 05531 - PATROL				
055311379	COMMUNITY SVCS OFFICER I	0.000	1.000	(1.000)
055311380	COMMUNITY SVCS OFFICER II	6.000	1.000	5.000
055315420	POLICE LIEUTENANT	4.000	4.000	
055315430	POLICE OFFICER	72.000	52.000	20.000
055315470	POLICE SERGEANT	10.000	10.000	
055315710	RANGEMASTER	1.000	1.000	
05531B917	COMMUNITY SVCS OFFICER I	0.000	2.000	(2.000)
05531B918	COMMUNITY SVCS OFFICER II	0.000	1.000	(1.000)
05531B925	POLICE OFFICER TRAINEE	0.000	3.000	(3.000)
05531B938	POLICE OFFICER	0.000	18.000	(18.000)
TOTAL FOR LOC/DIV 05531 - PATROL:		93.000	93.000	
Div/Loc: 05532 - INVESTIGATIONS				
055321380	COMMUNITY SVCS OFFICER II	2.000	2.000	
055321475	CRIME ANALYST	2.000	2.000	
055325420	POLICE LIEUTENANT	1.000	1.000	
055325430	POLICE OFFICER	12.000	11.000	1.000
055325440	POLICE RECORDS CLERK II	1.000	0.000	1.000
055325470	POLICE SERGEANT	1.000	1.000	
05532B929	POLICE RECORDS CLERK I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05532 - INVESTIGATIONS:		19.000	18.000	1.000
Div/Loc: 05533 - ANIMAL CONTROL				
055330100	ANIMAL CONTROL OFFICER	2.000	1.000	1.000
055330110	ANIMAL CONTROL SUPERVISOR	1.000	1.000	
TOTAL FOR LOC/DIV 05533 - ANIMAL CONTROL:		3.000	2.000	1.000
Div/Loc: 05535 - POLICE TRAFFIC				
055351380	COMMUNITY SVCS OFFICER II	2.000	2.000	
055355420	POLICE LIEUTENANT	1.000	1.000	
055355430	POLICE OFFICER	6.000	4.000	2.000
055355470	POLICE SERGEANT	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 05535 - POLICE TRAFFIC:		10.000	8.000	2.000
TOTAL FOR DEPARTMENT 50 - POLICE:		197.000	188.000	9.000
Department: 60 FIRE				
Div/Loc: 06000 - FIRE - ADMINISTRATION				
060000050	ADMIN ANALYST II	1.000	1.000	
060000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
060003330	FIRE CHIEF	1.000	1.000	
TOTAL FOR LOC/DIV 06000 - FIRE - ADMINISTRATION:		3.000	3.000	
Div/Loc: 06011 - FIRE PREVENTION				
060110084	ADMINISTRATIVE TECHNICIAN	1.000	1.000	
060111645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
060113377	FIRE & ENVIR SAFETY INSPEC II	3.000	2.000	1.000
060113332	FIRE DIVISION CHIEF	1.000	1.000	
060113382	FIRE INSPECTION SUPERVISOR	2.000	2.000	
060113385	FIRE INSPECTOR II	1.000	1.000	
060114957	OFFICE ASSISTANT II	1.000	0.000	1.000
06011B150	FIRE & ENVIR SAFETY INSPEC I	0.000	1.000	(1.000)
06011B490	OFFICE ASSISTANT II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 06011 - FIRE PREVENTION:		10.000	10.000	
Div/Loc: 06021 - FIRE OPERATIONS				
060210480	ASST FIRE CHIEF	1.000	1.000	
060210905	FIRE BATTALION CHIEF	3.000	3.000	
060213320	FIRE CAPTAIN	30.000	30.000	
060213340	FIRE ENGINEER	30.000	30.000	
060213355	FIREFIGHTER PARAMEDIC II	36.000	23.000	13.000
060213391	FIRE BATALION CHIEF (8HR)	0.000	1.000	(1.000)
06021B157	FIREFIGHTER PARAMEDIC I	0.000	8.000	(8.000)
06021B158	FIREFIGHTER PARAMEDIC II	0.000	4.000	(4.000)
TOTAL FOR LOC/DIV 06021 - FIRE OPERATIONS:		100.000	100.000	
Div/Loc: 06022 - FIRE TRAINING				
060222415	EMS QUAL ASSURANCE COORDINATOR	1.000	0.000	1.000
060223391	FIRE BATALION CHIEF (8HR)	1.000	1.000	
060223332	FIRE DIVISION CHIEF	1.000	1.000	
06022B755	EMS QUAL ASSURANCE COORDINATOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 06022 - FIRE TRAINING:		3.000	3.000	
Div/Loc: 06025 - FIRE LOGISTICS				
060250480	ASST FIRE CHIEF	1.000	1.000	
060253391	FIRE BATALION CHIEF (8HR)	1.000	0.000	1.000
060253412	GIS ANALYST II	1.000	1.000	
TOTAL FOR LOC/DIV 06025 - FIRE LOGISTICS:		3.000	2.000	1.000
TOTAL FOR DEPARTMENT 60 - FIRE:		119.000	118.000	1.000
Department: 71 PARKS AND RECREATION				
Div/Loc: 08500 - PARKS & REC - ADMINISTRATION				
085000084	ADMIN TECHNICIAN	1.000	0.000	1.000
085000050	ADMINISTRATIVE ANALYST II	1.000	1.000	
085000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
085004517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
085005010	PARKS,REC & LIB BUS ADMINISTR	1.000	1.000	
085005082	PARKS,REC & LIBRARIES DIRECTOR	1.000	1.000	
08500B402	ADMINISTRATIVE TECHNICIAN	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08500 - PARKS & REC - ADMINISTRATION:		6.000	6.000	
Div/Loc: 08501 - PARK DEVELOPMENT				
085015022	PARK DEVELOPMENT ANALYST II	2.000	1.000	1.000
085015024	PARK PLANNING & DEV SUPERINTEN	1.000	1.000	
085011278	PARKS PROJECT TECHNICIAN	1.000	1.000	
08501B789	PARK DEVELOPMENT ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08501 - PARK DEVELOPMENT:		4.000	4.000	
Div/Loc: 08505 - RECREATION STAFFING				
085051401	COMMUNITY RELATIONS ANALYST	1.000	0.000	1.000
085054957	OFFICE ASSISTANT II	4.000	1.000	3.000
085056122	RECREATION COORDINATOR II	6.000	5.000	1.000
085056125	RECREATION MANAGER	1.000	1.000	
085056145	RECREATION SUPERINTENDENT	3.000	3.000	
085056147	RECREATION SUPERVISOR	3.000	3.000	
085054956	OFFICE ASSISTANT I	0.000	1.000	(1.000)
08505B490	OFFICE ASSISTANT II	0.000	2.000	(2.000)
08505B502	RECREATION COORDINATOR II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08505 - RECREATION STAFFING:		18.000	17.000	1.000
Div/Loc: 08521 - MAIDU MUSEUM & HISTORIC SITE				
085218304	RECREATION LEADER	1.000	0.000	1.000
08521B462	INTERPRETIVE SRVCS SPECIAL II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08521 - MAIDU MUSEUM & HISTORIC SITE:		1.000	1.000	
Div/Loc: 08530 - AQUATICS				
085305080	PARKS MAINTENANCE WORKER II	1.000	1.000	
085308304	RECREATION LEADER	1.000	0.000	1.000
08530B552	RECREATION LEADER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08530 - AQUATICS:		2.000	2.000	
Div/Loc: 08541 - ADVENTURE CLUBS				
085410084	ADMIN TECHNICIAN	1.000	1.000	
085410376	ASSISTANT CHILD CARE SITE COOR	2.000	2.000	
085411225	CHILD CARE SITE COORDINATOR	14.000	13.000	1.000
085414957	OFFICE ASSISTANT II	1.000	1.000	
085416147	RECREATION SUPERVISOR	3.000	1.000	2.000
08541B418	CHILD CARE SITE COORDINATOR	0.000	1.000	(1.000)
08541B815	RECREATION SUPERVISOR	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08541 - ADVENTURE CLUBS:		21.000	21.000	
Div/Loc: 08546 - CDE-CHILD DEVELOPMENT				
085461225	CHILD CARE SITE COORDINATOR	4.000	2.000	2.000
TOTAL FOR LOC/DIV 08546 - CDE-CHILD DEVELOPMENT:		4.000	2.000	2.000
Div/Loc: 08550 - PARK OPERATIONS - ADMIN				
085504957	OFFICE ASSISTANT II	1.000	1.000	
085509429	PARKS MANAGER	1.000	0.000	1.000
085505090	PARKS SUPERINTENDENT	1.000	1.000	
085505069	PARKS SUPERVISOR	3.000	3.000	
085505045	PARKS, REC, & LIBRARIES TECH	1.000	0.000	1.000

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 08550 - PARK OPERATIONS - ADMIN:		7.000	5.000	2.000
Div/Loc: 08551 - OPEN SPACE/TREE MAINTENANCE				
085518300	ARBORIST TECHNICIAN	1.000	0.000	1.000
085514872	NATURAL RESOURCES WORKER II	1.000	0.000	1.000
085514960	OPEN SPACE SUPERINTENDENT	1.000	1.000	
085517154	SR NATURAL RESOURCES WORKER	1.000	1.000	
085511504	TREE TRIMMER II	1.000	0.000	1.000
085518762	URBAN FORESTER	1.000	1.000	
085518310	TREE TRIMMER	0.000	1.000	(1.000)
08551B550	ARBORIST TECHNICIAN	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08551 - OPEN SPACE/TREE MAINTENANCE:		6.000	5.000	1.000
Div/Loc: 08555 - PARKS - MAINTENANCE				
085558302	AQUATICS MAINTENANCE TECH	1.000	1.000	
085555075	IRRIGATION TECHNICIAN	1.000	1.000	
085555070	PARKS MAINTENANCE WORKER I	0.000	1.000	(1.000)
085555080	PARKS MAINTENANCE WORKER II	18.000	12.000	6.000
085557192	SR PARKS MAINTENANCE WORKER	9.000	6.000	3.000
08555B491	PARKS MAINTENANCE WORKER I	0.000	3.000	(3.000)
08555B492	PARKS MAINTENANCE WORKER II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08555 - PARKS - MAINTENANCE:		29.000	25.000	4.000
TOTAL FOR DEPARTMENT 71 - PARKS AND RECREATION:		98.000	88.000	10.000
Department: 72 LIBRARY				
Div/Loc: 06500 - LIBRARY - ADMIN/TECH SERVICES				
065000084	ADMINISTRATIVE TECHNICIAN	1.000	0.000	1.000
065001224	CITY LIBRARIAN	1.000	1.000	
065004152	LIBRARIAN II	6.500	4.500	2.000
065004210	LIBRARY ASSISTANT II	7.000	4.000	3.000
065004246	LIBRARY SUPERVISOR	4.000	4.000	
065004250	LIBRARY TECHNICIAN	5.000	5.000	
065004151	LIBRARIAN I	0.000	1.000	(1.000)
06500B402	ADMINISTRATIVE TECHNICIAN	0.000	1.000	(1.000)
06500B478	LIBRARY ASSISTANT II	0.000	3.000	(3.000)
TOTAL FOR LOC/DIV 06500 - LIBRARY - ADMIN/TECH SERVICES:		24.500	23.500	1.000
TOTAL FOR DEPARTMENT 72 - LIBRARY:		24.500	23.500	1.000
081002540	ENVIRONMENTAL COORDINATOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08100 - DEVELOPMENT AND OPS-ADMIN:		0.000	1.000	(1.000)
TOTAL FOR DEPARTMENT 80 - DEVELOPMENT AND OPERATIONS:		0.000	1.000	(1.000)
TOTAL FOR DEPARTMENT 82 - PLANNING,REDEVELOPMENT,HOUSING:		0.000	0.000	
Department: 83 PUBLIC WORKS				
Div/Loc: 03321 - AUTOMOTIVE SERVICES				
033212565	EQUIPMENT MAINT. SUPERVISOR	1.000	1.000	
033212560	EQUIPMENT SERVICEWORKER	4.000	3.000	1.000
033213392	FLEET MANAGER	1.000	1.000	
033214501	MECHANIC II	8.000	6.000	2.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
033214957	OFFICE ASSISTANT II	1.000	1.000	
033217189	SR MECHANIC	2.000	2.000	
033218938	VEHICLE MAINT PARTS BUYER	1.000	0.000	1.000
033218940	VEHICLE MAINT SERVICEWRITER	1.000	1.000	
033218952	WAREHOUSE WORKER II	1.000	1.000	
03321B444	EQUIPMENT SERVICEWORKER	0.000	1.000	(1.000)
03321B483	MECHANIC II	0.000	1.000	(1.000)
03321B530	VEHICLE MAINT PARTS BUYER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03321 - AUTOMOTIVE SERVICES:		20.000	19.000	1.000
Div/Loc: 03322 - AUTO REPLACEMENT				
033223319	FLEET MANAGEMENT TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 03322 - AUTO REPLACEMENT:		1.000	1.000	
Div/Loc: 03340 - BUILDING MAINTENANCE				
033401032	BLDG MAINTENANCE WORKER II	4.000	3.000	1.000
033403395	FACILITIES MANAGER	1.000	1.000	
033404321	FACILITIES SUPERVISOR	1.000	0.000	1.000
033404957	OFFICE ASSISTANT II	0.750	0.662	.087
033407119	SR BUILDING MAINTENANCE WORKER	2.000	2.000	
03340B411	BLDG MAINTENANCE WORKER II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03340 - BUILDING MAINTENANCE:		8.750	7.662	1.087
Div/Loc: 03341 - CUSTODIAL SERVICES				
033411485	CUSTODIAN	5.000	3.000	2.000
03341B427	CUSTODIAN	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03341 - CUSTODIAL SERVICES:		5.000	4.000	1.000
Div/Loc: 03350 - FACILITY REHAB OPERATIONS				
033505560	PROJECT COORDINATOR	2.000	1.000	1.000
TOTAL FOR LOC/DIV 03350 - FACILITY REHAB OPERATIONS:		2.000	1.000	1.000
Div/Loc: 08300 - PUBLIC WORKS - ADMINISTRATION				
083000050	ADMIN ANALYST II	1.000	0.000	1.000
083000071	ADMINISTRATIVE ASSISTANT (C)	2.000	1.000	1.000
083005635	PUBLIC WORKS DIRECTOR	1.000	1.000	
TOTAL FOR LOC/DIV 08300 - PUBLIC WORKS - ADMINISTRATION:		4.000	2.000	2.000
Div/Loc: 08320 - ENGINEERING				
083200084	ADMIN TECHNICIAN	1.000	1.000	
083200820	ASSOC ENGINEER	3.000	3.000	
083200338	ASST ENGINEER	6.000	6.000	
083205514	PRINCIPAL ENGINEER	1.000	1.000	
083207142	SR ENGINEER	3.000	2.000	1.000
08320B826	SR ENGINEER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08320 - ENGINEERING:		14.000	14.000	
Div/Loc: 08321 - FLOOD ALERT				
083210338	ASST ENGINEER	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08321 - FLOOD ALERT:		1.000	0.000	1.000
Div/Loc: 08335 - TRAFFIC SIGNALS				
083352380	ELECTRONICS TECHNICIAN I	0.000	1.000	(1.000)
083352385	ELECTRONICS TECHNICIAN II	4.000	1.000	3.000
083355519	PREVENTATIVE MAINT SUPERVISOR	1.000	1.000	
083357170	SR ELECTRONIC TECH	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
083352376	TRAFFIC SIGNAL MAINT WKR II	2.000	1.000	1.000
083352375	TRAFFIC SIGNAL MAINT WKR I	0.000	1.000	(1.000)
08335B215	ELECTRONICS TECHNICIAN I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08335 - TRAFFIC SIGNALS:		8.000	8.000	
Div/Loc: 08340 - STREETS - ADMINISTRATION				
083400084	ADMINISTRATIVE TECHNICIAN	1.000	1.000	
083404957	OFFICE ASSISTANT II	1.000	1.000	
083407522	STREET MAINTENANCE SUPERVISOR	3.000	2.000	1.000
083407520	STREET MAINTENANCE SUPT	1.000	1.000	
08340B832	STREET MAINTENANCE SUPERVISOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08340 - STREETS - ADMINISTRATION:		6.000	6.000	
Div/Loc: 08342 - STREET DRAINAGE				
083427187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083427530	STREET MAINTENANCE WORKER II	1.000	1.000	
TOTAL FOR LOC/DIV 08342 - STREET DRAINAGE:		2.000	2.000	
Div/Loc: 08343 - PAVING				
083431350	ENGINEERING TECHNICIAN II	1.000	1.000	
083437187	SR STREET MAINTENANCE WORKER	2.000	2.000	
083437530	STREET MAINTENANCE WORKER II	11.000	6.000	5.000
08343B526	STREET MAINTENANCE WORKER I	0.000	1.000	(1.000)
08343B527	STREET MAINTENANCE WORKER II	0.000	3.000	(3.000)
TOTAL FOR LOC/DIV 08343 - PAVING:		14.000	13.000	1.000
Div/Loc: 08344 - STREET SIGNS				
083447187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083447530	STREET MAINTENANCE WORKER II	2.000	1.000	1.000
08344B527	STREET MAINTENANCE WORKER II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08344 - STREET SIGNS:		3.000	3.000	
Div/Loc: 08345 - STREET PAINT				
083457187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083457530	STREET MAINTENANCE WORKER II	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08345 - STREET PAINT:		2.000	1.000	1.000
Div/Loc: 08348 - STREET SWEEPING				
083487187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083487530	STREET MAINTENANCE WORKER II	2.000	0.000	2.000
083487540	STREET SWEEPER OPERATOR	4.000	3.000	1.000
08348B526	STREET MAINTENANCE WORKER I	0.000	2.000	(2.000)
08348B528	STREET SWEEPER OPERATOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08348 - STREET SWEEPING:		7.000	7.000	
Div/Loc: 08350 - TRANSPORTATION-ADMIN				
083500084	ADMIN TECHNICIAN	2.000	1.000	1.000
083500088	ALTERNATIVE TRANSP ANALYST II	1.000	1.000	
083500090	ALTERNATIVE TRANSP MGR	1.000	1.000	
083503318	FINANCIAL ANALYST II	1.000	0.000	1.000
083504957	OFFICE ASSISTANT II	1.750	1.000	.750
083503316	FINANCIAL ANALYST I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08350 - TRANSPORTATION-ADMIN:		6.750	5.000	1.750
Div/Loc: 08352 - TRANSPORTATION				
083520088	ALTERNATIVE TRANSP ANALYST II	1.750	1.750	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
083520338	ASST ENGINEER	1.000	0.000	1.000
083524517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
083524957	OFFICE ASSISTANT II	1.000	1.000	
TOTAL FOR LOC/DIV 08352 - TRANSPORTATION:		4.750	3.750	1.000
Div/Loc: 08354 - CTSA				
083541401	COMMUNITY RELATIONS ANALYST	0.500	0.000	.500
08354B422	COMMUNITY RELATIONS ANALYST	0.000	0.500	(.500)
TOTAL FOR LOC/DIV 08354 - CTSA:		0.500	0.500	
TOTAL FOR DEPARTMENT 83 - PUBLIC WORKS:		109.750	97.912	11.837

Department: 84 ENVIRONMENTAL UTILITIES

Div/Loc: 08400 - ENV UTIL - ADMINISTRATION

084000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
084001548	DATA MANAGEMENT SPECIALIST II	1.000	0.000	1.000
084001645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
084001684	ENVIRONMENTAL UTIL. DIRECTOR	1.000	1.000	
084002548	EU BUSINESS ADMINISTRATOR	1.000	0.000	1.000
084002547	EU RATE ANALYST II	3.000	2.000	1.000
084003451	GOVERNMENT RELATIONS ADMISTRAT	1.000	0.000	1.000
084004517	MARKETING & COMMUNIC ANLYST II	1.000	0.000	1.000
084006500	SAFETY COORDINATOR	1.000	0.000	1.000
08400B428	DATA MANAGEMENT SPECIALIST I	0.000	1.000	(1.000)
08400B481	MARKETING & COMMUNIC ANLYST I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08400 - ENV UTIL - ADMINISTRATION:		11.000	7.000	4.000

Div/Loc: 08405 - ENV UTIL-ENGINEERING

084050084	ADMINISTRATIVE TECHNICIAN	1.000	0.000	1.000
084050411	ASSISTANT EU DIRECTOR	1.000	1.000	
084050338	ASST ENGINEER	2.000	2.000	
084051672	DEVELOPMENT TECHNICIAN II	1.000	1.000	
084051350	ENGINEERING TECHNICIAN II	1.000	0.000	1.000
084053412	GIS ANALYST II	3.000	0.000	3.000
084054957	OFFICE ASSISTANT II	1.000	1.000	
084055533	PREVENTATIVE MAINTENANCE COORD	1.000	0.000	1.000
084055514	PRINCIPAL ENGINEER	1.000	0.000	1.000
084056500	SAFETY COORDINATOR	1.000	1.000	
084057161	SENIOR GIS ANALYST	1.000	1.000	
084057142	SR ENGINEER	2.000	2.000	
084050820	ASSOC ENGINEER	0.000	2.000	(2.000)
084053410	GIS ANALYST I	0.000	1.000	(1.000)
08405B425	CONSTRUCTION INSPECTOR II	0.000	1.000	(1.000)
08405B440	ENGINEERING TECHNICIAN I	0.000	1.000	(1.000)
08405B455	GIS ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08405 - ENV UTIL-ENGINEERING:		16.000	15.000	1.000

Div/Loc: 08410 - SOLID WASTE - ADMINISTRATION

084103335	FINANCE CLERK II	2.000	0.000	2.000
084104957	OFFICE ASSISTANT II	1.000	0.000	1.000
084106244	REFUSE & STORMWATER MANAGER	1.000	1.000	
084106231	REFUSE SUPERINTENDENT	1.000	1.000	
084107324	SOLID WASTE BILLING TECHNICIAN	1.000	1.000	
084101279	SR SOLID WASTE BILLING TECH	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
084103334	FINANCE CLERK I	0.000	1.000	(1.000)
08410B445	FINANCE CLERK I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08410 - SOLID WASTE - ADMINISTRATION:		7.000	6.000	1.000
Div/Loc: 08411 - RESIDENTIAL SOLID WASTE PICKUP				
084116235	REFUSE SUPERVISOR	1.000	1.000	
084116304	REFUSE TRUCK DRIVER II	12.000	10.000	2.000
084117129	SR REFUSE TRUCK DRIVER	2.000	2.000	
08411B505	REFUSE TRUCK DRIVER I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08411 - RESIDENTIAL SOLID WASTE PICKUP:		15.000	14.000	1.000
Div/Loc: 08412 - COMMERCIAL SOLID WASTE PICKUP				
084126235	REFUSE SUPERVISOR	1.000	1.000	
084126304	REFUSE TRUCK DRIVER II	15.000	9.000	6.000
084127129	SR REFUSE TRUCK DRIVER	2.000	2.000	
08412B505	REFUSE TRUCK DRIVER I	0.000	5.000	(5.000)
08412B506	REFUSE TRUCK DRIVER II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08412 - COMMERCIAL SOLID WASTE PICKUP:		18.000	18.000	
Div/Loc: 08413 - SOLID WASTE MAINTENANCE				
084136226	REFUSE MAINT. WORKER II	4.000	2.000	2.000
084137129	SR REFUSE TRUCK DRIVER	1.000	1.000	
08413B503	REFUSE MAINT. WORKER I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08413 - SOLID WASTE MAINTENANCE:		5.000	4.000	1.000
Div/Loc: 08415 - RECYCLING				
084156304	REFUSE TRUCK DRIVER II	3.000	2.000	1.000
08415B505	REFUSE TRUCK DRIVER I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08415 - RECYCLING:		3.000	3.000	
Div/Loc: 08416 - GREEN WASTE PROGRAM				
084166304	REFUSE TRUCK DRIVER II	4.000	4.000	
084167129	SR REFUSE TRUCK DRIVER	1.000	1.000	
TOTAL FOR LOC/DIV 08416 - GREEN WASTE PROGRAM:		5.000	5.000	
Div/Loc: 08419 - ORGANIC WASTE PROGRAM				
084196150	RECYCLING & ORGANICS COORDNTR	1.000	1.000	
084196304	REFUSE TRUCK DRIVER II	1.000	1.000	
TOTAL FOR LOC/DIV 08419 - ORGANIC WASTE PROGRAM:		2.000	2.000	
Div/Loc: 08420 - WASTEWATER - ADMINISTRATION				
084205514	PRINCIPAL ENGINEER	1.000	1.000	
084207142	SR ENGINEER	1.000	1.000	
084209045	WSTWTR UTILITY MANAGER	1.000	1.000	
TOTAL FOR LOC/DIV 08420 - WASTEWATER - ADMINISTRATION:		3.000	3.000	
Div/Loc: 08421 - WATER TREATMENT/STORAGE				
084219175	WATER TRMT PLT CHIEF OPERATOR	1.000	1.000	
084219232	WATER TRMT PLT OPR GD I 8HR	1.000	0.000	1.000
084219230	WATER TRMT PLT OPR GRD III 24	4.000	4.000	
08421B537	WATER TRMT PLT OPR GD II 8HR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08421 - WATER TREATMENT/STORAGE:		6.000	6.000	
Div/Loc: 08422 - DRY CREEK WWTP				
084224957	OFFICE ASSISTANT II	1.000	1.000	
084229000	WSTWTR TRMT PLT OPR GD I	1.000	0.000	1.000

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
084229010	WSTWTR TRMT PLT OPR GD II	1.000	1.000	
084229020	WSTWTR TRMT PLT OPR GD III 24H	4.000	4.000	
084229030	WSTWTR TRMT PLT OPR IV	1.000	1.000	
TOTAL FOR LOC/DIV 08422 - DRY CREEK WWTP:		8.000	7.000	1.000
Div/Loc: 08424 - ENVIRONMENTAL UTIL-MAINTENANCE				
084242378	ELECTRONIC MAINT COORDINATOR	1.000	1.000	
084242385	ELECTRONICS TECHNICIAN II	4.000	4.000	
084244520	MATERIALS TECHNICIAN	1.000	1.000	
084245319	PLANT & EQUIPMENT MAINT WOR II	2.000	1.000	1.000
084245328	PLANT & EQUIPMENT MECHANIC II	6.000	4.000	2.000
084245402	PREDICTIVE MAINTENANCE TECH II	1.000	1.000	
084245519	PREVENTATIVE MAINT SUPERVISOR	1.000	1.000	
084245502	PREVENTATIVE MAINT TECH II	3.000	2.000	1.000
084245533	PREVENTATIVE MAINTENANCE COORD	2.000	1.000	1.000
084247020	SCADA SYSTEM TECHNICIAN	2.000	1.000	1.000
084247205	SR PLANT & EQUIPMENT MECHANIC	1.000	1.000	
084247284	SR PREVENTATIVE MAINT TECH	2.000	2.000	
084245327	PLANT & EQUIPMENT MECHANIC I	0.000	1.000	(1.000)
08424B219	PLANT & EQUIPMENT MAINT WOR II	0.000	1.000	(1.000)
08424B226	PREVENTATIVE MAINT TECH II	0.000	1.000	(1.000)
08424B235	SCADA SYSTEM TECHNICIAN	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08424 - ENVIRONMENTAL UTIL-MAINTENANCE:		26.000	24.000	2.000
Div/Loc: 08425 - INDUSTRIAL TREATMENT				
084253604	INDUSTRIAL WASTE SPECIALIST	1.000	0.000	1.000
084253610	INDUSTRIAL WASTE TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 08425 - INDUSTRIAL TREATMENT:		2.000	1.000	1.000
Div/Loc: 08426 - ENVIRONMENTAL TREATMENT LAB				
084261548	DATA MANAGEMENT SPECIALIST II	1.000	1.000	
084262541	EU COMPLIANCE ADMINISTRATOR	1.000	1.000	
084264020	LABORATORY TECHNICIAN II	4.000	3.000	1.000
084269101	WATER QUALITY LAB SUPERVISOR	1.000	0.000	1.000
08426B837	WATER QUALITY LAB SUPERVISOR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08426 - ENVIRONMENTAL TREATMENT LAB:		7.000	6.000	1.000
Div/Loc: 08427 - PLEASANT GROVE WWTP				
084274957	OFFICE ASSISTANT II	1.000	1.000	
084279040	WSTWTR TRMT PLT CHIEF OPERATOR	1.000	1.000	
084279025	WSTWTR TRMT PLT OPR GD III	4.000	3.000	1.000
08427B542	WSTWTR TRMT PLT OPR GD III	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08427 - PLEASANT GROVE WWTP:		6.000	6.000	
Div/Loc: 08430 - WATER - ADMINISTRATION				
084305514	PRINCIPAL ENGINEER	1.000	0.000	1.000
084305615	PUB AFFAIRS&COMMUNICATN ADMNST	1.000	0.000	1.000
084309244	WATER UTILITY MANAGER	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08430 - WATER - ADMINISTRATION:		3.000	0.000	3.000
Div/Loc: 08431 - WATER DISTRIBUTION				
084314957	OFFICE ASSISTANT II	3.000	2.000	1.000
084317204	SR WATER DISTRIBUTION WORKER	4.000	4.000	
084319084	WATER DISTRIBUTION SUPERVISOR	2.000	2.000	
084319085	WATER DISTRIBUTION SUPT	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
084319248	WATER DISTRIBUTION WORKER II	22.000	15.000	7.000
084310084	ADMINISTRATIVE TECHNICIAN	0.000	0.775	(.775)
08431B252	WATER DISTRIBUTION WORKER I	0.000	3.000	(3.000)
08431B253	WATER DISTRIBUTION WORKER II	0.000	2.000	(2.000)
08431B489	OFFICE ASSISTANT I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08431 - WATER DISTRIBUTION:		32.000	30.775	1.225
Div/Loc: 08432 - WASTEWATER COLLECTION				
084320084	ADMINISTRATIVE TECHNICIAN	1.000	1.000	
084323610	INDUSTRIAL WASTE TECHNICIAN	1.000	0.000	1.000
084324957	OFFICE ASSISTANT II	1.000	0.000	1.000
084327202	SR WSTWTR UTILITY MAINT WKR	4.000	4.000	
084328980	WSTWTR COLLECTION SUPT	1.000	1.000	
084328978	WSTWTR COLLECTION SUPV	1.000	1.000	
084329029	WSTWTR UTILITY MAINT WKR II	22.000	16.000	6.000
08432B254	WSTWTR UTILITY MAINT WKR I	0.000	5.000	(5.000)
08432B255	WSTWTR UTILITY MAINT WKR II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08432 - WASTEWATER COLLECTION:		31.000	29.000	2.000
Div/Loc: 08433 - WATER EFFICIENCY				
084330084	ADMIN TECHNICIAN	1.000	0.000	1.000
084334957	OFFICE ASSISTANT II	1.750	1.750	
084339047	WATER CONSERVATION ADMINSTR	1.000	1.000	
084339078	WATER CONSERVATION SPECIALIST	1.000	1.000	
084339051	WATER CONSERVATION WORKER II	4.000	4.000	
TOTAL FOR LOC/DIV 08433 - WATER EFFICIENCY:		8.750	7.750	1.000
Div/Loc: 08441 - RECYCLED WATER				
084417162	SR ENGINEERING TECHNICIAN	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08441 - RECYCLED WATER:		1.000	0.000	1.000
Div/Loc: 08450 - STORM WATER MANAGEMENT PROGRAM				
084501350	ENGINEERING TECHNICIAN II	1.000	1.000	
084502544	ENVIRONMENTAL COMPL SPEC II	2.000	1.000	1.000
084507142	SR ENGINEER	1.000	1.000	
TOTAL FOR LOC/DIV 08450 - STORM WATER MANAGEMENT PROGRAM:		4.000	3.000	1.000
Div/Loc: 08527 - UTILITY EXPLORATION CENTER				
085273732	INTERPRETIVE SRVCS SPECIAL II	1.000	1.000	
085273740	INTERPRETIVE SRVCS SUPERVISOR	1.000	1.000	
085274517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
085273733	SR INTERPRETIVE SRVCS SPECIAL	1.000	1.000	
TOTAL FOR LOC/DIV 08527 - UTILITY EXPLORATION CENTER:		4.000	4.000	
TOTAL FOR DEPARTMENT 84 - ENVIRONMENTAL UTILITIES:		223.750	201.525	22.225

Department: 86 ROSEVILLE ELECTRIC

Div/Loc: 08600 - ELECTRIC - ADMINISTRATION

086000084	ADMIN TECHNICIAN	2.000	1.000	1.000
086000050	ADMINISTRATIVE ANALYST II	1.000	0.000	1.000
086000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
086001505	AMI PROJECT MANAGER	1.000	0.000	1.000
086000395	ASSISTANT ELECTRIC UTILITY DIR	1.000	1.000	
086001548	DATA MANAGEMENT SPECIALIST II	1.000	0.875	.125
086001645	DEPT PUBLIC INFO OFFICER	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
086001312	ELECTRIC BUSINESS ANALYST II	3.000	2.000	1.000
086002335	ELECTRIC COMPLIANCE ANALYST	2.000	0.000	2.000
086002358	ELECTRIC TECHNOLOGY SYST SUPV	1.000	1.000	
086002359	ELECTRIC TECHNOLOGY SYSTS TECH	3.000	2.000	1.000
086002320	ELECTRIC UTILITY DIRECTOR	1.000	1.000	
086002215	ELECTRIC UTILITY FIN ADMNSTR	1.000	0.000	1.000
086003451	GOVERNMENT RELATIONS ADMISTRAT	1.000	0.000	1.000
086004517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
086007128	SR ELECTRIC BUSINESS ANALYST	2.000	2.000	
08600B739	ELECTRIC BUSINESS ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08600 - ELECTRIC - ADMINISTRATION:		23.000	14.875	8.125
Div/Loc: 08611 - ELECTRIC ENGINEERING				
086110084	ADMIN TECHNICIAN	1.000	1.000	
086110395	ASSISTANT ELECTRIC UTILITY DIR	1.000	0.000	1.000
086112330	ELECTRIC DRAFTING TECH II	2.000	2.000	
086112345	ELECTRIC ENGINEERING TECH II	5.000	2.000	3.000
086112284	ELECTRIC ENGINEERING TECH SUPV	1.000	1.000	
086113412	GIS ANALYST II	1.000	0.000	1.000
086114957	OFFICE ASSISTANT II	2.000	1.000	1.000
086115596	POWER ENGINEER II	4.000	2.000	2.000
086115505	POWER ENGINEERING MANAGER	1.000	0.800	.200
086117151	SR POWER ENGINEER	2.000	2.000	
086112340	ELECTRIC ENGINEERING TECH I	0.000	1.000	(1.000)
08611B203	ELECTRIC ENGINEERING TECH I	0.000	1.000	(1.000)
08611B228	PWR ENGINEER I	0.000	1.000	(1.000)
08611B454	GIS ANALYST I	0.000	1.000	(1.000)
08611B490	OFFICE ASSISTANT II	0.000	1.000	(1.000)
08611B708	ASSISTANT ELECTRIC UTILITY DIR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08611 - ELECTRIC ENGINEERING:		20.000	17.800	2.200
Div/Loc: 08614 - ELECT CONST & MAINTENANCE				
086149250	ELEC UTILITY INSPECTION TECH	2.000	0.000	2.000
086140150	ELECTRIC APPRENTICE LINE TECH	0.000	1.000	(1.000)
086142285	ELECTRIC LINE TECH	15.000	8.000	7.000
086142286	ELECTRIC LINE TROUBLESHOOTER	3.000	2.000	1.000
086142212	ELECTRIC MATERIALS TECH II	3.000	2.000	1.000
086142338	ELECTRIC OPERATIONS MANAGER	1.000	1.000	
086142339	ELECTRIC OPERATIONS SUPERVISOR	2.000	2.000	
086142254	ELECTRIC PREV DATA SYSTEM TECH	2.000	1.000	1.000
086142352	ELECTRIC SAFETY COORDINATOR	1.000	1.000	
086142319	ELECTRIC SUBSTATION SUPERVISOR	1.000	1.000	
086142350	ELECTRIC SYSTEM DISPATCHER	3.000	3.000	
086142360	ELECTRIC UTILITY TECHNICIAN I	0.000	2.000	(2.000)
086142362	ELECTRIC UTILITY TECHNICIAN II	17.000	9.000	8.000
086144957	OFFICE ASSISTANT II	1.000	1.000	
086147118	SR ELECTRIC LINE TECHNICIAN	5.000	5.000	
086147169	SR ELECTRIC MATERIALS TECH	1.000	1.000	
086147124	SR ELECTRIC METERING TECH	1.000	1.000	
086147126	SR ELECTRIC SUBSTATION TECH	3.000	3.000	
086147168	SR ELECTRIC SYSTEM DISPATCHER	1.000	1.000	
08614B200	ELECTRIC APPRENTICE LINE TECH	0.000	3.000	(3.000)
08614B205	ELECTRIC LINE TECH	0.000	1.000	(1.000)
08614B213	ELECTRIC UTILITY TECHNICIAN I	0.000	1.000	(1.000)
08614B214	ELECTRIC UTILITY TECHNICIAN II	0.000	2.000	(2.000)

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
08614B256	ELEC UTIL INSPECTION TECH	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08614 - ELECT CONST & MAINTENANCE:		62.000	54.000	8.000
Div/Loc: 08616 - ELECTRIC POWER PLANT				
086162212	ELECTRIC MATERIALS TECH II	1.000	0.000	1.000
086163608	INSTRUMENT & CONTROL TECH	3.000	1.000	2.000
086164957	OFFICE ASSISTANT II	1.000	0.000	1.000
086165600	POWER GENERATION SUPERINTENDEN	1.000	1.000	
086165591	POWER PLANT ENGINEER II	1.000	1.000	
086165530	POWER PLANT OPS & MAINT SUPVS	2.000	2.000	
086165526	PWR PLNT MECHANIC	3.000	1.000	2.000
086165523	PWR PLNT OPERATOR/TECH II	8.000	7.000	1.000
086165555	SR POWER PLANT ENGINEER	1.000	0.000	1.000
086167152	SR POWER PLANT OPERATOR/TECH	4.000	4.000	
08616B232	POWER PLANT MECHANIC	0.000	2.000	(2.000)
08616B233	POWER PLANT OPERATOR TECH I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08616 - ELECTRIC POWER PLANT:		25.000	20.000	5.000
Div/Loc: 08621 - POWER SUPPLY				
086210084	ADMIN TECHNICIAN	1.000	1.000	
086210395	ASSISTANT ELECTRIC UTILITY DIR	1.000	1.000	
086211312	ELECTRIC BUSINESS ANALYST II	1.000	1.000	
086212316	ELECTRIC RESOURCES ANALYST II	6.000	4.000	2.000
086212216	ELECTRIC RISK AND COMP SUPV	1.000	0.000	1.000
086215535	POWER SUPPLY & PORTFOLIO ADMST	1.000	0.000	1.000
08621B804	POWER SUPPLY & PORTFOLIO ADMST	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08621 - POWER SUPPLY:		11.000	8.000	3.000
Div/Loc: 08623 - RETAIL SRVCS-PUBLIC BENEFITS				
086231312	ELECTRIC BUSINESS ANALYST II	1.000	1.000	
086236285	ELECTRIC CUSTOMR PROGRAMS SUPV	1.000	1.000	
086232466	ENERGY PROGRAM TECHNICIAN	4.000	3.000	1.000
086232501	ENERGY SERVICES ACCOUNT REP II	2.000	1.000	1.000
086234957	OFFICE ASSISTANT II	1.000	0.000	1.000
086237163	SR ENERGY SERVICES ACCOUNT REP	2.000	1.000	1.000
086232500	ENERGY SERVICES ACCOUNT REP I	0.000	1.000	(1.000)
08623B490	OFFICE ASSISTANT II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08623 - RETAIL SRVCS-PUBLIC BENEFITS:		11.000	9.000	2.000
TOTAL FOR DEPARTMENT 86 - ROSEVILLE ELECTRIC:		152.000	123.675	28.325
Department: 88 DEVELOPMENT SERVICES				
Div/Loc: 08200 - PLANNING				
082000900	ASSOC PLANNER	6.000	1.825	4.175
082005309	PLANNING MANAGER	1.000	1.000	
082007180	SR PLANNER	2.000	1.875	.125
082003410	GIS ANALYST I	0.000	1.000	(1.000)
082004957	OFFICE ASSISTANT II	0.000	1.000	(1.000)
08200B405	ASSOC PLANNER	0.000	2.000	(2.000)
08200B407	ASST PLANNER	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08200 - PLANNING:		9.000	10.700	(1.700)
Div/Loc: 08800 - DEV SVCS- ADMINISTRATION				
088000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
088001676	DEVELOPMENT SERVICES DIRECTOR	1.000	1.000	

**Position Allocation/Staffing Report
by Department and Location ("Division")**

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
088000050	ADMINISTRATIVE ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08800 - DEV SVCS- ADMINISTRATION:		2.000	3.000	(1.000)
Div/Loc: 08801 - DEV SVCS- PERMIT CENTER				
088010050	ADMINISTRATIVE ANALYST II	1.000	0.000	1.000
088011282	DEVELOPMENT SERVICES ANALYST	1.000	1.000	
088011695	DEVELOPMENT SERVICES MANAGER	1.000	0.000	1.000
088011280	DEVELOPMENT SVCS ADMINISTRATOR	1.000	1.000	
088013412	GIS ANALYST II	1.000	0.000	1.000
088012214	GIS TECHNICIAN II	1.000	0.000	1.000
088014957	OFFICE ASSISTANT II	3.000	0.000	3.000
088011501	PERMIT SUPERVISOR	1.000	0.000	1.000
088011281	SR DEVELOPMENT SERVICES ANALYS	1.000	1.000	
088015277	PERMIT TECHNICIAN I	0.000	1.000	(1.000)
088015279	PERMIT TECHNICIAN II	0.000	1.000	(1.000)
08801B494	PERMIT TECHNICIAN I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08801 - DEV SVCS- PERMIT CENTER:		11.000	6.000	5.000
Div/Loc: 08810 - DEV SVCS- BUILDING INSPECTION				
088101017	BLDG INSPECTION SUPERVISOR	1.000	1.000	
088101019	BLDG INSPECTOR II	4.000	3.000	1.000
088101043	BLDG OFFICIAL	1.000	1.000	
088101047	BLDG PLANS EXAMINER II	4.000	2.000	2.000
088101672	DEVELOPMENT TECHNICIAN II	2.000	1.000	1.000
088105245	PERMIT ANALYST	1.000	1.000	
088105279	PERMIT TECHNICIAN II	4.000	0.000	4.000
088107117	SR BUILDING INSPECTOR	1.000	1.000	
088107195	SR BUILDING PLANS EXAMINER	1.000	1.000	
088101018	BLDG INSPECTOR I	0.000	1.000	(1.000)
088105277	PERMIT TECHNICIAN I	0.000	1.000	(1.000)
08810B408	BLDG INSPECTOR I	0.000	1.000	(1.000)
08810B412	BLDG PLANS EXAMINER I	0.000	2.000	(2.000)
08810B490	OFFICE ASSISTANT II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08810 - DEV SVCS- BUILDING INSPECTION:		19.000	17.000	2.000
Div/Loc: 08815 - DEV SVCS- CODE ENFORCEMENT				
088151019	BLDG INSPECTOR II	2.000	0.000	2.000
088151369	CODE ENFORCEMENT INSPECTOR II	2.000	1.000	1.000
088157134	SR CODE ENFORCEMENT INSPECTOR	1.000	1.000	
088151018	BLDG INSPECTOR I	0.000	1.000	(1.000)
08815B555	CODE ENFORCEMENT INSPECTOR II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08815 - DEV SVCS- CODE ENFORCEMENT:		5.000	4.000	1.000
Div/Loc: 08820 - DEV SVCS- ENGINEERING				
088200820	ASSOC ENGINEER	2.000	0.000	2.000
088200338	ASST ENGINEER	3.000	2.000	1.000
088201248	CONSTRUCTION INSPECTION SUPV	1.000	1.000	
088201434	CONSTRUCTION INSPECTOR II	5.000	2.000	3.000
088201277	ENGINEERING MANAGER	1.000	1.000	
088201350	ENGINEERING TECHNICIAN II	1.000	1.000	
088203326	FINANCE TECHNICIAN II	1.000	1.000	
088205514	PRINCIPAL ENGINEER	1.000	1.000	
088207121	SR CONSTRUCTION INSPECTOR	3.000	2.000	1.000
088207142	SR ENGINEER	4.000	3.000	1.000
08820B425	CONSTRUCTION INSPECTOR II	0.000	1.000	(1.000)

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated	Staffed	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 08820 - DEV SVCS- ENGINEERING:		22.000	15.000	7.000
TOTAL FOR DEPARTMENT 88 - DEVELOPMENT SERVICES:		68.000	55.700	12.300
Grand Totals:		1,151.725	1,053.037	98.687

ORDINANCE NO. 5993

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
ORDINANCE NO. 5941, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED
BY THE INTERNATIONAL UNION OF OPERATING ENGINEERS, STATIONARY
ENGINEERS, LOCAL 39, AS AMENDED BY APPENDIX “M” TO BE EFFECTIVE
JULY 21, 2018, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 5941, the Salary Ordinance for employees represented by Local 39, is hereby amended as shown on Appendix “M” for salary schedules A and B attached hereto.

ADDITION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
1502/B959	Senior Permits Technician	3413
1503/B960	Tree Trimmer I	2617
1504/B961	Tree Trimmer II	2879

DELETION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
8310/B529	Tree Trimmer	2879

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective July 21, 2018 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 July 21, 2018. 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 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 _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
0035	ACCOUNTANT I	STEP A	27.0721	40.6081	2,165.76	4,692.49	56,309.96
		STEP B	28.4257	42.6385	2,274.05	4,927.12	59,125.45
		STEP C	29.8469	44.7703	2,387.75	5,173.46	62,081.55
		STEP D	31.3393	47.0089	2,507.14	5,432.14	65,185.74
		STEP E	32.9063	49.3594	2,632.50	5,703.75	68,445.10
		STEP F	34.5516	51.8274	2,764.12	5,988.94	71,867.32
		STEP G	36.2791	54.4186	2,902.32	6,288.37	75,460.52
		STEP H	38.0931	57.1396	3,047.44	6,602.80	79,233.64
0040	ACCOUNTANT II	STEP A	29.7762	44.6643	2,382.09	5,161.20	61,934.49
		STEP B	31.2650	46.8975	2,501.20	5,419.26	65,031.20
		STEP C	32.8283	49.2424	2,626.26	5,690.23	68,282.86
		STEP D	34.4697	51.7045	2,757.57	5,974.74	71,696.97
		STEP E	36.1932	54.2898	2,895.45	6,273.48	75,281.85
		STEP F	38.0028	57.0042	3,040.22	6,587.15	79,045.82
		STEP G	39.9030	59.8545	3,192.24	6,916.52	82,998.24
		STEP H	41.8981	62.8471	3,351.84	7,262.33	87,148.04
0084	ADMIN TECHNICIAN	STEP A	22.3391	33.5086	1,787.12	3,872.11	46,465.32
		STEP B	23.4560	35.1840	1,876.48	4,065.70	48,788.48
		STEP C	24.6288	36.9432	1,970.30	4,268.99	51,227.90
		STEP D	25.8603	38.7904	2,068.82	4,482.45	53,789.42
		STEP E	27.1533	40.7299	2,172.26	4,706.57	56,478.86
		STEP F	28.5109	42.7663	2,280.87	4,941.88	59,302.67
		STEP G	29.9365	44.9047	2,394.92	5,188.99	62,267.92
		STEP H	31.4333	47.1499	2,514.66	5,448.43	65,381.26
8302	AQUATICS MAINTENANCE TECH	STEP A	24.7123	37.0684	1,976.98	4,283.46	51,401.58
		STEP B	25.9479	38.9218	2,075.83	4,497.63	53,971.63
		STEP C	27.2452	40.8678	2,179.61	4,722.50	56,670.01
		STEP D	28.6074	42.9111	2,288.59	4,958.61	59,503.39
		STEP E	30.0379	45.0568	2,403.03	5,206.56	62,478.83
		STEP F	31.5397	47.3095	2,523.17	5,466.88	65,602.57
		STEP G	33.1167	49.6750	2,649.33	5,740.22	68,882.73
		STEP H	34.7725	52.1587	2,781.80	6,027.23	72,326.80

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
8300	ARBORIST TECHNICIAN	STEP A	24.7123	37.0684	1,976.98	4,283.46	51,401.58
		STEP B	25.9479	38.9218	2,075.83	4,497.63	53,971.63
		STEP C	27.2452	40.8678	2,179.61	4,722.50	56,670.01
		STEP D	28.6074	42.9111	2,288.59	4,958.61	59,503.39
		STEP E	30.0379	45.0568	2,403.03	5,206.56	62,478.83
		STEP F	31.5397	47.3095	2,523.17	5,466.88	65,602.57
		STEP G	33.1167	49.6750	2,649.33	5,740.22	68,882.73
		STEP H	34.7725	52.1587	2,781.80	6,027.23	72,326.80
0820	ASSOC ENGINEER	STEP A	35.4446	53.1669	2,835.56	6,143.73	73,724.76
		STEP B	37.2168	55.8252	2,977.34	6,450.91	77,410.94
		STEP C	39.0777	58.6165	3,126.21	6,773.46	81,281.61
		STEP D	41.0315	61.5472	3,282.52	7,112.12	85,345.52
		STEP E	43.0831	64.6246	3,446.64	7,467.73	89,612.84
		STEP F	45.2373	67.8559	3,618.98	7,841.13	94,093.58
		STEP G	47.4991	71.2486	3,799.92	8,233.17	98,798.12
		STEP H	49.8741	74.8111	3,989.92	8,644.84	103,738.12
0900	ASSOC PLANNER	STEP A	30.9713	46.4569	2,477.70	5,368.35	64,420.30
		STEP B	32.5196	48.7794	2,601.56	5,636.73	67,640.76
		STEP C	34.1458	51.2187	2,731.66	5,918.60	71,023.26
		STEP D	35.8531	53.7796	2,868.24	6,214.53	74,574.44
		STEP E	37.6456	56.4684	3,011.64	6,525.23	78,302.84
		STEP F	39.5280	59.2920	3,162.24	6,851.52	82,218.24
		STEP G	41.5043	62.2564	3,320.34	7,194.07	86,328.94
		STEP H	43.5794	65.3691	3,486.35	7,553.76	90,645.15
0376	ASST CHILD CARE SITE COORD	STEP A	17.6895	26.5342	1,415.16	3,066.18	36,794.16
		STEP B	18.5740	27.8610	1,485.92	3,219.49	38,633.92
		STEP C	19.5027	29.2540	1,560.21	3,380.46	40,565.61
		STEP D	20.4778	30.7167	1,638.22	3,549.48	42,593.82
		STEP E	21.5017	32.2525	1,720.13	3,726.96	44,723.53
		STEP F	22.5768	33.8652	1,806.14	3,913.31	46,959.74
		STEP G	23.7056	35.5584	1,896.44	4,108.97	49,307.64
		STEP H	24.8909	37.3363	1,991.27	4,314.42	51,773.07

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
0338	ASST ENGINEER	STEP A	32.2271	48.3406	2,578.16	5,586.03	67,032.36
		STEP B	33.8384	50.7576	2,707.07	5,865.32	70,383.87
		STEP C	35.5303	53.2954	2,842.42	6,158.58	73,903.02
		STEP D	37.3068	55.9602	2,984.54	6,466.51	77,598.14
		STEP E	39.1722	58.7583	3,133.77	6,789.84	81,478.17
		STEP F	41.1308	61.6962	3,290.46	7,129.33	85,552.06
		STEP G	43.1873	64.7809	3,454.98	7,485.79	89,829.58
		STEP H	45.3467	68.0200	3,627.73	7,860.09	94,321.13
0650	ASST PLANNER	STEP A	26.9304	40.3956	2,154.43	4,667.93	56,015.23
		STEP B	28.2771	42.4156	2,262.16	4,901.36	58,816.36
		STEP C	29.6909	44.5363	2,375.27	5,146.42	61,757.07
		STEP D	31.1754	46.7631	2,494.03	5,403.73	64,844.83
		STEP E	32.7342	49.1013	2,618.73	5,673.92	68,087.13
		STEP F	34.3708	51.5562	2,749.66	5,957.60	71,491.26
		STEP G	36.0894	54.1341	2,887.15	6,255.49	75,065.95
		STEP H	37.8938	56.8407	3,031.50	6,568.25	78,819.10
1018	BLDG INSPECTOR I	STEP A	24.8760	37.3140	1,990.08	4,311.84	51,742.08
		STEP B	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP C	27.4258	41.1387	2,194.06	4,753.80	57,045.66
		STEP D	28.7971	43.1956	2,303.76	4,991.49	59,897.96
		STEP E	30.2369	45.3553	2,418.95	5,241.06	62,892.75
		STEP F	31.7488	47.6232	2,539.90	5,503.12	66,037.50
		STEP G	33.3362	50.0043	2,666.89	5,778.27	69,339.29
		STEP H	35.0030	52.5045	2,800.24	6,067.18	72,806.24
1019	BLDG INSPECTOR II	STEP A	27.3635	41.0452	2,189.08	4,743.00	56,916.08
		STEP B	28.7317	43.0975	2,298.53	4,980.16	59,761.93
		STEP C	30.1683	45.2524	2,413.46	5,229.17	62,750.06
		STEP D	31.6767	47.5150	2,534.13	5,490.62	65,887.53
		STEP E	33.2605	49.8907	2,660.84	5,765.15	69,181.84
		STEP F	34.9235	52.3852	2,793.88	6,053.40	72,640.88
		STEP G	36.6697	55.0045	2,933.57	6,356.08	76,272.97
		STEP H	38.5032	57.7548	3,080.25	6,673.88	80,086.65

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
1030	BLDG MAINT WORKER I						
		STEP A	20.7748	31.1622	1,661.98	3,600.96	43,211.58
		STEP B	21.8136	32.7204	1,745.08	3,781.02	45,372.28
		STEP C	22.9043	34.3564	1,832.34	3,970.07	47,640.94
		STEP D	24.0495	36.0742	1,923.96	4,168.58	50,022.96
		STEP E	25.2520	37.8780	2,020.16	4,377.01	52,524.16
		STEP F	26.5146	39.7719	2,121.16	4,595.86	55,150.36
		STEP G	27.8403	41.7604	2,227.22	4,825.65	57,907.82
		STEP H	29.2323	43.8484	2,338.58	5,066.93	60,803.18
1032	BLDG MAINT WORKER II						
		STEP A	22.8500	34.2750	1,828.00	3,960.66	47,528.00
		STEP B	23.9925	35.9887	1,919.40	4,158.70	49,904.40
		STEP C	25.1922	37.7883	2,015.37	4,366.64	52,399.77
		STEP D	26.4518	39.6777	2,116.14	4,584.97	55,019.74
		STEP E	27.7744	41.6616	2,221.95	4,814.22	57,770.75
		STEP F	29.1631	43.7446	2,333.04	5,054.93	60,659.24
		STEP G	30.6212	45.9318	2,449.69	5,307.67	63,692.09
		STEP H	32.1523	48.2284	2,572.18	5,573.06	66,876.78
9425	BLDG MAINTENANCE AIDE						
		STEP A	16.8975	25.3462	1,351.80	2,928.90	35,146.80
		STEP B	17.7424	26.6136	1,419.39	3,075.34	36,904.19
		STEP C	18.6296	27.9444	1,490.36	3,229.13	38,749.56
		STEP D	19.5610	29.3415	1,564.88	3,390.57	40,686.88
		STEP E	20.5390	30.8085	1,643.12	3,560.09	42,721.12
		STEP F	21.5661	32.3491	1,725.28	3,738.12	44,857.48
		STEP G	22.6443	33.9664	1,811.54	3,925.01	47,100.14
		STEP H	23.7765	35.6647	1,902.12	4,121.26	49,455.12
1045	BLDG PLANS EXAMINER I						
		STEP A	25.7525	38.6287	2,060.20	4,463.76	53,565.20
		STEP B	27.0401	40.5601	2,163.20	4,686.95	56,243.40
		STEP C	28.3921	42.5881	2,271.36	4,921.29	59,055.56
		STEP D	29.8117	44.7175	2,384.93	5,167.36	62,008.33
		STEP E	31.3023	46.9534	2,504.18	5,425.73	65,108.78
		STEP F	32.8674	49.3011	2,629.39	5,697.01	68,364.19
		STEP G	34.5108	51.7662	2,760.86	5,981.87	71,782.46
		STEP H	36.2363	54.3544	2,898.90	6,280.95	75,371.50

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1047	BLDG PLANS EXAMINER II						
		STEP A	28.3278	42.4917	2,266.22	4,910.15	58,921.82
		STEP B	29.7441	44.6161	2,379.52	5,155.64	61,867.72
		STEP C	31.2314	46.8471	2,498.51	5,413.44	64,961.31
		STEP D	32.7929	49.1893	2,623.43	5,684.10	68,209.23
		STEP E	34.4326	51.6489	2,754.60	5,968.31	71,619.80
		STEP F	36.1542	54.2313	2,892.33	6,266.72	75,200.73
		STEP G	37.9619	56.9428	3,036.95	6,580.06	78,960.75
		STEP H	39.8600	59.7900	3,188.80	6,909.06	82,908.80
1361	BUSINESS SYSTEMS ANALYST I						
		STEP A	27.9107	41.8660	2,232.85	4,837.85	58,054.25
		STEP B	29.3061	43.9591	2,344.48	5,079.72	60,956.68
		STEP C	30.7714	46.1571	2,461.71	5,333.70	64,004.51
		STEP D	32.3100	48.4650	2,584.80	5,600.40	67,204.80
		STEP E	33.9256	50.8884	2,714.04	5,880.43	70,565.24
		STEP F	35.6219	53.4328	2,849.75	6,174.46	74,093.55
		STEP G	37.4029	56.1043	2,992.23	6,483.16	77,798.03
		STEP H	39.2731	58.9096	3,141.84	6,807.33	81,688.04
1362	BUSINESS SYSTEMS ANALYST II						
		STEP A	30.7019	46.0528	2,456.15	5,321.66	63,859.95
		STEP B	32.2369	48.3553	2,578.95	5,587.72	67,052.75
		STEP C	33.8487	50.7730	2,707.89	5,867.10	70,405.29
		STEP D	35.5411	53.3116	2,843.28	6,160.45	73,925.48
		STEP E	37.3182	55.9773	2,985.45	6,468.48	77,621.85
		STEP F	39.1843	58.7764	3,134.74	6,791.94	81,503.34
		STEP G	41.1433	61.7149	3,291.46	7,131.50	85,578.06
		STEP H	43.2004	64.8006	3,456.03	7,488.06	89,856.83
1055	BUYER I						
		STEP A	21.5375	32.3062	1,723.00	3,733.16	44,798.00
		STEP B	22.6144	33.9216	1,809.15	3,919.82	47,037.95
		STEP C	23.7453	35.6179	1,899.62	4,115.85	49,390.22
		STEP D	24.9325	37.3987	1,994.60	4,321.63	51,859.60
		STEP E	26.1792	39.2688	2,094.33	4,537.72	54,452.73
		STEP F	27.4881	41.2321	2,199.04	4,764.60	57,175.24
		STEP G	28.8624	43.2936	2,308.99	5,002.81	60,033.79
		STEP H	30.3056	45.4584	2,424.44	5,252.97	63,035.64

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1060	BUYER II						
		STEP A	23.6912	35.5368	1,895.29	4,106.47	49,277.69
		STEP B	24.8758	37.3137	1,990.06	4,311.80	51,741.66
		STEP C	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP D	27.4257	41.1385	2,194.05	4,753.78	57,045.45
		STEP E	28.7968	43.1952	2,303.74	4,991.44	59,897.34
		STEP F	30.2367	45.3550	2,418.93	5,241.02	62,892.33
		STEP G	31.7486	47.6229	2,539.88	5,503.09	66,037.08
		STEP H	33.3360	50.0040	2,666.88	5,778.24	69,338.88
1225	CHILD CARE SITE COORDINATOR						
		STEP A	20.3037	30.4555	1,624.29	3,519.30	42,231.69
		STEP B	21.3189	31.9783	1,705.51	3,695.27	44,343.31
		STEP C	22.3849	33.5773	1,790.79	3,880.04	46,560.59
		STEP D	23.5041	35.2561	1,880.32	4,074.04	48,888.52
		STEP E	24.6793	37.0189	1,974.34	4,277.74	51,332.94
		STEP F	25.9133	38.8699	2,073.06	4,491.63	53,899.66
		STEP G	27.2090	40.8135	2,176.72	4,716.22	56,594.72
		STEP H	28.5694	42.8541	2,285.55	4,952.02	59,424.35
1226	CITY CLERK TECHNICIAN I						
		STEP A	21.7257	32.5885	1,738.05	3,765.78	45,189.45
		STEP B	22.8120	34.2180	1,824.96	3,954.08	47,448.96
		STEP C	23.9526	35.9289	1,916.20	4,151.78	49,821.40
		STEP D	25.1503	37.7254	2,012.02	4,359.38	52,312.62
		STEP E	26.4078	39.6117	2,112.62	4,577.35	54,928.22
		STEP F	27.7282	41.5923	2,218.25	4,806.22	57,674.65
		STEP G	29.1146	43.6719	2,329.16	5,046.53	60,558.36
		STEP H	30.5703	45.8554	2,445.62	5,298.85	63,586.22
1227	CITY CLERK TECHNICIAN II						
		STEP A	23.9007	35.8510	1,912.05	4,142.78	49,713.45
		STEP B	25.0957	37.6435	2,007.65	4,349.92	52,199.05
		STEP C	26.3505	39.5257	2,108.04	4,567.42	54,809.04
		STEP D	27.6681	41.5021	2,213.44	4,795.80	57,549.64
		STEP E	29.0515	43.5772	2,324.12	5,035.59	60,427.12
		STEP F	30.5040	45.7560	2,440.32	5,287.36	63,448.32
		STEP G	32.0292	48.0438	2,562.33	5,551.72	66,620.73
		STEP H	33.6307	50.4460	2,690.45	5,829.32	69,951.85

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1364	CODE ENFORCEMENT INSPECTOR I						
		STEP A	22.1000	33.1500	1,768.00	3,830.66	45,968.00
		STEP B	23.2051	34.8076	1,856.40	4,022.21	48,266.60
		STEP C	24.3654	36.5481	1,949.23	4,223.33	50,680.03
		STEP D	25.5836	38.3754	2,046.68	4,434.49	53,213.88
		STEP E	26.8628	40.2942	2,149.02	4,656.21	55,874.62
		STEP F	28.2060	42.3090	2,256.48	4,889.04	58,668.48
		STEP G	29.6162	44.4243	2,369.29	5,133.47	61,601.69
		STEP H	31.0970	46.6455	2,487.76	5,390.14	64,681.76
1369	CODE ENFORCEMENT INSPECTOR II						
		STEP A	24.3102	36.4653	1,944.81	4,213.76	50,565.21
		STEP B	25.5256	38.2884	2,042.04	4,424.43	53,093.24
		STEP C	26.8019	40.2028	2,144.15	4,645.66	55,747.95
		STEP D	28.1417	42.2125	2,251.33	4,877.89	58,534.73
		STEP E	29.5490	44.3235	2,363.92	5,121.82	61,461.92
		STEP F	31.0265	46.5397	2,482.12	5,377.92	64,535.12
		STEP G	32.5780	48.8670	2,606.24	5,646.85	67,762.24
		STEP H	34.2067	51.3100	2,736.53	5,929.16	71,149.93
1401	COMMUNITY RELATIONS ANALYST						
		STEP A	28.5163	42.7744	2,281.30	4,942.82	59,313.90
		STEP B	29.9421	44.9131	2,395.36	5,189.96	62,279.56
		STEP C	31.4392	47.1588	2,515.13	5,449.46	65,393.53
		STEP D	33.0112	49.5168	2,640.89	5,721.94	68,663.29
		STEP E	34.6617	51.9925	2,772.93	6,008.02	72,096.33
		STEP F	36.3948	54.5922	2,911.58	6,308.43	75,701.18
		STEP G	38.2146	57.3219	3,057.16	6,623.86	79,486.36
		STEP H	40.1253	60.1879	3,210.02	6,955.05	83,460.62
1248	CONSTRUCTION INSPECTION SUPV						
		STEP A	33.3482	50.0223	2,667.85	5,780.35	69,364.25
		STEP B	35.0156	52.5234	2,801.24	6,069.37	72,832.44
		STEP C	36.7663	55.1494	2,941.30	6,372.82	76,473.90
		STEP D	38.6047	57.9070	3,088.37	6,691.48	80,297.77
		STEP E	40.5349	60.8023	3,242.79	7,026.04	84,312.59
		STEP F	42.5616	63.8424	3,404.92	7,377.34	88,528.12
		STEP G	44.6897	67.0345	3,575.17	7,746.21	92,954.57
		STEP H	46.9242	70.3863	3,753.93	8,133.52	97,602.33

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1432	CONSTRUCTION INSPECTOR I						
		STEP A	23.9633	35.9449	1,917.06	4,153.63	49,843.66
		STEP B	25.1614	37.7421	2,012.91	4,361.30	52,335.71
		STEP C	26.4195	39.6292	2,113.56	4,579.38	54,952.56
		STEP D	27.7405	41.6107	2,219.24	4,808.35	57,700.24
		STEP E	29.1275	43.6912	2,330.20	5,048.76	60,585.20
		STEP F	30.5839	45.8758	2,446.71	5,301.20	63,614.51
		STEP G	32.1130	48.1695	2,569.04	5,566.25	66,795.04
		STEP H	33.7187	50.5780	2,697.49	5,844.57	70,134.89
1434	CONSTRUCTION INSPECTOR II						
		STEP A	26.3622	39.5433	2,108.97	4,569.44	54,833.37
		STEP B	27.6803	41.5204	2,214.42	4,797.91	57,575.02
		STEP C	29.0643	43.5964	2,325.14	5,037.81	60,453.74
		STEP D	30.5175	45.7762	2,441.40	5,289.70	63,476.40
		STEP E	32.0434	48.0651	2,563.47	5,554.18	66,650.27
		STEP F	33.6455	50.4682	2,691.64	5,831.88	69,982.64
		STEP G	35.3278	52.9917	2,826.22	6,123.48	73,481.82
		STEP H	37.0942	55.6413	2,967.53	6,429.66	77,155.93
1450	COURIER						
		STEP A	15.7235	23.5852	1,257.88	2,725.40	32,704.88
		STEP B	16.5098	24.7647	1,320.78	2,861.69	34,340.38
		STEP C	17.3351	26.0026	1,386.80	3,004.75	36,057.00
		STEP D	18.2019	27.3028	1,456.15	3,155.00	37,859.95
		STEP E	19.1122	28.6683	1,528.97	3,312.78	39,753.37
		STEP F	20.0676	30.1014	1,605.40	3,478.38	41,740.60
		STEP G	21.0712	31.6068	1,685.69	3,652.34	43,828.09
		STEP H	22.1245	33.1867	1,769.96	3,834.91	46,018.96
1485	CUSTODIAN						
		STEP A	17.4198	26.1297	1,393.58	3,019.43	36,233.18
		STEP B	18.2907	27.4360	1,463.25	3,170.38	38,044.65
		STEP C	19.2053	28.8079	1,536.42	3,328.91	39,947.02
		STEP D	20.1654	30.2481	1,613.23	3,495.33	41,944.03
		STEP E	21.1737	31.7605	1,693.89	3,670.10	44,041.29
		STEP F	22.2323	33.3484	1,778.58	3,853.59	46,243.18
		STEP G	23.3442	35.0163	1,867.53	4,046.32	48,555.93
		STEP H	24.5113	36.7669	1,960.90	4,248.62	50,983.50

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1546	DATA MANAGEMENT SPECIALIST I						
		STEP A	28.5122	42.7683	2,280.97	4,942.11	59,305.37
		STEP B	29.5632	44.3448	2,365.05	5,124.28	61,491.45
		STEP C	31.0414	46.5621	2,483.31	5,380.50	64,566.11
		STEP D	32.5936	48.8904	2,607.48	5,649.55	67,794.68
		STEP E	34.2231	51.3346	2,737.84	5,932.00	71,184.04
		STEP F	35.9344	53.9016	2,874.75	6,228.62	74,743.55
		STEP G	37.7309	56.5963	3,018.47	6,540.02	78,480.27
		STEP H	39.6175	59.4262	3,169.40	6,867.03	82,404.40
1548	DATA MANAGEMENT SPECIALIST II						
		STEP A	30.9713	46.4569	2,477.70	5,368.35	64,420.30
		STEP B	32.5196	48.7794	2,601.56	5,636.73	67,640.76
		STEP C	34.1458	51.2187	2,731.66	5,918.60	71,023.26
		STEP D	35.8531	53.7796	2,868.24	6,214.53	74,574.44
		STEP E	37.6456	56.4684	3,011.64	6,525.23	78,302.84
		STEP F	39.5280	59.2920	3,162.24	6,851.52	82,218.24
		STEP G	41.5043	62.2564	3,320.34	7,194.07	86,328.94
		STEP H	43.5794	65.3691	3,486.35	7,553.76	90,645.15
1551	DATABASE ANALYST I						
		STEP A	30.6536	45.9804	2,452.28	5,313.29	63,759.48
		STEP B	32.1861	48.2791	2,574.88	5,578.92	66,947.08
		STEP C	33.7956	50.6934	2,703.64	5,857.90	70,294.84
		STEP D	35.4852	53.2278	2,838.81	6,150.76	73,809.21
		STEP E	37.2596	55.8894	2,980.76	6,458.33	77,499.96
		STEP F	39.1225	58.6837	3,129.80	6,781.23	81,374.80
		STEP G	41.0787	61.6180	3,286.29	7,120.30	85,443.69
		STEP H	43.1326	64.6989	3,450.60	7,476.31	89,715.80
1552	DATABASE ANALYST II						
		STEP A	33.7190	50.5785	2,697.52	5,844.62	70,135.52
		STEP B	35.4049	53.1073	2,832.39	6,136.84	73,642.19
		STEP C	37.1753	55.7629	2,974.02	6,443.71	77,324.62
		STEP D	39.0340	58.5510	3,122.72	6,765.89	81,190.72
		STEP E	40.9857	61.4785	3,278.85	7,104.18	85,250.25
		STEP F	43.0350	64.5525	3,442.80	7,459.40	89,512.80
		STEP G	45.1867	67.7800	3,614.93	7,832.36	93,988.33
		STEP H	47.4458	71.1687	3,795.66	8,223.93	98,687.26

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1660	DEPUTY CITY CLERK I	STEP A	15.9592	23.9388	1,276.73	2,766.26	33,195.13
		STEP B	16.7574	25.1361	1,340.59	2,904.61	34,855.39
		STEP C	17.5951	26.3926	1,407.60	3,049.81	36,597.80
		STEP D	18.4749	27.7123	1,477.99	3,202.31	38,427.79
		STEP E	19.3987	29.0980	1,551.89	3,362.44	40,349.29
		STEP F	20.3688	30.5532	1,629.50	3,530.59	42,367.10
		STEP G	21.3871	32.0806	1,710.96	3,707.09	44,485.16
		STEP H	22.4565	33.6847	1,796.52	3,892.46	46,709.52
1665	DEPUTY CITY CLERK II	STEP A	17.5551	26.3326	1,404.40	3,042.88	36,514.60
		STEP B	18.4329	27.6493	1,474.63	3,195.03	38,340.43
		STEP C	19.3545	29.0317	1,548.36	3,354.78	40,257.36
		STEP D	20.3224	30.4836	1,625.79	3,522.54	42,270.59
		STEP E	21.3384	32.0076	1,707.07	3,698.65	44,383.87
		STEP F	22.4053	33.6079	1,792.42	3,883.58	46,603.02
		STEP G	23.5256	35.2884	1,882.04	4,077.77	48,933.24
		STEP H	24.7020	37.0530	1,976.16	4,281.68	51,380.16
1282	DEVELOPMENT SERVICES ANALYST	STEP A	30.8338	46.2507	2,466.70	5,344.52	64,134.30
		STEP B	32.3755	48.5632	2,590.04	5,611.75	67,341.04
		STEP C	33.9943	50.9914	2,719.54	5,892.34	70,708.14
		STEP D	35.6940	53.5410	2,855.52	6,186.96	74,243.52
		STEP E	37.4787	56.2180	2,998.29	6,496.30	77,955.69
		STEP F	39.3527	59.0290	3,148.21	6,821.13	81,853.61
		STEP G	41.3203	61.9804	3,305.62	7,162.18	85,946.22
		STEP H	43.3863	65.0794	3,470.90	7,520.29	90,243.50
1670	DEVELOPMENT TECHNICIAN I	STEP A	21.9680	32.9520	1,757.44	3,807.78	45,693.44
		STEP B	23.0665	34.5997	1,845.32	3,998.19	47,978.32
		STEP C	24.2197	36.3295	1,937.57	4,198.08	50,376.97
		STEP D	25.4308	38.1462	2,034.46	4,408.00	52,896.06
		STEP E	26.7024	40.0536	2,136.19	4,628.41	55,540.99
		STEP F	28.0376	42.0564	2,243.00	4,859.85	58,318.20
		STEP G	29.4393	44.1589	2,355.14	5,102.81	61,233.74
		STEP H	30.9113	46.3669	2,472.90	5,357.95	64,295.50

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
1672	DEVELOPMENT TECHNICIAN II						
		STEP A	24.1648	36.2472	1,933.18	4,188.56	50,262.78
		STEP B	25.3732	38.0598	2,029.85	4,398.02	52,776.25
		STEP C	26.6417	39.9625	2,131.33	4,617.89	55,414.73
		STEP D	27.9739	41.9608	2,237.91	4,848.80	58,185.71
		STEP E	29.3725	44.0587	2,349.80	5,091.23	61,094.80
		STEP F	30.8413	46.2619	2,467.30	5,345.82	64,149.90
		STEP G	32.3833	48.5749	2,590.66	5,613.10	67,357.26
		STEP H	34.0024	51.0036	2,720.19	5,893.74	70,724.99
2466	ENERGY PROGRAM TECHNICIAN						
		STEP A	22.3391	33.5086	1,787.12	3,872.11	46,465.32
		STEP B	23.4560	35.1840	1,876.48	4,065.70	48,788.48
		STEP C	24.6288	36.9432	1,970.30	4,268.99	51,227.90
		STEP D	25.8603	38.7904	2,068.82	4,482.45	53,789.42
		STEP E	27.1533	40.7299	2,172.26	4,706.57	56,478.86
		STEP F	28.5109	42.7663	2,280.87	4,941.88	59,302.67
		STEP G	29.9365	44.9047	2,394.92	5,188.99	62,267.92
		STEP H	31.4333	47.1499	2,514.66	5,448.43	65,381.26
1300	ENGINEERING TECHNICIAN I						
		STEP A	21.1552	31.7328	1,692.41	3,666.90	44,002.81
		STEP B	22.2130	33.3195	1,777.04	3,850.25	46,203.04
		STEP C	23.3236	34.9854	1,865.88	4,042.75	48,513.08
		STEP D	24.4898	36.7347	1,959.18	4,244.89	50,938.78
		STEP E	25.7143	38.5714	2,057.14	4,457.14	53,485.74
		STEP F	27.0000	40.5000	2,160.00	4,680.00	56,160.00
		STEP G	28.3500	42.5250	2,268.00	4,914.00	58,968.00
		STEP H	29.7675	44.6512	2,381.40	5,159.70	61,916.40
1350	ENGINEERING TECHNICIAN II						
		STEP A	23.2707	34.9060	1,861.65	4,033.58	48,403.05
		STEP B	24.4342	36.6513	1,954.73	4,235.26	50,823.13
		STEP C	25.6559	38.4838	2,052.47	4,447.02	53,364.27
		STEP D	26.9387	40.4080	2,155.09	4,669.37	56,032.49
		STEP E	28.2857	42.4285	2,262.85	4,902.85	58,834.25
		STEP F	29.7000	44.5500	2,376.00	5,148.00	61,776.00
		STEP G	31.1850	46.7775	2,494.80	5,405.40	64,864.80
		STEP H	32.7442	49.1163	2,619.53	5,675.66	68,107.93

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
2542	ENVIRONMENTAL COMPL SPEC I						
		STEP A	23.0837	34.6255	1,846.69	4,001.17	48,014.09
		STEP B	24.2379	36.3568	1,939.03	4,201.23	50,414.83
		STEP C	25.4498	38.1747	2,035.98	4,411.29	52,935.58
		STEP D	26.7223	40.0834	2,137.78	4,631.86	55,582.38
		STEP E	28.0584	42.0876	2,244.67	4,863.45	58,361.47
		STEP F	29.4613	44.1919	2,356.90	5,106.62	61,279.50
		STEP G	30.9344	46.4016	2,474.75	5,361.96	64,343.55
		STEP H	32.4811	48.7216	2,598.48	5,630.05	67,560.68
2544	ENVIRONMENTAL COMPL SPEC II						
		STEP A	25.3897	38.0845	2,031.17	4,400.88	52,810.57
		STEP B	26.6592	39.9888	2,132.73	4,620.92	55,451.13
		STEP C	27.9922	41.9883	2,239.37	4,851.98	58,223.77
		STEP D	29.3918	44.0877	2,351.34	5,094.57	61,134.94
		STEP E	30.8614	46.2921	2,468.91	5,349.30	64,191.71
		STEP F	32.4044	48.6066	2,592.35	5,616.76	67,401.15
		STEP G	34.0247	51.0370	2,721.97	5,897.61	70,771.37
		STEP H	35.7259	53.5888	2,858.07	6,192.48	74,309.87
2560	EQUIPMENT SERVICEWORKER						
		STEP A	19.1038	28.6557	1,528.30	3,311.32	39,735.90
		STEP B	20.0590	30.0885	1,604.72	3,476.89	41,722.72
		STEP C	21.0621	31.5931	1,684.96	3,650.76	43,809.16
		STEP D	22.1152	33.1728	1,769.21	3,833.30	45,999.61
		STEP E	23.2209	34.8313	1,857.67	4,024.95	48,299.47
		STEP F	24.3820	36.5730	1,950.56	4,226.21	50,714.56
		STEP G	25.6010	38.4015	2,048.08	4,437.50	53,250.08
		STEP H	26.8812	40.3218	2,150.49	4,659.40	55,912.89
3334	FINANCE CLERK I						
		STEP A	16.5094	24.7641	1,320.75	2,861.62	34,339.55
		STEP B	17.3348	26.0022	1,386.78	3,004.69	36,056.38
		STEP C	18.2016	27.3024	1,456.12	3,154.94	37,859.32
		STEP D	19.1118	28.6677	1,528.94	3,312.71	39,752.54
		STEP E	20.0673	30.1009	1,605.38	3,478.33	41,739.98
		STEP F	21.0708	31.6062	1,685.66	3,652.27	43,827.26
		STEP G	22.1242	33.1863	1,769.93	3,834.86	46,018.33
		STEP H	23.2305	34.8457	1,858.44	4,026.62	48,319.44

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3335	FINANCE CLERK II	STEP A	18.1604	27.2406	1,452.83	3,147.80	37,773.63
		STEP B	19.0686	28.6029	1,525.48	3,305.22	39,662.68
		STEP C	20.0219	30.0328	1,601.75	3,470.46	41,645.55
		STEP D	21.0228	31.5342	1,681.82	3,643.95	43,727.42
		STEP E	22.0741	33.1111	1,765.92	3,826.17	45,914.12
		STEP F	23.1778	34.7667	1,854.22	4,017.48	48,209.82
		STEP G	24.3367	36.5050	1,946.93	4,218.36	50,620.33
		STEP H	25.5534	38.3301	2,044.27	4,429.25	53,151.07
3325	FINANCE TECHNICIAN I	STEP A	18.9576	28.4364	1,516.60	3,285.98	39,431.80
		STEP B	19.9055	29.8582	1,592.44	3,450.28	41,403.44
		STEP C	20.9008	31.3512	1,672.06	3,622.80	43,473.66
		STEP D	21.9457	32.9185	1,755.65	3,803.92	45,647.05
		STEP E	23.0431	34.5646	1,843.44	3,994.13	47,929.64
		STEP F	24.1952	36.2928	1,935.61	4,193.83	50,326.01
		STEP G	25.4050	38.1075	2,032.40	4,403.53	52,842.40
		STEP H	26.6752	40.0128	2,134.01	4,623.70	55,484.41
3326	FINANCE TECHNICIAN II	STEP A	20.8535	31.2802	1,668.28	3,614.60	43,375.28
		STEP B	21.8960	32.8440	1,751.68	3,795.30	45,543.68
		STEP C	22.9912	34.4868	1,839.29	3,985.14	47,821.69
		STEP D	24.1404	36.2106	1,931.23	4,184.33	50,212.03
		STEP E	25.3474	38.0211	2,027.79	4,393.54	52,722.59
		STEP F	26.6150	39.9225	2,129.20	4,613.26	55,359.20
		STEP G	27.9457	41.9185	2,235.65	4,843.92	58,127.05
		STEP H	29.3427	44.0140	2,347.41	5,086.06	61,032.81
3316	FINANCIAL ANALYST I	STEP A	31.9009	47.8513	2,552.07	5,529.48	66,353.87
		STEP B	33.4960	50.2440	2,679.68	5,805.97	69,671.68
		STEP C	35.1708	52.7562	2,813.66	6,096.27	73,155.26
		STEP D	36.9293	55.3939	2,954.34	6,401.07	76,812.94
		STEP E	38.7758	58.1637	3,102.06	6,721.13	80,653.66
		STEP F	40.7146	61.0719	3,257.16	7,057.19	84,686.36
		STEP G	42.7503	64.1254	3,420.02	7,410.05	88,920.62
		STEP H	44.8878	67.3317	3,591.02	7,780.55	93,366.62

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3318	FINANCIAL ANALYST II	STEP A	35.0393	52.5589	2,803.14	6,073.47	72,881.74
		STEP B	36.7913	55.1869	2,943.30	6,377.15	76,525.90
		STEP C	38.6308	57.9462	3,090.46	6,696.00	80,352.06
		STEP D	40.5624	60.8436	3,244.99	7,030.81	84,369.79
		STEP E	42.5905	63.8857	3,407.24	7,382.35	88,588.24
		STEP F	44.7200	67.0800	3,577.60	7,751.46	93,017.60
		STEP G	46.9560	70.4340	3,756.48	8,139.04	97,668.48
		STEP H	49.3038	73.9557	3,944.30	8,545.99	102,551.90
3319	FLEET MANAGEMENT TECHNICIAN	STEP A	26.5818	39.8727	2,126.54	4,607.51	55,290.14
		STEP B	27.9109	41.8663	2,232.87	4,837.88	58,054.67
		STEP C	29.3065	43.9597	2,344.52	5,079.79	60,957.52
		STEP D	30.7716	46.1574	2,461.72	5,333.74	64,004.92
		STEP E	32.3103	48.4654	2,584.82	5,600.45	67,205.42
		STEP F	33.9259	50.8888	2,714.07	5,880.48	70,565.87
		STEP G	35.6222	53.4333	2,849.77	6,174.51	74,094.17
		STEP H	37.4032	56.1048	2,992.25	6,483.22	77,798.65
3410	GIS ANALYST I	STEP A	26.4993	39.7489	2,119.94	4,593.21	55,118.54
		STEP B	27.8243	41.7364	2,225.94	4,822.87	57,874.54
		STEP C	29.2156	43.8234	2,337.24	5,064.03	60,768.44
		STEP D	30.6763	46.0144	2,454.10	5,317.22	63,806.70
		STEP E	32.2102	48.3153	2,576.81	5,583.10	66,997.21
		STEP F	33.8205	50.7307	2,705.64	5,862.22	70,346.64
		STEP G	35.5117	53.2675	2,840.93	6,155.36	73,864.33
		STEP H	37.2871	55.9306	2,982.96	6,463.09	77,557.16
3412	GIS ANALYST II	STEP A	29.3657	44.0485	2,349.25	5,090.05	61,080.65
		STEP B	30.8340	46.2510	2,466.72	5,344.56	64,134.72
		STEP C	32.3756	48.5634	2,590.04	5,611.77	67,341.24
		STEP D	33.9943	50.9914	2,719.54	5,892.34	70,708.14
		STEP E	35.6941	53.5411	2,855.52	6,186.97	74,243.72
		STEP F	37.4789	56.2183	2,998.31	6,496.34	77,956.11
		STEP G	39.3527	59.0290	3,148.21	6,821.13	81,853.61
		STEP H	41.3203	61.9804	3,305.62	7,162.18	85,946.22

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2213	GIS TECHNICIAN I	STEP A	21.1552	31.7328	1,692.41	3,666.90	44,002.81
		STEP B	22.2129	33.3193	1,777.03	3,850.23	46,202.83
		STEP C	23.3236	34.9854	1,865.88	4,042.75	48,513.08
		STEP D	24.4898	36.7347	1,959.18	4,244.89	50,938.78
		STEP E	25.7142	38.5713	2,057.13	4,457.12	53,485.53
		STEP F	27.0000	40.5000	2,160.00	4,680.00	56,160.00
		STEP G	28.3500	42.5250	2,268.00	4,914.00	58,968.00
		STEP H	29.7675	44.6512	2,381.40	5,159.70	61,916.40
2214	GIS TECHNICIAN I	STEP A	23.2707	34.9060	1,861.65	4,033.58	48,403.05
		STEP B	24.4342	36.6513	1,954.73	4,235.26	50,823.13
		STEP C	25.6559	38.4838	2,052.47	4,447.02	53,364.27
		STEP D	26.9387	40.4080	2,155.09	4,669.37	56,032.49
		STEP E	28.2857	42.4285	2,262.85	4,902.85	58,834.25
		STEP F	29.7000	44.5500	2,376.00	5,148.00	61,776.00
		STEP G	31.1850	46.7775	2,494.80	5,405.40	64,864.80
		STEP H	32.7442	49.1163	2,619.53	5,675.66	68,107.93
3401	HOUSING ANALYST I	STEP A	26.6686	40.0029	2,133.48	4,622.55	55,470.68
		STEP B	28.0021	42.0031	2,240.16	4,853.69	58,244.36
		STEP C	29.4021	44.1031	2,352.16	5,096.36	61,156.36
		STEP D	30.8721	46.3081	2,469.76	5,351.16	64,213.96
		STEP E	32.4157	48.6235	2,593.25	5,618.72	67,424.65
		STEP F	34.0367	51.0550	2,722.93	5,899.69	70,796.33
		STEP G	35.7385	53.6077	2,859.08	6,194.67	74,336.08
		STEP H	37.5254	56.2881	3,002.03	6,504.40	78,052.83
3402	HOUSING ANALYST II	STEP A	29.3354	44.0031	2,346.83	5,084.80	61,017.63
		STEP B	30.8023	46.2034	2,464.18	5,339.06	64,068.78
		STEP C	32.3425	48.5137	2,587.40	5,606.03	67,272.40
		STEP D	33.9595	50.9392	2,716.76	5,886.31	70,635.76
		STEP E	35.6578	53.4867	2,852.62	6,180.68	74,168.22
		STEP F	37.4405	56.1607	2,995.24	6,489.68	77,876.24
		STEP G	39.3128	58.9692	3,145.02	6,814.21	81,770.62
		STEP H	41.2781	61.9171	3,302.24	7,154.87	85,858.44

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
3591	HOUSING TECHNICIAN I						
		STEP A	20.3504	30.5256	1,628.03	3,527.40	42,328.83
		STEP B	21.3680	32.0520	1,709.44	3,703.78	44,445.44
		STEP C	22.4364	33.6546	1,794.91	3,888.97	46,667.71
		STEP D	23.5582	35.3373	1,884.65	4,083.42	49,001.05
		STEP E	24.7361	37.1041	1,978.88	4,287.59	51,451.08
		STEP F	25.9729	38.9593	2,077.83	4,501.96	54,023.63
		STEP G	27.2715	40.9072	2,181.72	4,727.06	56,724.72
		STEP H	28.6351	42.9526	2,290.80	4,963.41	59,561.00
3592	HOUSING TECHNICIAN II						
		STEP A	22.3877	33.5815	1,791.01	3,880.53	46,566.41
		STEP B	23.5071	35.2606	1,880.56	4,074.56	48,894.76
		STEP C	24.6824	37.0236	1,974.59	4,278.28	51,339.39
		STEP D	25.9165	38.8747	2,073.32	4,492.19	53,906.32
		STEP E	27.2124	40.8186	2,176.99	4,716.81	56,601.79
		STEP F	28.5730	42.8595	2,285.84	4,952.65	59,431.84
		STEP G	30.0016	45.0024	2,400.12	5,200.27	62,403.32
		STEP H	31.5017	47.2525	2,520.13	5,460.29	65,523.53
3604	INDUSTRIAL WASTE SPECIALIST						
		STEP A	28.1256	42.1884	2,250.04	4,875.10	58,501.24
		STEP B	29.5318	44.2977	2,362.54	5,118.84	61,426.14
		STEP C	31.0084	46.5126	2,480.67	5,374.78	64,497.47
		STEP D	32.5589	48.8383	2,604.71	5,643.54	67,722.51
		STEP E	34.1868	51.2802	2,734.94	5,925.71	71,108.54
		STEP F	35.8961	53.8441	2,871.68	6,221.99	74,663.88
		STEP G	37.6910	56.5365	3,015.28	6,533.10	78,397.28
		STEP H	39.5755	59.3632	3,166.04	6,859.75	82,317.04
3610	INDUSTRIAL WASTE TECHNICIAN						
		STEP A	24.4546	36.6819	1,956.36	4,238.79	50,865.56
		STEP B	25.6773	38.5159	2,054.18	4,450.73	53,408.78
		STEP C	26.9612	40.4418	2,156.89	4,673.27	56,079.29
		STEP D	28.3093	42.4639	2,264.74	4,906.94	58,883.34
		STEP E	29.7247	44.5870	2,377.97	5,152.28	61,827.37
		STEP F	31.2110	46.8165	2,496.88	5,409.90	64,918.88
		STEP G	32.7715	49.1572	2,621.72	5,680.39	68,164.72
		STEP H	34.4101	51.6151	2,752.80	5,964.41	71,573.00

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3730	INTERPRETIVE SRVC SPECIALST I						
		STEP A	20.3037	30.4555	1,624.29	3,519.30	42,231.69
		STEP B	21.3189	31.9783	1,705.51	3,695.27	44,343.31
		STEP C	22.3849	33.5773	1,790.79	3,880.04	46,560.59
		STEP D	23.5041	35.2561	1,880.32	4,074.04	48,888.52
		STEP E	24.6793	37.0189	1,974.34	4,277.74	51,332.94
		STEP F	25.9133	38.8699	2,073.06	4,491.63	53,899.66
		STEP G	27.2090	40.8135	2,176.72	4,716.22	56,594.72
		STEP H	28.5694	42.8541	2,285.55	4,952.02	59,424.35
3732	INTERPRETIVE SRVC SPECIALST II						
		STEP A	22.3341	33.5011	1,786.72	3,871.24	46,454.92
		STEP B	23.4508	35.1762	1,876.06	4,064.80	48,777.66
		STEP C	24.6233	36.9349	1,969.86	4,268.03	51,216.46
		STEP D	25.8545	38.7817	2,068.36	4,481.44	53,777.36
		STEP E	27.1472	40.7208	2,171.77	4,705.51	56,466.17
		STEP F	28.5046	42.7569	2,280.36	4,940.79	59,289.56
		STEP G	29.9298	44.8947	2,394.38	5,187.83	62,253.98
		STEP H	31.4263	47.1394	2,514.10	5,447.22	65,366.70
5075	IRRIGATION TECHNICIAN						
		STEP A	24.7123	37.0684	1,976.98	4,283.46	51,401.58
		STEP B	25.9479	38.9218	2,075.83	4,497.63	53,971.63
		STEP C	27.2452	40.8678	2,179.61	4,722.50	56,670.01
		STEP D	28.6074	42.9111	2,288.59	4,958.61	59,503.39
		STEP E	30.0379	45.0568	2,403.03	5,206.56	62,478.83
		STEP F	31.5397	47.3095	2,523.17	5,466.88	65,602.57
		STEP G	33.1167	49.6750	2,649.33	5,740.22	68,882.73
		STEP H	34.7725	52.1587	2,781.80	6,027.23	72,326.80
3793	IT ANALYST I						
		STEP A	27.9469	41.9203	2,235.75	4,844.12	58,129.55
		STEP B	29.3442	44.0163	2,347.53	5,086.32	61,035.93
		STEP C	30.8113	46.2169	2,464.90	5,340.62	64,087.50
		STEP D	32.3520	48.5280	2,588.16	5,607.68	67,292.16
		STEP E	33.9697	50.9545	2,717.57	5,888.08	70,656.97
		STEP F	35.6682	53.5023	2,853.45	6,182.48	74,189.85
		STEP G	37.4514	56.1771	2,996.11	6,491.57	77,898.91
		STEP H	39.3241	58.9861	3,145.92	6,816.17	81,794.12

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
3794	IT ANALYST II	STEP A	30.7418	46.1127	2,459.34	5,328.57	63,942.94
		STEP B	32.2787	48.4180	2,582.29	5,594.97	67,139.69
		STEP C	33.8927	50.8390	2,711.41	5,874.73	70,496.81
		STEP D	35.5872	53.3808	2,846.97	6,168.44	74,021.37
		STEP E	37.3667	56.0500	2,989.33	6,476.89	77,722.73
		STEP F	39.2352	58.8528	3,138.81	6,800.76	81,609.21
		STEP G	41.1968	61.7952	3,295.74	7,140.77	85,689.34
		STEP H	43.2565	64.8847	3,460.52	7,497.79	89,973.52
3616	IT PLANNING & POLICY TECH	STEP A	23.9838	35.9757	1,918.70	4,157.19	49,886.30
		STEP B	25.1830	37.7745	2,014.64	4,365.05	52,380.64
		STEP C	26.4421	39.6631	2,115.36	4,583.29	54,999.56
		STEP D	27.7642	41.6463	2,221.13	4,812.46	57,749.53
		STEP E	29.1524	43.7286	2,332.19	5,053.08	60,636.99
		STEP F	30.6101	45.9151	2,448.80	5,305.75	63,669.00
		STEP G	32.1406	48.2109	2,571.24	5,571.03	66,852.44
		STEP H	33.7476	50.6214	2,699.80	5,849.58	70,195.00
3617	IT TECHNICIAN I	STEP A	21.7292	32.5938	1,738.33	3,766.39	45,196.73
		STEP B	22.8157	34.2235	1,825.25	3,954.72	47,456.65
		STEP C	23.9565	35.9347	1,916.52	4,152.46	49,829.52
		STEP D	25.1543	37.7314	2,012.34	4,360.07	52,320.94
		STEP E	26.4120	39.6180	2,112.96	4,578.08	54,936.96
		STEP F	27.7326	41.5989	2,218.60	4,806.98	57,683.80
		STEP G	29.1192	43.6788	2,329.53	5,047.32	60,567.93
		STEP H	30.5752	45.8628	2,446.01	5,299.70	63,596.41
3618	IT TECHNICIAN II	STEP A	23.9021	35.8531	1,912.16	4,143.03	49,716.36
		STEP B	25.0972	37.6458	2,007.77	4,350.18	52,202.17
		STEP C	26.3520	39.5280	2,108.16	4,567.68	54,812.16
		STEP D	27.6696	41.5044	2,213.56	4,796.06	57,552.76
		STEP E	29.0531	43.5796	2,324.24	5,035.87	60,430.44
		STEP F	30.5058	45.7587	2,440.46	5,287.67	63,452.06
		STEP G	32.0310	48.0465	2,562.48	5,552.04	66,624.48
		STEP H	33.6326	50.4489	2,690.60	5,829.65	69,955.80

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3792	JR ENGINEER	STEP A	29.2990	43.9485	2,343.92	5,078.49	60,941.92
		STEP B	30.7640	46.1460	2,461.12	5,332.42	63,989.12
		STEP C	32.3022	48.4533	2,584.17	5,599.04	67,188.57
		STEP D	33.9173	50.8759	2,713.38	5,879.00	70,547.98
		STEP E	35.6132	53.4198	2,849.05	6,172.95	74,075.45
		STEP F	37.3938	56.0907	2,991.50	6,481.59	77,779.10
		STEP G	39.2635	58.8952	3,141.08	6,805.67	81,668.08
		STEP H	41.2267	61.8400	3,298.13	7,145.96	85,751.53
4010	LABORATORY TECHNICIAN I	STEP A	20.2263	30.3394	1,618.10	3,505.89	42,070.70
		STEP B	21.2377	31.8565	1,699.01	3,681.20	44,174.41
		STEP C	22.2995	33.4492	1,783.96	3,865.24	46,382.96
		STEP D	23.4145	35.1217	1,873.16	4,058.51	48,702.16
		STEP E	24.5852	36.8778	1,966.81	4,261.43	51,137.21
		STEP F	25.8145	38.7217	2,065.16	4,474.51	53,694.16
		STEP G	27.1052	40.6578	2,168.41	4,698.23	56,378.81
		STEP H	28.4605	42.6907	2,276.84	4,933.15	59,197.84
4020	LABORATORY TECHNICIAN II	STEP A	22.2315	33.3472	1,778.52	3,853.46	46,241.52
		STEP B	23.3431	35.0146	1,867.44	4,046.13	48,553.64
		STEP C	24.5103	36.7654	1,960.82	4,248.45	50,981.42
		STEP D	25.7358	38.6037	2,058.86	4,460.87	53,530.46
		STEP E	27.0226	40.5339	2,161.80	4,683.91	56,207.00
		STEP F	28.3737	42.5605	2,269.89	4,918.10	59,017.29
		STEP G	29.7924	44.6886	2,383.39	5,164.01	61,968.19
		STEP H	31.2820	46.9230	2,502.56	5,422.21	65,066.56
4151	LIBRARIAN I	STEP A	22.9630	34.4445	1,837.04	3,980.25	47,763.04
		STEP B	24.1111	36.1666	1,928.88	4,179.25	50,151.08
		STEP C	25.3167	37.9750	2,025.33	4,388.22	52,658.73
		STEP D	26.5825	39.8737	2,126.60	4,607.63	55,291.60
		STEP E	27.9116	41.8674	2,232.92	4,838.01	58,056.12
		STEP F	29.3072	43.9608	2,344.57	5,079.91	60,958.97
		STEP G	30.7726	46.1589	2,461.80	5,333.91	64,007.00
		STEP H	32.3112	48.4668	2,584.89	5,600.60	67,207.29

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4152	LIBRARIAN II	STEP A	25.2592	37.8888	2,020.73	4,378.26	52,539.13
		STEP B	26.5221	39.7831	2,121.76	4,597.16	55,165.96
		STEP C	27.8482	41.7723	2,227.85	4,827.02	57,924.25
		STEP D	29.2407	43.8610	2,339.25	5,068.38	60,820.65
		STEP E	30.7027	46.0540	2,456.21	5,321.80	63,861.61
		STEP F	32.2378	48.3567	2,579.02	5,587.88	67,054.62
		STEP G	33.8497	50.7745	2,707.97	5,867.28	70,407.37
		STEP H	35.5422	53.3133	2,843.37	6,160.64	73,927.77
4200	LIBRARY ASSISTANT I	STEP A	16.3923	24.5884	1,311.38	2,841.33	34,095.98
		STEP B	17.2121	25.8181	1,376.96	2,983.43	35,801.16
		STEP C	18.0726	27.1089	1,445.80	3,132.58	37,591.00
		STEP D	18.9763	28.4644	1,518.10	3,289.22	39,470.70
		STEP E	19.9250	29.8875	1,594.00	3,453.66	41,444.00
		STEP F	20.9213	31.3819	1,673.70	3,626.35	43,516.30
		STEP G	21.9673	32.9509	1,757.38	3,807.66	45,691.98
		STEP H	23.0657	34.5985	1,845.25	3,998.05	47,976.65
4210	LIBRARY ASSISTANT II	STEP A	18.0316	27.0474	1,442.52	3,125.47	37,505.72
		STEP B	18.9333	28.3999	1,514.66	3,281.77	39,381.26
		STEP C	19.8799	29.8198	1,590.39	3,445.84	41,350.19
		STEP D	20.8738	31.3107	1,669.90	3,618.12	43,417.50
		STEP E	21.9176	32.8764	1,753.40	3,799.05	45,588.60
		STEP F	23.0134	34.5201	1,841.07	3,988.98	47,867.87
		STEP G	24.1641	36.2461	1,933.12	4,188.44	50,261.32
		STEP H	25.3723	38.0584	2,029.78	4,397.86	52,774.38
4250	LIBRARY TECHNICIAN	STEP A	21.9609	32.9413	1,756.87	3,806.55	45,678.67
		STEP B	23.0591	34.5886	1,844.72	3,996.91	47,962.92
		STEP C	24.2119	36.3178	1,936.95	4,196.72	50,360.75
		STEP D	25.4226	38.1339	2,033.80	4,406.58	52,879.00
		STEP E	26.6937	40.0405	2,135.49	4,626.90	55,522.89
		STEP F	28.0283	42.0424	2,242.26	4,858.23	58,298.86
		STEP G	29.4298	44.1447	2,354.38	5,101.16	61,213.98
		STEP H	30.9012	46.3518	2,472.09	5,356.20	64,274.49

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4516	MARKETING & COMMUNIC ANALYST I						
		STEP A	25.9239	38.8858	2,073.91	4,493.47	53,921.71
		STEP B	27.2201	40.8301	2,177.60	4,718.15	56,617.80
		STEP C	28.5812	42.8718	2,286.49	4,954.07	59,448.89
		STEP D	30.0102	45.0153	2,400.81	5,201.76	62,421.21
		STEP E	31.5107	47.2660	2,520.85	5,461.85	65,542.25
		STEP F	33.0863	49.6294	2,646.90	5,734.95	68,819.50
		STEP G	34.7406	52.1109	2,779.24	6,021.70	72,260.44
		STEP H	36.4776	54.7164	2,918.20	6,322.78	75,873.40
4517	MARKETING & COMMUNIC ANALYST II						
		STEP A	28.5163	42.7744	2,281.30	4,942.82	59,313.90
		STEP B	29.9421	44.9131	2,395.36	5,189.96	62,279.56
		STEP C	31.4392	47.1588	2,515.13	5,449.46	65,393.53
		STEP D	33.0112	49.5168	2,640.89	5,721.94	68,663.29
		STEP E	34.6617	51.9925	2,772.93	6,008.02	72,096.33
		STEP F	36.3948	54.5922	2,911.58	6,308.43	75,701.18
		STEP G	38.2146	57.3219	3,057.16	6,623.86	79,486.36
		STEP H	40.1253	60.1879	3,210.02	6,955.05	83,460.62
4500	MECHANIC I						
		STEP A	21.9682	32.9523	1,757.45	3,807.82	45,693.85
		STEP B	23.0668	34.6002	1,845.34	3,998.24	47,978.94
		STEP C	24.2200	36.3300	1,937.60	4,198.13	50,377.60
		STEP D	25.4310	38.1465	2,034.48	4,408.04	52,896.48
		STEP E	26.7027	40.0540	2,136.21	4,628.46	55,541.61
		STEP F	28.0378	42.0567	2,243.02	4,859.88	58,318.62
		STEP G	29.4396	44.1594	2,355.16	5,102.86	61,234.36
		STEP H	30.9116	46.3674	2,472.92	5,358.01	64,296.12
4501	MECHANIC II						
		STEP A	24.1651	36.2476	1,933.20	4,188.61	50,263.40
		STEP B	25.3735	38.0602	2,029.88	4,398.07	52,776.88
		STEP C	26.6422	39.9633	2,131.37	4,617.98	55,415.77
		STEP D	27.9744	41.9616	2,237.95	4,848.89	58,186.75
		STEP E	29.3731	44.0596	2,349.84	5,091.33	61,096.04
		STEP F	30.8418	46.2627	2,467.34	5,345.91	64,150.94
		STEP G	32.3840	48.5760	2,590.72	5,613.22	67,358.72
		STEP H	34.0034	51.0051	2,720.27	5,893.92	70,727.07

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4540	METER READER						
		STEP A	19.4909	29.2363	1,559.27	3,378.42	40,541.07
		STEP B	20.4655	30.6982	1,637.24	3,547.35	42,568.24
		STEP C	21.4886	32.2329	1,719.08	3,724.69	44,696.28
		STEP D	22.5631	33.8446	1,805.04	3,910.93	46,931.24
		STEP E	23.6912	35.5368	1,895.29	4,106.47	49,277.69
		STEP F	24.8759	37.3138	1,990.07	4,311.82	51,741.87
		STEP G	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP H	27.4258	41.1387	2,194.06	4,753.80	57,045.66
4534	METER SERVICE WORKER						
		STEP A	20.4653	30.6979	1,637.22	3,547.31	42,567.82
		STEP B	21.4883	32.2324	1,719.06	3,724.63	44,695.66
		STEP C	22.5629	33.8443	1,805.03	3,910.90	46,930.83
		STEP D	23.6910	35.5365	1,895.28	4,106.44	49,277.28
		STEP E	24.8756	37.3134	1,990.04	4,311.77	51,741.24
		STEP F	26.1193	39.1789	2,089.54	4,527.34	54,328.14
		STEP G	27.4251	41.1376	2,194.00	4,753.68	57,044.20
		STEP H	28.7965	43.1947	2,303.72	4,991.39	59,896.72
4862	NATURAL RESOURCES TECHNICIAN						
		STEP A	24.1648	36.2472	1,933.18	4,188.56	50,262.78
		STEP B	25.3732	38.0598	2,029.85	4,398.02	52,776.25
		STEP C	26.6417	39.9625	2,131.33	4,617.89	55,414.73
		STEP D	27.9739	41.9608	2,237.91	4,848.80	58,185.71
		STEP E	29.3725	44.0587	2,349.80	5,091.23	61,094.80
		STEP F	30.8413	46.2619	2,467.30	5,345.82	64,149.90
		STEP G	32.3833	48.5749	2,590.66	5,613.10	67,357.26
		STEP H	34.0024	51.0036	2,720.19	5,893.74	70,724.99
4870	NATURAL RESOURCES WKR I						
		STEP A	18.6048	27.9072	1,488.38	3,224.83	38,697.98
		STEP B	19.5351	29.3026	1,562.80	3,386.08	40,633.00
		STEP C	20.5119	30.7678	1,640.95	3,555.39	42,664.75
		STEP D	21.5375	32.3062	1,723.00	3,733.16	44,798.00
		STEP E	22.6143	33.9214	1,809.14	3,919.81	47,037.74
		STEP F	23.7451	35.6176	1,899.60	4,115.81	49,389.80
		STEP G	24.9324	37.3986	1,994.59	4,321.61	51,859.39
		STEP H	26.1789	39.2683	2,094.31	4,537.67	54,452.11

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4872	NATURAL RESOURCES WKR II						
		STEP A	20.4655	30.6982	1,637.24	3,547.35	42,568.24
		STEP B	21.4888	32.2332	1,719.10	3,724.72	44,696.70
		STEP C	22.5632	33.8448	1,805.05	3,910.95	46,931.45
		STEP D	23.6913	35.5369	1,895.30	4,106.49	49,277.90
		STEP E	24.8760	37.3140	1,990.08	4,311.84	51,742.08
		STEP F	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP G	27.4258	41.1387	2,194.06	4,753.80	57,045.66
		STEP H	28.7970	43.1955	2,303.76	4,991.48	59,897.76
4956	OFFICE ASSISTANT I						
		STEP A	15.7235	23.5852	1,257.88	2,725.40	32,704.88
		STEP B	16.5098	24.7647	1,320.78	2,861.69	34,340.38
		STEP C	17.3351	26.0026	1,386.80	3,004.75	36,057.00
		STEP D	18.2019	27.3028	1,456.15	3,155.00	37,859.95
		STEP E	19.1122	28.6683	1,528.97	3,312.78	39,753.37
		STEP F	20.0676	30.1014	1,605.40	3,478.38	41,740.60
		STEP G	21.0712	31.6068	1,685.69	3,652.34	43,828.09
		STEP H	22.1245	33.1867	1,769.96	3,834.91	46,018.96
4957	OFFICE ASSISTANT II						
		STEP A	17.2957	25.9435	1,383.65	2,997.92	35,975.05
		STEP B	18.1606	27.2409	1,452.84	3,147.83	37,774.04
		STEP C	19.0687	28.6030	1,525.49	3,305.24	39,662.89
		STEP D	20.0221	30.0331	1,601.76	3,470.49	41,645.96
		STEP E	21.0230	31.5345	1,681.84	3,643.98	43,727.84
		STEP F	22.0743	33.1114	1,765.94	3,826.21	45,914.54
		STEP G	23.1781	34.7671	1,854.24	4,017.53	48,210.44
		STEP H	24.3369	36.5053	1,946.95	4,218.39	50,620.75
5070	PARKS MAINTENANCE WORKER I						
		STEP A	17.7189	26.5783	1,417.51	3,071.27	36,855.31
		STEP B	18.6050	27.9075	1,488.40	3,224.86	38,698.40
		STEP C	19.5351	29.3026	1,562.80	3,386.08	40,633.00
		STEP D	20.5120	30.7680	1,640.96	3,555.41	42,664.96
		STEP E	21.5374	32.3061	1,722.99	3,733.14	44,797.79
		STEP F	22.6142	33.9213	1,809.13	3,919.79	47,037.53
		STEP G	23.7451	35.6176	1,899.60	4,115.81	49,389.80
		STEP H	24.9324	37.3986	1,994.59	4,321.61	51,859.39

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
5080	PARKS MAINTENANCE WORKER II						
		STEP A	19.4909	29.2363	1,559.27	3,378.42	40,541.07
		STEP B	20.4655	30.6982	1,637.24	3,547.35	42,568.24
		STEP C	21.4886	32.2329	1,719.08	3,724.69	44,696.28
		STEP D	22.5631	33.8446	1,805.04	3,910.93	46,931.24
		STEP E	23.6912	35.5368	1,895.29	4,106.47	49,277.69
		STEP F	24.8762	37.3143	1,990.09	4,311.87	51,742.49
		STEP G	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP H	27.4258	41.1387	2,194.06	4,753.80	57,045.66
1278	PARKS PROJECT TECHNICIAN						
		STEP A	24.7123	37.0684	1,976.98	4,283.46	51,401.58
		STEP B	25.9479	38.9218	2,075.83	4,497.63	53,971.63
		STEP C	27.2453	40.8679	2,179.62	4,722.51	56,670.22
		STEP D	28.6076	42.9114	2,288.60	4,958.65	59,503.80
		STEP E	30.0380	45.0570	2,403.04	5,206.58	62,479.04
		STEP F	31.5399	47.3098	2,523.19	5,466.91	65,602.99
		STEP G	33.1169	49.6753	2,649.35	5,740.26	68,883.15
		STEP H	34.7727	52.1590	2,781.81	6,027.26	72,327.21
5045	PARKS, REC & LIBRARIES TECH						
		STEP A	22.5961	33.8941	1,807.68	3,916.65	46,999.88
		STEP B	23.7260	35.5890	1,898.08	4,112.50	49,350.08
		STEP C	24.9122	37.3683	1,992.97	4,318.11	51,817.37
		STEP D	26.1578	39.2367	2,092.62	4,534.01	54,408.22
		STEP E	27.4657	41.1985	2,197.25	4,760.72	57,128.65
		STEP F	28.8389	43.2583	2,307.11	4,998.74	59,984.91
		STEP G	30.2809	45.4213	2,422.47	5,248.68	62,984.27
		STEP H	31.7949	47.6923	2,543.59	5,511.11	66,133.39
5245	PERMIT ANALYST						
		STEP A	30.9713	46.4569	2,477.70	5,368.35	64,420.30
		STEP B	32.5196	48.7794	2,601.56	5,636.73	67,640.76
		STEP C	34.1458	51.2187	2,731.66	5,918.60	71,023.26
		STEP D	35.8531	53.7796	2,868.24	6,214.53	74,574.44
		STEP E	37.6456	56.4684	3,011.64	6,525.23	78,302.84
		STEP F	39.5280	59.2920	3,162.24	6,851.52	82,218.24
		STEP G	41.5043	62.2564	3,320.34	7,194.07	86,328.94
		STEP H	43.5794	65.3691	3,486.35	7,553.76	90,645.15

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
5277	PERMITS TECHNICIAN I						
		STEP A	21.9680	32.9520	1,757.44	3,807.78	45,693.44
		STEP B	23.0665	34.5997	1,845.32	3,998.19	47,978.32
		STEP C	24.2197	36.3295	1,937.57	4,198.08	50,376.97
		STEP D	25.4308	38.1462	2,034.46	4,408.00	52,896.06
		STEP E	26.7024	40.0536	2,136.19	4,628.41	55,540.99
		STEP F	28.0376	42.0564	2,243.00	4,859.85	58,318.20
		STEP G	29.4393	44.1589	2,355.14	5,102.81	61,233.74
		STEP H	30.9113	46.3669	2,472.90	5,357.95	64,295.50
5279	PERMITS TECHNICIAN II						
		STEP A	24.1648	36.2472	1,933.18	4,188.56	50,262.78
		STEP B	25.3732	38.0598	2,029.85	4,398.02	52,776.25
		STEP C	26.6417	39.9625	2,131.33	4,617.89	55,414.73
		STEP D	27.9739	41.9608	2,237.91	4,848.80	58,185.71
		STEP E	29.3725	44.0587	2,349.80	5,091.23	61,094.80
		STEP F	30.8413	46.2619	2,467.30	5,345.82	64,149.90
		STEP G	32.3833	48.5749	2,590.66	5,613.10	67,357.26
		STEP H	34.0024	51.0036	2,720.19	5,893.74	70,724.99
5560	PROJECT COORDINATOR						
		STEP A	28.9983	43.4974	2,319.86	5,026.37	60,316.46
		STEP B	30.4482	45.6723	2,435.85	5,277.68	63,332.25
		STEP C	31.9706	47.9559	2,557.64	5,541.57	66,498.84
		STEP D	33.5691	50.3536	2,685.52	5,818.64	69,823.72
		STEP E	35.2476	52.8714	2,819.80	6,109.58	73,315.00
		STEP F	37.0100	55.5150	2,960.80	6,415.06	76,980.80
		STEP G	38.8605	58.2907	3,108.84	6,735.82	80,829.84
		STEP H	40.8035	61.2052	3,264.28	7,072.60	84,871.28
6121	RECREATION COORDINATOR I						
		STEP A	20.3037	30.4555	1,624.29	3,519.30	42,231.69
		STEP B	21.3189	31.9783	1,705.51	3,695.27	44,343.31
		STEP C	22.3849	33.5773	1,790.79	3,880.04	46,560.59
		STEP D	23.5041	35.2561	1,880.32	4,074.04	48,888.52
		STEP E	24.6793	37.0189	1,974.34	4,277.74	51,332.94
		STEP F	25.9133	38.8699	2,073.06	4,491.63	53,899.66
		STEP G	27.2090	40.8135	2,176.72	4,716.22	56,594.72
		STEP H	28.5694	42.8541	2,285.55	4,952.02	59,424.35

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
6122	RECREATION COORDINATOR II						
		STEP A	22.3341	33.5011	1,786.72	3,871.24	46,454.92
		STEP B	23.4508	35.1762	1,876.06	4,064.80	48,777.66
		STEP C	24.6233	36.9349	1,969.86	4,268.03	51,216.46
		STEP D	25.8545	38.7817	2,068.36	4,481.44	53,777.36
		STEP E	27.1472	40.7208	2,171.77	4,705.51	56,466.17
		STEP F	28.5046	42.7569	2,280.36	4,940.79	59,289.56
		STEP G	29.9298	44.8947	2,394.38	5,187.83	62,253.98
		STEP H	31.4263	47.1394	2,514.10	5,447.22	65,366.70
8304	RECREATION LEADER						
		STEP A	17.2957	25.9435	1,383.65	2,997.92	35,975.05
		STEP B	18.1606	27.2409	1,452.84	3,147.83	37,774.04
		STEP C	19.0687	28.6030	1,525.49	3,305.24	39,662.89
		STEP D	20.0221	30.0331	1,601.76	3,470.49	41,645.96
		STEP E	21.0230	31.5345	1,681.84	3,643.98	43,727.84
		STEP F	22.0743	33.1114	1,765.94	3,826.21	45,914.54
		STEP G	23.1781	34.7671	1,854.24	4,017.53	48,210.44
		STEP H	24.3369	36.5053	1,946.95	4,218.39	50,620.75
6150	RECYCLING & ORGANICS COORDNTR						
		STEP A	26.5678	39.8517	2,125.42	4,605.08	55,261.02
		STEP B	27.8963	41.8444	2,231.70	4,835.35	58,024.30
		STEP C	29.2910	43.9365	2,343.28	5,077.10	60,925.28
		STEP D	30.7557	46.1335	2,460.45	5,330.98	63,971.85
		STEP E	32.2934	48.4401	2,583.47	5,597.52	67,170.27
		STEP F	33.9081	50.8621	2,712.64	5,877.40	70,528.84
		STEP G	35.6035	53.4052	2,848.28	6,171.27	74,055.28
		STEP H	37.3837	56.0755	2,990.69	6,479.84	77,758.09
6225	REFUSE MAINTENANCE WORKER I						
		STEP A	17.1728	25.7592	1,373.82	2,976.61	35,719.42
		STEP B	18.0315	27.0472	1,442.52	3,125.46	37,505.52
		STEP C	18.9332	28.3998	1,514.65	3,281.75	39,381.05
		STEP D	19.8798	29.8197	1,590.38	3,445.83	41,349.98
		STEP E	20.8737	31.3105	1,669.89	3,618.10	43,417.29
		STEP F	21.9175	32.8762	1,753.40	3,799.03	45,588.40
		STEP G	23.0133	34.5199	1,841.06	3,988.97	47,867.66
		STEP H	24.1639	36.2458	1,933.11	4,188.40	50,260.91

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
6226	REFUSE MAINTENANCE WORKER II						
		STEP A	20.4653	30.6979	1,637.22	3,547.31	42,567.82
		STEP B	21.4883	32.2324	1,719.06	3,724.63	44,695.66
		STEP C	22.5629	33.8443	1,805.03	3,910.90	46,930.83
		STEP D	23.6910	35.5365	1,895.28	4,106.44	49,277.28
		STEP E	24.8756	37.3134	1,990.04	4,311.77	51,741.24
		STEP F	26.1193	39.1789	2,089.54	4,527.34	54,328.14
		STEP G	27.4251	41.1376	2,194.00	4,753.68	57,044.20
		STEP H	28.7965	43.1947	2,303.72	4,991.39	59,896.72
6302	REFUSE TRUCK DRIVER I						
		STEP A	18.3278	27.4917	1,466.22	3,176.81	38,121.82
		STEP B	19.2441	28.8661	1,539.52	3,335.64	40,027.72
		STEP C	20.2064	30.3096	1,616.51	3,502.44	42,029.31
		STEP D	21.2168	31.8252	1,697.34	3,677.57	44,130.94
		STEP E	22.2776	33.4164	1,782.20	3,861.45	46,337.40
		STEP F	23.3916	35.0874	1,871.32	4,054.54	48,654.52
		STEP G	24.5611	36.8416	1,964.88	4,257.25	51,087.08
		STEP H	25.7891	38.6836	2,063.12	4,470.11	53,641.32
6304	REFUSE TRUCK DRIVER II						
		STEP A	21.4887	32.2330	1,719.09	3,724.70	44,696.49
		STEP B	22.5632	33.8448	1,805.05	3,910.95	46,931.45
		STEP C	23.6914	35.5371	1,895.31	4,106.50	49,278.11
		STEP D	24.8763	37.3144	1,990.10	4,311.89	51,742.70
		STEP E	26.1199	39.1798	2,089.59	4,527.44	54,329.39
		STEP F	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP G	28.7970	43.1955	2,303.76	4,991.48	59,897.76
		STEP H	30.2371	45.3556	2,418.96	5,241.09	62,893.16
7324	SOLID WASTE BILLING TECH						
		STEP A	20.8535	31.2802	1,668.28	3,614.60	43,375.28
		STEP B	21.8960	32.8440	1,751.68	3,795.30	45,543.68
		STEP C	22.9912	34.4868	1,839.29	3,985.14	47,821.69
		STEP D	24.1404	36.2106	1,931.23	4,184.33	50,212.03
		STEP E	25.3474	38.0211	2,027.79	4,393.54	52,722.59
		STEP F	26.6150	39.9225	2,129.20	4,613.26	55,359.20
		STEP G	27.9457	41.9185	2,235.65	4,843.92	58,127.05
		STEP H	29.3427	44.0140	2,347.41	5,086.06	61,032.81

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
7117	SR BUILDING INSPECTOR						
		STEP A	30.0999	45.1498	2,407.99	5,217.31	62,607.79
		STEP B	31.6049	47.4073	2,528.39	5,478.18	65,738.19
		STEP C	33.1852	49.7778	2,654.81	5,752.10	69,025.21
		STEP D	34.8444	52.2666	2,787.55	6,039.69	72,476.35
		STEP E	36.5866	54.8799	2,926.92	6,341.67	76,100.12
		STEP F	38.4160	57.6240	3,073.28	6,658.77	79,905.28
		STEP G	40.3368	60.5052	3,226.94	6,991.71	83,900.54
		STEP H	42.3536	63.5304	3,388.28	7,341.29	88,095.48
7119	SR BUILDING MAINTENANCE WKR						
		STEP A	25.1326	37.6989	2,010.60	4,356.31	52,275.80
		STEP B	26.3892	39.5838	2,111.13	4,574.12	54,889.53
		STEP C	27.7087	41.5630	2,216.69	4,802.84	57,634.09
		STEP D	29.0941	43.6411	2,327.52	5,042.97	60,515.72
		STEP E	30.5488	45.8232	2,443.90	5,295.12	63,541.50
		STEP F	32.0763	48.1144	2,566.10	5,559.89	66,718.70
		STEP G	33.6801	50.5201	2,694.40	5,837.88	70,054.60
		STEP H	35.3641	53.0461	2,829.12	6,129.77	73,557.32
7195	SR BUILDING PLANS EXAMINER						
		STEP A	31.1606	46.7409	2,492.84	5,401.17	64,814.04
		STEP B	32.7186	49.0779	2,617.48	5,671.22	68,054.68
		STEP C	34.3546	51.5319	2,748.36	5,954.79	71,457.56
		STEP D	36.0723	54.1084	2,885.78	6,252.53	75,030.38
		STEP E	37.8759	56.8138	3,030.07	6,565.15	78,781.87
		STEP F	39.7697	59.6545	3,181.57	6,893.41	82,720.97
		STEP G	41.7582	62.6373	3,340.65	7,238.08	86,857.05
		STEP H	43.8461	65.7691	3,507.68	7,599.99	91,199.88
7139	SR BUYER						
		STEP A	26.0604	39.0906	2,084.83	4,517.13	54,205.63
		STEP B	27.3634	41.0451	2,189.07	4,742.98	56,915.87
		STEP C	28.7317	43.0975	2,298.53	4,980.16	59,761.93
		STEP D	30.1682	45.2523	2,413.45	5,229.15	62,749.85
		STEP E	31.6766	47.5149	2,534.12	5,490.61	65,887.32
		STEP F	33.2605	49.8907	2,660.84	5,765.15	69,181.84
		STEP G	34.9235	52.3852	2,793.88	6,053.40	72,640.88
		STEP H	36.6696	55.0044	2,933.56	6,356.06	76,272.76

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7134	SR CODE ENFORCEMENT INSPECTOR						
		STEP A	30.0999	45.1498	2,407.99	5,217.31	62,607.79
		STEP B	31.6049	47.4073	2,528.39	5,478.18	65,738.19
		STEP C	33.1852	49.7778	2,654.81	5,752.10	69,025.21
		STEP D	34.8444	52.2666	2,787.55	6,039.69	72,476.35
		STEP E	36.5866	54.8799	2,926.92	6,341.67	76,100.12
		STEP F	38.4160	57.6240	3,073.28	6,658.77	79,905.28
		STEP G	40.3368	60.5052	3,226.94	6,991.71	83,900.54
		STEP H	42.3536	63.5304	3,388.28	7,341.29	88,095.48
7121	SR CONSTRUCTION INSPECTOR						
		STEP A	28.9983	43.4974	2,319.86	5,026.37	60,316.46
		STEP B	30.4482	45.6723	2,435.85	5,277.68	63,332.25
		STEP C	31.9706	47.9559	2,557.64	5,541.57	66,498.84
		STEP D	33.5691	50.3536	2,685.52	5,818.64	69,823.72
		STEP E	35.2476	52.8714	2,819.80	6,109.58	73,315.00
		STEP F	37.0100	55.5150	2,960.80	6,415.06	76,980.80
		STEP G	38.8605	58.2907	3,108.84	6,735.82	80,829.84
		STEP H	40.8035	61.2052	3,264.28	7,072.60	84,871.28
7144	SR CUSTODIAN						
		STEP A	19.1617	28.7425	1,532.93	3,321.36	39,856.33
		STEP B	20.1198	30.1797	1,609.58	3,487.43	41,849.18
		STEP C	21.1256	31.6884	1,690.04	3,661.77	43,941.24
		STEP D	22.1819	33.2728	1,774.55	3,844.86	46,138.35
		STEP E	23.2909	34.9363	1,863.27	4,037.08	48,445.07
		STEP F	24.4556	36.6834	1,956.44	4,238.97	50,867.64
		STEP G	25.6784	38.5176	2,054.27	4,450.92	53,411.07
		STEP H	26.9623	40.4434	2,156.98	4,673.46	56,081.58
7162	SR ENGINEERING TECHNICIAN						
		STEP A	25.5916	38.3874	2,047.32	4,435.87	53,230.52
		STEP B	26.8711	40.3066	2,149.68	4,657.65	55,891.88
		STEP C	28.2147	42.3220	2,257.17	4,890.54	58,686.57
		STEP D	29.6254	44.4381	2,370.03	5,135.06	61,620.83
		STEP E	31.1067	46.6600	2,488.53	5,391.82	64,701.93
		STEP F	32.6620	48.9930	2,612.96	5,661.41	67,936.96
		STEP G	34.2951	51.4426	2,743.60	5,944.48	71,333.80
		STEP H	36.0099	54.0148	2,880.79	6,241.71	74,900.59

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
7146	SR FINANCE CLERK	STEP A	19.9737	29.9605	1,597.89	3,462.10	41,545.29
		STEP B	20.9724	31.4586	1,677.79	3,635.21	43,622.59
		STEP C	22.0211	33.0316	1,761.68	3,816.99	45,803.88
		STEP D	23.1221	34.6831	1,849.76	4,007.83	48,093.96
		STEP E	24.2782	36.4173	1,942.25	4,208.22	50,498.65
		STEP F	25.4921	38.2381	2,039.36	4,418.63	53,023.56
		STEP G	26.7666	40.1499	2,141.32	4,639.54	55,674.52
		STEP H	28.1051	42.1576	2,248.40	4,871.55	58,458.60
7147	SR FINANCE TECHNICIAN	STEP A	22.9387	34.4080	1,835.09	3,976.04	47,712.49
		STEP B	24.0857	36.1285	1,926.85	4,174.85	50,098.25
		STEP C	25.2900	37.9350	2,023.20	4,383.60	52,603.20
		STEP D	26.5546	39.8319	2,124.36	4,602.79	55,233.56
		STEP E	27.8823	41.8234	2,230.58	4,832.93	57,995.18
		STEP F	29.2764	43.9146	2,342.11	5,074.57	60,894.91
		STEP G	30.7400	46.1100	2,459.20	5,328.26	63,939.20
		STEP H	32.2771	48.4156	2,582.16	5,594.69	67,136.36
7148	SR HOUSING TECHNICIAN	STEP A	24.5598	36.8397	1,964.78	4,257.03	51,084.38
		STEP B	25.7878	38.6817	2,063.02	4,469.88	53,638.62
		STEP C	27.0772	40.6158	2,166.17	4,693.38	56,320.57
		STEP D	28.4310	42.6465	2,274.48	4,928.04	59,136.48
		STEP E	29.8526	44.7789	2,388.20	5,174.45	62,093.40
		STEP F	31.3452	47.0178	2,507.61	5,433.16	65,198.01
		STEP G	32.9125	49.3687	2,633.00	5,704.83	68,458.00
		STEP H	34.5581	51.8371	2,764.64	5,990.07	71,880.84
3733	SR INTERPRETIVE SRVCS SPECIAL	STEP A	24.4298	36.6447	1,954.38	4,234.49	50,813.98
		STEP B	25.6514	38.4771	2,052.11	4,446.24	53,354.91
		STEP C	26.9339	40.4008	2,154.71	4,668.54	56,022.51
		STEP D	28.2806	42.4209	2,262.44	4,901.97	58,823.64
		STEP E	29.6946	44.5419	2,375.56	5,147.06	61,764.76
		STEP F	31.1794	46.7691	2,494.35	5,404.42	64,853.15
		STEP G	32.7383	49.1074	2,619.06	5,674.63	68,095.66
		STEP H	34.3752	51.5628	2,750.01	5,958.36	71,500.41

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7149	SR IT TECHNICIAN	STEP A	26.2922	39.4383	2,103.37	4,557.31	54,687.77
		STEP B	27.6068	41.4102	2,208.54	4,785.17	57,422.14
		STEP C	28.9872	43.4808	2,318.97	5,024.44	60,293.37
		STEP D	30.4365	45.6547	2,434.92	5,275.66	63,307.92
		STEP E	31.9584	47.9376	2,556.67	5,539.45	66,473.47
		STEP F	33.5563	50.3344	2,684.50	5,816.42	69,797.10
		STEP G	35.2341	52.8511	2,818.72	6,107.24	73,286.92
		STEP H	36.9958	55.4937	2,959.66	6,412.60	76,951.26
7189	SR MECHANIC	STEP A	26.5818	39.8727	2,126.54	4,607.51	55,290.14
		STEP B	27.9109	41.8663	2,232.87	4,837.88	58,054.67
		STEP C	29.3065	43.9597	2,344.52	5,079.79	60,957.52
		STEP D	30.7716	46.1574	2,461.72	5,333.74	64,004.92
		STEP E	32.3103	48.4654	2,584.82	5,600.45	67,205.42
		STEP F	33.9259	50.8888	2,714.07	5,880.48	70,565.87
		STEP G	35.6222	53.4333	2,849.77	6,174.51	74,094.17
		STEP H	37.4032	56.1048	2,992.25	6,483.22	77,798.65
7200	SR METER SERVICE WORKER	STEP A	22.5118	33.7677	1,800.94	3,902.04	46,824.54
		STEP B	23.6374	35.4561	1,890.99	4,097.14	49,165.79
		STEP C	24.8190	37.2285	1,985.52	4,301.96	51,623.52
		STEP D	26.0603	39.0904	2,084.82	4,517.11	54,205.42
		STEP E	27.3632	41.0448	2,189.05	4,742.95	56,915.45
		STEP F	28.7314	43.0971	2,298.51	4,980.10	59,761.31
		STEP G	30.1679	45.2518	2,413.43	5,229.10	62,749.23
		STEP H	31.6763	47.5144	2,534.10	5,490.55	65,886.70
7154	SR NATURAL RESOURCES WORKER	STEP A	22.5632	33.8448	1,805.05	3,910.95	46,931.45
		STEP B	23.6914	35.5371	1,895.31	4,106.50	49,278.11
		STEP C	24.8761	37.3141	1,990.08	4,311.85	51,742.28
		STEP D	26.1199	39.1798	2,089.59	4,527.44	54,329.39
		STEP E	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP F	28.7972	43.1958	2,303.77	4,991.51	59,898.17
		STEP G	30.2370	45.3555	2,418.96	5,241.08	62,892.96
		STEP H	31.7488	47.6232	2,539.90	5,503.12	66,037.50

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7192	SR PARKS MAINTENANCE WORKER						
		STEP A	21.4887	32.2330	1,719.09	3,724.70	44,696.49
		STEP B	22.5632	33.8448	1,805.05	3,910.95	46,931.45
		STEP C	23.6914	35.5371	1,895.31	4,106.50	49,278.11
		STEP D	24.8763	37.3144	1,990.10	4,311.89	51,742.70
		STEP E	26.1199	39.1798	2,089.59	4,527.44	54,329.39
		STEP F	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP G	28.7970	43.1955	2,303.76	4,991.48	59,897.76
		STEP H	30.2371	45.3556	2,418.96	5,241.09	62,893.16
1502	SR PERMITS TECHNICIAN						
		STEP A	24.2582	36.3873	1,940.65	4,204.75	50,457.05
		STEP B	25.4711	38.2066	2,037.68	4,414.99	52,979.88
		STEP C	26.7446	40.1169	2,139.56	4,635.73	55,628.76
		STEP D	28.0818	42.1227	2,246.54	4,867.51	58,410.14
		STEP E	29.4859	44.2288	2,358.87	5,110.88	61,330.67
		STEP F	30.9602	46.4403	2,476.81	5,366.43	64,397.21
		STEP G	32.5082	48.7623	2,600.65	5,634.75	67,617.05
		STEP H	34.1337	51.2005	2,730.69	5,916.50	70,998.09
7129	SR REFUSE TRUCK DRIVER						
		STEP A	23.6911	35.5366	1,895.28	4,106.45	49,277.48
		STEP B	24.8757	37.3135	1,990.05	4,311.78	51,741.45
		STEP C	26.1195	39.1792	2,089.56	4,527.38	54,328.56
		STEP D	27.4255	41.1382	2,194.04	4,753.75	57,045.04
		STEP E	28.7967	43.1950	2,303.73	4,991.42	59,897.13
		STEP F	30.2365	45.3547	2,418.92	5,240.99	62,891.92
		STEP G	31.7484	47.6226	2,539.87	5,503.05	66,036.67
		STEP H	33.3358	50.0037	2,666.86	5,778.20	69,338.46
1279	SR SOLID WASTE BILLING TECH						
		STEP A	22.9387	34.4080	1,835.09	3,976.04	47,712.49
		STEP B	24.0856	36.1284	1,926.84	4,174.83	50,098.04
		STEP C	25.2899	37.9348	2,023.19	4,383.58	52,602.99
		STEP D	26.5544	39.8316	2,124.35	4,602.76	55,233.15
		STEP E	27.8821	41.8231	2,230.56	4,832.89	57,994.76
		STEP F	29.2762	43.9143	2,342.09	5,074.54	60,894.49
		STEP G	30.7400	46.1100	2,459.20	5,328.26	63,939.20
		STEP H	32.2770	48.4155	2,582.16	5,594.68	67,136.16

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7187	SR STREET MAINTENANCE WORKER						
		STEP A	22.9407	34.4110	1,835.25	3,976.38	47,716.65
		STEP B	24.0878	36.1317	1,927.02	4,175.21	50,102.62
		STEP C	25.2921	37.9381	2,023.36	4,383.96	52,607.56
		STEP D	26.5568	39.8352	2,124.54	4,603.17	55,238.14
		STEP E	27.8846	41.8269	2,230.76	4,833.33	57,999.96
		STEP F	29.2788	43.9182	2,342.30	5,074.99	60,899.90
		STEP G	30.7428	46.1142	2,459.42	5,328.75	63,945.02
		STEP H	32.2799	48.4198	2,582.39	5,595.18	67,142.19
7201	SR TREE TRIMMER						
		STEP A	22.5120	33.7680	1,800.96	3,902.08	46,824.96
		STEP B	23.6376	35.4564	1,891.00	4,097.18	49,166.20
		STEP C	24.8194	37.2291	1,985.55	4,302.02	51,624.35
		STEP D	26.0605	39.0907	2,084.84	4,517.15	54,205.84
		STEP E	27.3635	41.0452	2,189.08	4,743.00	56,916.08
		STEP F	28.7317	43.0975	2,298.53	4,980.16	59,761.93
		STEP G	30.1681	45.2521	2,413.44	5,229.13	62,749.64
		STEP H	31.6767	47.5150	2,534.13	5,490.62	65,887.53
7203	SR WAREHOUSE WORKER						
		STEP A	21.4887	32.2330	1,719.09	3,724.70	44,696.49
		STEP B	22.5632	33.8448	1,805.05	3,910.95	46,931.45
		STEP C	23.6914	35.5371	1,895.31	4,106.50	49,278.11
		STEP D	24.8763	37.3144	1,990.10	4,311.89	51,742.70
		STEP E	26.1199	39.1798	2,089.59	4,527.44	54,329.39
		STEP F	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP G	28.7970	43.1955	2,303.76	4,991.48	59,897.76
		STEP H	30.2371	45.3556	2,418.96	5,241.09	62,893.16
7525	STREET MAINT WORKER I						
		STEP A	18.9612	28.4418	1,516.89	3,286.60	39,439.29
		STEP B	19.9093	29.8639	1,592.74	3,450.94	41,411.34
		STEP C	20.9047	31.3570	1,672.37	3,623.48	43,481.77
		STEP D	21.9499	32.9248	1,755.99	3,804.64	45,655.79
		STEP E	23.0474	34.5711	1,843.79	3,994.88	47,938.59
		STEP F	24.1998	36.2997	1,935.98	4,194.63	50,335.58
		STEP G	25.4098	38.1147	2,032.78	4,404.36	52,852.38
		STEP H	26.6803	40.0204	2,134.42	4,624.58	55,495.02

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7530	STREET MAINT WORKER II						
		STEP A	20.8573	31.2859	1,668.58	3,615.26	43,383.18
		STEP B	21.9002	32.8503	1,752.01	3,796.03	45,552.41
		STEP C	22.9952	34.4928	1,839.61	3,985.83	47,830.01
		STEP D	24.1449	36.2173	1,931.59	4,185.11	50,221.39
		STEP E	25.3522	38.0283	2,028.17	4,394.38	52,732.57
		STEP F	26.6198	39.9297	2,129.58	4,614.09	55,369.18
		STEP G	27.9508	41.9262	2,236.06	4,844.80	58,137.66
		STEP H	29.3483	44.0224	2,347.86	5,087.03	61,044.46
7540	STREET SWEEPER OPERATOR						
		STEP A	21.8977	32.8465	1,751.81	3,795.60	45,547.21
		STEP B	22.9926	34.4889	1,839.40	3,985.38	47,824.60
		STEP C	24.1422	36.2133	1,931.37	4,184.64	50,215.77
		STEP D	25.3494	38.0241	2,027.95	4,393.89	52,726.75
		STEP E	26.6168	39.9252	2,129.34	4,613.57	55,362.94
		STEP F	27.9477	41.9215	2,235.81	4,844.26	58,131.21
		STEP G	29.3450	44.0175	2,347.60	5,086.46	61,037.60
		STEP H	30.8123	46.2184	2,464.98	5,340.79	64,089.58
1503	TREE TRIMMER I						
		STEP A	18.6048	27.9072	1,488.38	3,224.83	38,697.98
		STEP B	19.5350	29.3025	1,562.80	3,386.06	40,632.80
		STEP C	20.5118	30.7677	1,640.94	3,555.37	42,664.54
		STEP D	21.5374	32.3061	1,722.99	3,733.14	44,797.79
		STEP E	22.6142	33.9213	1,809.13	3,919.79	47,037.53
		STEP F	23.7450	35.6175	1,899.60	4,115.80	49,389.60
		STEP G	24.9322	37.3983	1,994.57	4,321.58	51,858.97
		STEP H	26.1788	39.2682	2,094.30	4,537.65	54,451.90
1504	TREE TRIMMER II						
		STEP A	20.4654	30.6981	1,637.23	3,547.33	42,568.03
		STEP B	21.4885	32.2327	1,719.08	3,724.67	44,696.08
		STEP C	22.5631	33.8446	1,805.04	3,910.93	46,931.24
		STEP D	23.6911	35.5366	1,895.28	4,106.45	49,277.48
		STEP E	24.8758	37.3137	1,990.06	4,311.80	51,741.66
		STEP F	26.1197	39.1795	2,089.57	4,527.41	54,328.97
		STEP G	27.4257	41.1385	2,194.05	4,753.78	57,045.45
		STEP H	28.7967	43.1950	2,303.73	4,991.42	59,897.13

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8938	VEHICLE MAINT PARTS BUYER						
		STEP A	21.4854	32.2281	1,718.83	3,724.13	44,689.63
		STEP B	22.5596	33.8394	1,804.76	3,910.33	46,923.96
		STEP C	23.6879	35.5318	1,895.03	4,105.90	49,270.83
		STEP D	24.8722	37.3083	1,989.77	4,311.18	51,734.17
		STEP E	26.1160	39.1740	2,089.28	4,526.77	54,321.28
		STEP F	27.4215	41.1322	2,193.72	4,753.06	57,036.72
		STEP G	28.7926	43.1889	2,303.40	4,990.71	59,888.60
		STEP H	30.2322	45.3483	2,418.57	5,240.24	62,882.97
8940	VEHICLE MAINT SERVICEWRITER						
		STEP A	26.5818	39.8727	2,126.54	4,607.51	55,290.14
		STEP B	27.9109	41.8663	2,232.87	4,837.88	58,054.67
		STEP C	29.3065	43.9597	2,344.52	5,079.79	60,957.52
		STEP D	30.7716	46.1574	2,461.72	5,333.74	64,004.92
		STEP E	32.3103	48.4654	2,584.82	5,600.45	67,205.42
		STEP F	33.9259	50.8888	2,714.07	5,880.48	70,565.87
		STEP G	35.6222	53.4333	2,849.77	6,174.51	74,094.17
		STEP H	37.4032	56.1048	2,992.25	6,483.22	77,798.65
8426	VIDEO AND MULTIMEDIA TECH						
		STEP A	21.7659	32.6488	1,741.27	3,772.75	45,273.07
		STEP B	22.8542	34.2813	1,828.33	3,961.39	47,536.73
		STEP C	23.9969	35.9953	1,919.75	4,159.46	49,913.55
		STEP D	25.1968	37.7952	2,015.74	4,367.44	52,409.34
		STEP E	26.4566	39.6849	2,116.52	4,585.81	55,029.72
		STEP F	27.7794	41.6691	2,222.35	4,815.09	57,781.15
		STEP G	29.1684	43.7526	2,333.47	5,055.85	60,670.27
		STEP H	30.6268	45.9402	2,450.14	5,308.64	63,703.74
8951	WAREHOUSE WORKER I						
		STEP A	17.1728	25.7592	1,373.82	2,976.61	35,719.42
		STEP B	18.0315	27.0472	1,442.52	3,125.46	37,505.52
		STEP C	18.9332	28.3998	1,514.65	3,281.75	39,381.05
		STEP D	19.8798	29.8197	1,590.38	3,445.83	41,349.98
		STEP E	20.8737	31.3105	1,669.89	3,618.10	43,417.29
		STEP F	21.9175	32.8762	1,753.40	3,799.03	45,588.40
		STEP G	23.0133	34.5199	1,841.06	3,988.97	47,867.66
		STEP H	24.1639	36.2458	1,933.11	4,188.40	50,260.91

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8952	WAREHOUSE WORKER II						
		STEP A	19.4909	29.2363	1,559.27	3,378.42	40,541.07
		STEP B	20.4655	30.6982	1,637.24	3,547.35	42,568.24
		STEP C	21.4886	32.2329	1,719.08	3,724.69	44,696.28
		STEP D	22.5631	33.8446	1,805.04	3,910.93	46,931.24
		STEP E	23.6912	35.5368	1,895.29	4,106.47	49,277.69
		STEP F	24.8759	37.3138	1,990.07	4,311.82	51,741.87
		STEP G	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP H	27.4258	41.1387	2,194.06	4,753.80	57,045.66
9200	WATER TRMT PLT OPR GD I 24HR						
		STEP A	14.6176	21.9264	1,637.17	3,547.20	42,566.45
		STEP B	15.3487	23.0230	1,719.05	3,724.61	44,695.41
		STEP C	16.1158	24.1737	1,804.96	3,910.76	46,929.20
		STEP D	16.9217	25.3825	1,895.23	4,106.33	49,275.99
		STEP E	17.7680	26.6520	1,990.01	4,311.70	51,740.41
		STEP F	18.6562	27.9843	2,089.49	4,527.23	54,326.85
		STEP G	19.5891	29.3836	2,193.97	4,753.62	57,043.45
		STEP H	20.5684	30.8526	2,303.66	4,991.26	59,895.18
9232	WATER TRMT PLT OPR GD I 8HR						
		STEP A	20.4648	30.6972	1,637.18	3,547.23	42,566.78
		STEP B	21.4880	32.2320	1,719.04	3,724.58	44,695.04
		STEP C	22.5625	33.8437	1,805.00	3,910.83	46,930.00
		STEP D	23.6906	35.5359	1,895.24	4,106.37	49,276.44
		STEP E	24.8752	37.3128	1,990.01	4,311.70	51,740.41
		STEP F	26.1189	39.1783	2,089.51	4,527.27	54,327.31
		STEP G	27.4248	41.1372	2,193.98	4,753.63	57,043.58
		STEP H	28.7962	43.1943	2,303.69	4,991.34	59,896.09
9210	WATER TRMT PLT OPR GD II 24HR						
		STEP A	16.1303	24.1954	1,806.59	3,914.28	46,971.43
		STEP B	16.9368	25.4052	1,896.92	4,110.00	49,319.96
		STEP C	17.7836	26.6754	1,991.76	4,315.48	51,785.84
		STEP D	18.6727	28.0090	2,091.34	4,531.24	54,374.90
		STEP E	19.6065	29.4097	2,195.92	4,757.84	57,094.12
		STEP F	20.5867	30.8800	2,305.71	4,995.70	59,948.47
		STEP G	21.6160	32.4240	2,420.99	5,245.48	62,945.79
		STEP H	22.6969	34.0453	2,542.05	5,507.78	66,093.37

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
9234	WATER TRMT PLT OPR GD II 8HR						
		STEP A	22.5823	33.8734	1,806.58	3,914.26	46,971.18
		STEP B	23.7115	35.5672	1,896.92	4,109.99	49,319.92
		STEP C	24.8972	37.3458	1,991.77	4,315.51	51,786.17
		STEP D	26.1420	39.2130	2,091.36	4,531.28	54,375.36
		STEP E	27.4492	41.1738	2,195.93	4,757.86	57,094.33
		STEP F	28.8220	43.2330	2,305.76	4,995.81	59,949.76
		STEP G	30.2632	45.3948	2,421.05	5,245.62	62,947.45
		STEP H	31.7761	47.6641	2,542.08	5,507.85	66,094.28
9230	WATER TRMT PLT OPR GD III 24HR						
		STEP A	20.5693	30.8539	2,303.76	4,991.48	59,897.80
		STEP B	21.5980	32.3970	2,418.97	5,241.11	62,893.37
		STEP C	22.6777	34.0165	2,539.90	5,503.12	66,037.46
		STEP D	23.8114	35.7171	2,666.87	5,778.23	69,338.79
		STEP E	25.0021	37.5031	2,800.23	6,067.17	72,806.11
		STEP F	26.2524	39.3786	2,940.26	6,370.58	76,446.98
		STEP G	27.5650	41.3475	3,087.28	6,689.10	80,269.28
		STEP H	28.9429	43.4143	3,241.60	7,023.47	84,281.72
9229	WATER TRMT PLT OPR GD III 8HR						
		STEP A	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP B	28.7970	43.1955	2,303.76	4,991.48	59,897.76
		STEP C	30.2370	45.3555	2,418.96	5,241.08	62,892.96
		STEP D	31.7488	47.6232	2,539.90	5,503.12	66,037.50
		STEP E	33.3363	50.0044	2,666.90	5,778.29	69,339.50
		STEP F	35.0033	52.5049	2,800.26	6,067.23	72,806.86
		STEP G	36.7533	55.1299	2,940.26	6,370.57	76,446.86
		STEP H	38.5911	57.8866	3,087.28	6,689.12	80,269.48
9000	WSTWTR TRMT PLT OPR GD I						
		STEP A	20.4649	30.6973	1,637.19	3,547.24	42,566.99
		STEP B	21.4881	32.2321	1,719.04	3,724.60	44,695.24
		STEP C	22.5627	33.8440	1,805.01	3,910.86	46,930.41
		STEP D	23.6908	35.5362	1,895.26	4,106.40	49,276.86
		STEP E	24.8754	37.3131	1,990.03	4,311.73	51,740.83
		STEP F	26.1190	39.1785	2,089.52	4,527.29	54,327.52
		STEP G	27.4249	41.1373	2,193.99	4,753.64	57,043.79
		STEP H	28.7962	43.1943	2,303.69	4,991.34	59,896.09

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
9010	WSTWTR TRMT PLT OPR GD II						
		STEP A	22.5825	33.8737	1,806.60	3,914.30	46,971.60
		STEP B	23.7115	35.5672	1,896.92	4,109.99	49,319.92
		STEP C	24.8972	37.3458	1,991.77	4,315.51	51,786.17
		STEP D	26.1419	39.2128	2,091.35	4,531.26	54,375.15
		STEP E	27.4491	41.1736	2,195.92	4,757.84	57,094.12
		STEP F	28.8214	43.2321	2,305.71	4,995.70	59,948.51
		STEP G	30.2628	45.3942	2,421.02	5,245.55	62,946.62
		STEP H	31.7758	47.6637	2,542.06	5,507.80	66,093.66
9025	WSTWTR TRMT PLT OPR GD III						
		STEP A	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP B	28.7970	43.1955	2,303.76	4,991.48	59,897.76
		STEP C	30.2370	45.3555	2,418.96	5,241.08	62,892.96
		STEP D	31.7488	47.6232	2,539.90	5,503.12	66,037.50
		STEP E	33.3363	50.0044	2,666.90	5,778.29	69,339.50
		STEP F	35.0026	52.5039	2,800.20	6,067.11	72,805.40
		STEP G	36.7535	55.1302	2,940.28	6,370.60	76,447.28
		STEP H	38.5909	57.8863	3,087.27	6,689.08	80,269.07
9030	WSTWTR TRMT PLT OPR GD IV						
		STEP A	33.0208	49.5312	2,641.66	5,723.60	68,683.26
		STEP B	34.6717	52.0075	2,773.73	6,009.76	72,117.13
		STEP C	36.4052	54.6078	2,912.41	6,310.23	75,722.81
		STEP D	38.2255	57.3382	3,058.04	6,625.75	79,509.04
		STEP E	40.1369	60.2053	3,210.95	6,957.06	83,484.75
		STEP F	42.1436	63.2154	3,371.48	7,304.89	87,658.68
		STEP G	44.2510	66.3765	3,540.08	7,670.17	92,042.08
		STEP H	46.4634	69.6951	3,717.07	8,053.65	96,643.87
9020	WSTWTR TRMT PLT OPR GDIII 24HR						
		STEP A	21.0591	31.5886	2,358.61	5,110.34	61,324.09
		STEP B	22.1122	33.1683	2,476.56	5,365.89	64,390.72
		STEP C	23.2175	34.8262	2,600.36	5,634.11	67,609.36
		STEP D	24.3787	36.5680	2,730.41	5,915.89	70,990.77
		STEP E	25.5975	38.3962	2,866.92	6,211.66	74,539.92
		STEP F	26.8775	40.3162	3,010.28	6,522.27	78,267.28
		STEP G	28.2213	42.3319	3,160.78	6,848.36	82,180.42
		STEP H	29.6322	44.4483	3,318.80	7,190.74	86,288.96

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B400	ACCOUNTANT I	STEP A	27.0721	40.6081	2,165.76	4,692.49	56,309.96
		STEP B	27.7405	41.6107	2,219.24	4,808.35	57,700.24
		STEP C	28.4256	42.6384	2,274.04	4,927.10	59,125.24
		STEP D	29.1275	43.6912	2,330.20	5,048.76	60,585.20
		STEP E	29.8468	44.7702	2,387.74	5,173.44	62,081.34
		STEP F	30.5839	45.8758	2,446.71	5,301.20	63,614.51
		STEP G	31.3392	47.0088	2,507.13	5,432.12	65,185.53
		STEP H	32.1131	48.1696	2,569.04	5,566.27	66,795.24
		STEP I	32.9062	49.3593	2,632.49	5,703.74	68,444.89
		STEP J	33.7188	50.5782	2,697.50	5,844.59	70,135.10
		STEP K	34.5515	51.8272	2,764.12	5,988.92	71,867.12
		STEP L	35.4048	53.1072	2,832.38	6,136.83	73,641.98
		STEP M	36.2791	54.4186	2,902.32	6,288.37	75,460.52
		STEP N	37.1750	55.7625	2,974.00	6,443.66	77,324.00
		STEP O	38.0931	57.1396	3,047.44	6,602.80	79,233.64
B401	ACCOUNTANT II	STEP A	29.7762	44.6643	2,382.09	5,161.20	61,934.49
		STEP B	30.5114	45.7671	2,440.91	5,288.64	63,463.71
		STEP C	31.2649	46.8973	2,501.19	5,419.24	65,030.99
		STEP D	32.0370	48.0555	2,562.96	5,553.08	66,636.96
		STEP E	32.8282	49.2423	2,626.25	5,690.22	68,282.65
		STEP F	33.6389	50.4583	2,691.11	5,830.74	69,968.91
		STEP G	34.4696	51.7044	2,757.56	5,974.73	71,696.76
		STEP H	35.3208	52.9812	2,825.66	6,122.27	73,467.26
		STEP I	36.1931	54.2896	2,895.44	6,273.47	75,281.64
		STEP J	37.0869	55.6303	2,966.95	6,428.39	77,140.75
		STEP K	38.0028	57.0042	3,040.22	6,587.15	79,045.82
		STEP L	38.9413	58.4119	3,115.30	6,749.82	80,997.90
		STEP M	39.9029	59.8543	3,192.23	6,916.50	82,998.03
		STEP N	40.8883	61.3324	3,271.06	7,087.30	85,047.66
		STEP O	41.8981	62.8471	3,351.84	7,262.33	87,148.04
B402	ADMIN TECHNICIAN	STEP A	22.3391	33.5086	1,787.12	3,872.11	46,465.32
		STEP B	22.8906	34.3359	1,831.24	3,967.70	47,612.44
		STEP C	23.4559	35.1838	1,876.47	4,065.68	48,788.27
		STEP D	24.0352	36.0528	1,922.81	4,166.10	49,993.21
		STEP E	24.6287	36.9430	1,970.29	4,268.97	51,227.69
		STEP F	25.2370	37.8555	2,018.96	4,374.41	52,492.96
		STEP G	25.8602	38.7903	2,068.81	4,482.43	53,789.21
		STEP H	26.4988	39.7482	2,119.90	4,593.12	55,117.50
		STEP I	27.1532	40.7298	2,172.25	4,706.55	56,478.65
		STEP J	27.8238	41.7357	2,225.90	4,822.79	57,873.50
		STEP K	28.5109	42.7663	2,280.87	4,941.88	59,302.67
		STEP L	29.2150	43.8225	2,337.20	5,063.93	60,767.20
		STEP M	29.9365	44.9047	2,394.92	5,188.99	62,267.92
		STEP N	30.6758	46.0137	2,454.06	5,317.13	63,805.66
		STEP O	31.4333	47.1499	2,514.66	5,448.43	65,381.26

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B551	AQUATICS MAINTENANCE TECH						
		STEP A	24.7123	37.0684	1,976.98	4,283.46	51,401.58
		STEP B	25.3223	37.9834	2,025.78	4,389.19	52,670.38
		STEP C	25.9477	38.9215	2,075.81	4,497.60	53,971.21
		STEP D	26.5884	39.8826	2,127.07	4,608.65	55,303.87
		STEP E	27.2451	40.8676	2,179.60	4,722.48	56,669.80
		STEP F	27.9179	41.8768	2,233.43	4,839.10	58,069.23
		STEP G	28.6073	42.9109	2,288.58	4,958.59	59,503.18
		STEP H	29.3139	43.9708	2,345.11	5,081.07	60,972.91
		STEP I	30.0378	45.0567	2,403.02	5,206.55	62,478.62
		STEP J	30.7795	46.1692	2,462.36	5,335.11	64,021.36
		STEP K	31.5396	47.3094	2,523.16	5,466.86	65,602.36
		STEP L	32.3185	48.4777	2,585.48	5,601.87	67,222.48
		STEP M	33.1166	49.6749	2,649.32	5,740.21	68,882.52
		STEP N	33.9345	50.9017	2,714.76	5,881.98	70,583.76
		STEP O	34.7725	52.1587	2,781.80	6,027.23	72,326.80
B550	ARBORIST TECHNICIAN						
		STEP A	24.7123	37.0684	1,976.98	4,283.46	51,401.58
		STEP B	25.3223	37.9834	2,025.78	4,389.19	52,670.38
		STEP C	25.9477	38.9215	2,075.81	4,497.60	53,971.21
		STEP D	26.5884	39.8826	2,127.07	4,608.65	55,303.87
		STEP E	27.2451	40.8676	2,179.60	4,722.48	56,669.80
		STEP F	27.9179	41.8768	2,233.43	4,839.10	58,069.23
		STEP G	28.6073	42.9109	2,288.58	4,958.59	59,503.18
		STEP H	29.3139	43.9708	2,345.11	5,081.07	60,972.91
		STEP I	30.0378	45.0567	2,403.02	5,206.55	62,478.62
		STEP J	30.7795	46.1692	2,462.36	5,335.11	64,021.36
		STEP K	31.5396	47.3094	2,523.16	5,466.86	65,602.36
		STEP L	32.3185	48.4777	2,585.48	5,601.87	67,222.48
		STEP M	33.1166	49.6749	2,649.32	5,740.21	68,882.52
		STEP N	33.9345	50.9017	2,714.76	5,881.98	70,583.76
		STEP O	34.7725	52.1587	2,781.80	6,027.23	72,326.80
B404	ASSOC ENGINEER						
		STEP A	35.4446	53.1669	2,835.56	6,143.73	73,724.76
		STEP B	36.3197	54.4795	2,905.57	6,295.41	75,544.97
		STEP C	37.2167	55.8250	2,977.33	6,450.89	77,410.73
		STEP D	38.1358	57.2037	3,050.86	6,610.20	79,322.46
		STEP E	39.0775	58.6162	3,126.20	6,773.43	81,281.20
		STEP F	40.0426	60.0639	3,203.40	6,940.71	83,288.60
		STEP G	41.0314	61.5471	3,282.51	7,112.10	85,345.31
		STEP H	42.0447	63.0670	3,363.57	7,287.74	87,452.97
		STEP I	43.0830	64.6245	3,446.64	7,467.72	89,612.64
		STEP J	44.1470	66.2205	3,531.76	7,652.14	91,825.76
		STEP K	45.2372	67.8558	3,618.97	7,841.11	94,093.37
		STEP L	46.3544	69.5316	3,708.35	8,034.76	96,417.15
		STEP M	47.4991	71.2486	3,799.92	8,233.17	98,798.12
		STEP N	48.6721	73.0081	3,893.76	8,436.49	101,237.96
		STEP O	49.8741	74.8111	3,989.92	8,644.84	103,738.12

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B405	ASSOC PLANNER	STEP A	30.9713	46.4569	2,477.70	5,368.35	64,420.30
		STEP B	31.7358	47.6037	2,538.86	5,500.87	66,010.46
		STEP C	32.5195	48.7792	2,601.56	5,636.71	67,640.56
		STEP D	33.3226	49.9839	2,665.80	5,775.91	69,311.00
		STEP E	34.1455	51.2182	2,731.64	5,918.55	71,022.64
		STEP F	34.9888	52.4832	2,799.10	6,064.72	72,776.70
		STEP G	35.8528	53.7792	2,868.22	6,214.48	74,573.82
		STEP H	36.7382	55.1073	2,939.05	6,367.95	76,415.45
		STEP I	37.6454	56.4681	3,011.63	6,525.20	78,302.43
		STEP J	38.5751	57.8626	3,086.00	6,686.35	80,236.20
		STEP K	39.5278	59.2917	3,162.22	6,851.48	82,217.82
		STEP L	40.5039	60.7558	3,240.31	7,020.67	84,248.11
		STEP M	41.5042	62.2563	3,320.33	7,194.06	86,328.73
		STEP N	42.5291	63.7936	3,402.32	7,371.71	88,460.52
		STEP O	43.5794	65.3691	3,486.35	7,553.76	90,645.15
B403	ASST CHILD CARE SITE COORD	STEP A	17.6895	26.5342	1,415.16	3,066.18	36,794.16
		STEP B	18.1263	27.1894	1,450.10	3,141.89	37,702.70
		STEP C	18.5739	27.8608	1,485.91	3,219.47	38,633.71
		STEP D	19.0326	28.5489	1,522.60	3,298.98	39,587.80
		STEP E	19.5026	29.2539	1,560.20	3,380.45	40,565.40
		STEP F	19.9842	29.9763	1,598.73	3,463.92	41,567.13
		STEP G	20.4778	30.7167	1,638.22	3,549.48	42,593.82
		STEP H	20.9835	31.4752	1,678.68	3,637.14	43,645.68
		STEP I	21.5017	32.2525	1,720.13	3,726.96	44,723.53
		STEP J	22.0326	33.0489	1,762.60	3,818.98	45,827.80
		STEP K	22.5768	33.8652	1,806.14	3,913.31	46,959.74
		STEP L	23.1343	34.7014	1,850.74	4,009.94	48,119.34
		STEP M	23.7056	35.5584	1,896.44	4,108.97	49,307.64
		STEP N	24.2910	36.4365	1,943.28	4,210.44	50,525.28
		STEP O	24.8909	37.3363	1,991.27	4,314.42	51,773.07
B406	ASST ENGINEER	STEP A	32.2271	48.3406	2,578.16	5,586.03	67,032.36
		STEP B	33.0228	49.5342	2,641.82	5,723.95	68,687.42
		STEP C	33.8383	50.7574	2,707.06	5,865.30	70,383.66
		STEP D	34.6739	52.0108	2,773.91	6,010.14	72,121.71
		STEP E	35.5302	53.2953	2,842.41	6,158.56	73,902.81
		STEP F	36.4076	54.6114	2,912.60	6,310.65	75,727.80
		STEP G	37.3067	55.9600	2,984.53	6,466.49	77,597.93
		STEP H	38.2281	57.3421	3,058.24	6,626.20	79,514.44
		STEP I	39.1721	58.7581	3,133.76	6,789.83	81,477.96
		STEP J	40.1395	60.2092	3,211.16	6,957.51	83,490.16
		STEP K	41.1307	61.6960	3,290.45	7,129.32	85,551.85
		STEP L	42.1465	63.2197	3,371.72	7,305.39	87,664.72
		STEP M	43.1873	64.7809	3,454.98	7,485.79	89,829.58
		STEP N	44.2538	66.3807	3,540.30	7,670.65	92,047.90
		STEP O	45.3467	68.0200	3,627.73	7,860.09	94,321.13

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B407	ASST PLANNER	STEP A	26.9304	40.3956	2,154.43	4,667.93	56,015.23
		STEP B	27.5954	41.3931	2,207.63	4,783.20	57,398.43
		STEP C	28.2768	42.4152	2,262.14	4,901.31	58,815.74
		STEP D	28.9751	43.4626	2,318.00	5,022.35	60,268.20
		STEP E	29.6907	44.5360	2,375.25	5,146.38	61,756.65
		STEP F	30.4239	45.6358	2,433.91	5,273.47	63,281.71
		STEP G	31.1753	46.7629	2,494.02	5,403.71	64,844.62
		STEP H	31.9452	47.9178	2,555.61	5,537.16	66,446.01
		STEP I	32.7340	49.1010	2,618.72	5,673.89	68,086.72
		STEP J	33.5424	50.3136	2,683.39	5,814.01	69,768.19
		STEP K	34.3707	51.5560	2,749.65	5,957.58	71,491.05
		STEP L	35.2196	52.8294	2,817.56	6,104.73	73,256.76
		STEP M	36.0893	54.1339	2,887.14	6,255.47	75,065.74
		STEP N	36.9806	55.4709	2,958.44	6,409.97	76,919.64
		STEP O	37.8938	56.8407	3,031.50	6,568.25	78,819.10
B408	BLDG INSPECTOR I	STEP A	24.8760	37.3140	1,990.08	4,311.84	51,742.08
		STEP B	25.4902	38.2353	2,039.21	4,418.30	53,019.61
		STEP C	26.1197	39.1795	2,089.57	4,527.41	54,328.97
		STEP D	26.7647	40.1470	2,141.17	4,639.21	55,670.57
		STEP E	27.4257	41.1385	2,194.05	4,753.78	57,045.45
		STEP F	28.1030	42.1545	2,248.24	4,871.18	58,454.24
		STEP G	28.7970	43.1955	2,303.76	4,991.48	59,897.76
		STEP H	29.5081	44.2621	2,360.64	5,114.73	61,376.84
		STEP I	30.2369	45.3553	2,418.95	5,241.06	62,892.75
		STEP J	30.9836	46.4754	2,478.68	5,370.49	64,445.88
		STEP K	31.7487	47.6230	2,539.89	5,503.10	66,037.29
		STEP L	32.5328	48.7992	2,602.62	5,639.01	67,668.22
		STEP M	33.3362	50.0043	2,666.89	5,778.27	69,339.29
		STEP N	34.1594	51.2391	2,732.75	5,920.96	71,051.55
		STEP O	35.0030	52.5045	2,800.24	6,067.18	72,806.24
B409	BLDG INSPECTOR II	STEP A	27.3635	41.0452	2,189.08	4,743.00	56,916.08
		STEP B	28.0391	42.0586	2,243.12	4,860.11	58,321.32
		STEP C	28.7316	43.0974	2,298.52	4,980.14	59,761.72
		STEP D	29.4411	44.1616	2,355.28	5,103.12	61,237.48
		STEP E	30.1682	45.2523	2,413.45	5,229.15	62,749.85
		STEP F	30.9132	46.3698	2,473.05	5,358.28	64,299.45
		STEP G	31.6766	47.5149	2,534.12	5,490.61	65,887.32
		STEP H	32.4589	48.6883	2,596.71	5,626.20	67,514.51
		STEP I	33.2604	49.8906	2,660.83	5,765.13	69,181.63
		STEP J	34.0818	51.1227	2,726.54	5,907.51	70,890.14
		STEP K	34.9235	52.3852	2,793.88	6,053.40	72,640.88
		STEP L	35.7859	53.6788	2,862.87	6,202.88	74,434.67
		STEP M	36.6697	55.0045	2,933.57	6,356.08	76,272.97
		STEP N	37.5753	56.3629	3,006.02	6,513.05	78,156.62
		STEP O	38.5032	57.7548	3,080.25	6,673.88	80,086.65

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B410	BLDG MAINT WORKER I	STEP A	20.7748	31.1622	1,661.98	3,600.96	43,211.58
		STEP B	21.2878	31.9317	1,703.02	3,689.88	44,278.62
		STEP C	21.8135	32.7202	1,745.08	3,781.00	45,372.08
		STEP D	22.3522	33.5283	1,788.17	3,874.38	46,492.57
		STEP E	22.9042	34.3563	1,832.33	3,970.06	47,640.73
		STEP F	23.4698	35.2047	1,877.58	4,068.09	48,817.18
		STEP G	24.0494	36.0741	1,923.95	4,168.56	50,022.75
		STEP H	24.6433	36.9649	1,971.46	4,271.50	51,258.06
		STEP I	25.2519	37.8778	2,020.15	4,377.00	52,523.95
		STEP J	25.8755	38.8132	2,070.04	4,485.08	53,821.04
		STEP K	26.5145	39.7717	2,121.16	4,595.84	55,150.16
		STEP L	27.1693	40.7539	2,173.54	4,709.34	56,512.14
		STEP M	27.8403	41.7604	2,227.22	4,825.65	57,907.82
		STEP N	28.5278	42.7917	2,282.22	4,944.81	59,337.82
		STEP O	29.2323	43.8484	2,338.58	5,066.93	60,803.18
B411	BLDG MAINT WORKER II	STEP A	22.8500	34.2750	1,828.00	3,960.66	47,528.00
		STEP B	23.4142	35.1213	1,873.13	4,058.46	48,701.53
		STEP C	23.9925	35.9887	1,919.40	4,158.70	49,904.40
		STEP D	24.5850	36.8775	1,966.80	4,261.40	51,136.80
		STEP E	25.1921	37.7881	2,015.36	4,366.63	52,399.56
		STEP F	25.8142	38.7213	2,065.13	4,474.46	53,693.53
		STEP G	26.4517	39.6775	2,116.13	4,584.96	55,019.53
		STEP H	27.1049	40.6573	2,168.39	4,698.18	56,378.19
		STEP I	27.7743	41.6614	2,221.94	4,814.21	57,770.54
		STEP J	28.4602	42.6903	2,276.81	4,933.10	59,197.21
		STEP K	29.1630	43.7445	2,333.04	5,054.92	60,659.04
		STEP L	29.8832	44.8248	2,390.65	5,179.75	62,157.05
		STEP M	30.6212	45.9318	2,449.69	5,307.67	63,692.09
		STEP N	31.3774	47.0661	2,510.19	5,438.74	65,264.99
		STEP O	32.1523	48.2284	2,572.18	5,573.06	66,876.78
B549	BLDG MAINTENANCE AIDE	STEP A	16.8975	25.3462	1,351.80	2,928.90	35,146.80
		STEP B	17.3148	25.9722	1,385.18	3,001.23	36,014.78
		STEP C	17.7424	26.6136	1,419.39	3,075.34	36,904.19
		STEP D	18.1805	27.2707	1,454.44	3,151.28	37,815.44
		STEP E	18.6295	27.9442	1,490.36	3,229.11	38,749.36
		STEP F	19.0895	28.6342	1,527.16	3,308.84	39,706.16
		STEP G	19.5609	29.3413	1,564.87	3,390.55	40,686.67
		STEP H	20.0440	30.0660	1,603.52	3,474.29	41,691.52
		STEP I	20.5390	30.8085	1,643.12	3,560.09	42,721.12
		STEP J	21.0463	31.5694	1,683.70	3,648.02	43,776.30
		STEP K	21.5660	32.3490	1,725.28	3,738.10	44,857.28
		STEP L	22.0986	33.1479	1,767.88	3,830.42	45,965.08
		STEP M	22.6443	33.9664	1,811.54	3,925.01	47,100.14
		STEP N	23.2035	34.8052	1,856.28	4,021.94	48,263.28
		STEP O	23.7765	35.6647	1,902.12	4,121.26	49,455.12

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B412	BLDG PLANS EXAMINER I	STEP A	25.7525	38.6287	2,060.20	4,463.76	53,565.20
		STEP B	26.3883	39.5824	2,111.06	4,573.97	54,887.66
		STEP C	27.0400	40.5600	2,163.20	4,686.93	56,243.20
		STEP D	27.7077	41.5615	2,216.61	4,802.66	57,632.01
		STEP E	28.3920	42.5880	2,271.36	4,921.28	59,055.36
		STEP F	29.0932	43.6398	2,327.45	5,042.82	60,513.85
		STEP G	29.8116	44.7174	2,384.92	5,167.34	62,008.12
		STEP H	30.5478	45.8217	2,443.82	5,294.95	63,539.42
		STEP I	31.3022	46.9533	2,504.17	5,425.71	65,108.57
		STEP J	32.0752	48.1128	2,566.01	5,559.70	66,716.41
		STEP K	32.8674	49.3011	2,629.39	5,697.01	68,364.19
		STEP L	33.6790	50.5185	2,694.32	5,837.69	70,052.32
		STEP M	34.5107	51.7660	2,760.85	5,981.85	71,782.25
		STEP N	35.3630	53.0445	2,829.04	6,129.58	73,555.04
		STEP O	36.2363	54.3544	2,898.90	6,280.95	75,371.50
B413	BLDG PLANS EXAMINER II	STEP A	28.3278	42.4917	2,266.22	4,910.15	58,921.82
		STEP B	29.0272	43.5408	2,322.17	5,031.38	60,376.57
		STEP C	29.7440	44.6160	2,379.52	5,155.62	61,867.52
		STEP D	30.4786	45.7179	2,438.28	5,282.95	63,395.48
		STEP E	31.2313	46.8469	2,498.50	5,413.42	64,961.10
		STEP F	32.0025	48.0037	2,560.20	5,547.10	66,565.20
		STEP G	32.7928	49.1892	2,623.42	5,684.08	68,209.02
		STEP H	33.6027	50.4040	2,688.21	5,824.46	69,893.61
		STEP I	34.4325	51.6487	2,754.60	5,968.30	71,619.60
		STEP J	35.2828	52.9242	2,822.62	6,115.68	73,388.22
		STEP K	36.1541	54.2311	2,892.32	6,266.71	75,200.52
		STEP L	37.0470	55.5705	2,963.76	6,421.48	77,057.76
		STEP M	37.9619	56.9428	3,036.95	6,580.06	78,960.75
		STEP N	38.8994	58.3491	3,111.95	6,742.56	80,910.75
		STEP O	39.8600	59.7900	3,188.80	6,909.06	82,908.80
B414	BUSINESS SYSTEMS ANALYST I	STEP A	27.9107	41.8660	2,232.85	4,837.85	58,054.25
		STEP B	28.5998	42.8997	2,287.98	4,957.29	59,487.58
		STEP C	29.3060	43.9590	2,344.48	5,079.70	60,956.48
		STEP D	30.0298	45.0447	2,402.38	5,205.16	62,461.98
		STEP E	30.7714	46.1571	2,461.71	5,333.70	64,004.51
		STEP F	31.5313	47.2969	2,522.50	5,465.42	65,585.10
		STEP G	32.3099	48.4648	2,584.79	5,600.38	67,204.59
		STEP H	33.1079	49.6618	2,648.63	5,738.70	68,864.43
		STEP I	33.9255	50.8882	2,714.04	5,880.42	70,565.04
		STEP J	34.7633	52.1449	2,781.06	6,025.63	72,307.66
		STEP K	35.6218	53.4327	2,849.74	6,174.44	74,093.34
		STEP L	36.5015	54.7522	2,920.12	6,326.92	75,923.12
		STEP M	37.4029	56.1043	2,992.23	6,483.16	77,798.03
		STEP N	38.3266	57.4899	3,066.12	6,643.27	79,719.32
		STEP O	39.2731	58.9096	3,141.84	6,807.33	81,688.04

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B415	BUSINESS SYSTEMS ANALYST II	STEP A	30.7019	46.0528	2,456.15	5,321.66	63,859.95
		STEP B	31.4598	47.1897	2,516.78	5,453.03	65,436.38
		STEP C	32.2367	48.3550	2,578.93	5,587.69	67,052.33
		STEP D	33.0328	49.5492	2,642.62	5,725.68	68,708.22
		STEP E	33.8485	50.7727	2,707.88	5,867.07	70,404.88
		STEP F	34.6844	52.0266	2,774.75	6,011.96	72,143.55
		STEP G	35.5410	53.3115	2,843.28	6,160.44	73,925.28
		STEP H	36.4187	54.6280	2,913.49	6,312.57	75,750.89
		STEP I	37.3180	55.9770	2,985.44	6,468.45	77,621.44
		STEP J	38.2396	57.3594	3,059.16	6,628.19	79,538.36
		STEP K	39.1839	58.7758	3,134.71	6,791.87	81,502.51
		STEP L	40.1516	60.2274	3,212.12	6,959.61	83,515.32
		STEP M	41.1432	61.7148	3,291.45	7,131.48	85,577.85
		STEP N	42.1593	63.2389	3,372.74	7,307.61	87,691.34
		STEP O	43.2004	64.8006	3,456.03	7,488.06	89,856.83
B416	BUYER I	STEP A	21.5375	32.3062	1,723.00	3,733.16	44,798.00
		STEP B	22.0694	33.1041	1,765.55	3,825.36	45,904.35
		STEP C	22.6144	33.9216	1,809.15	3,919.82	47,037.95
		STEP D	23.1729	34.7593	1,853.83	4,016.63	48,199.63
		STEP E	23.7452	35.6178	1,899.61	4,115.83	49,390.01
		STEP F	24.3316	36.4974	1,946.52	4,217.47	50,609.72
		STEP G	24.9325	37.3987	1,994.60	4,321.63	51,859.60
		STEP H	25.5481	38.3221	2,043.84	4,428.33	53,140.04
		STEP I	26.1791	39.2686	2,094.32	4,537.71	54,452.52
		STEP J	26.8256	40.2384	2,146.04	4,649.77	55,797.24
		STEP K	27.4881	41.2321	2,199.04	4,764.60	57,175.24
		STEP L	28.1669	42.2503	2,253.35	4,882.26	58,587.15
		STEP M	28.8625	43.2937	2,309.00	5,002.83	60,034.00
		STEP N	29.5752	44.3628	2,366.01	5,126.36	61,516.41
		STEP O	30.3056	45.4584	2,424.44	5,252.97	63,035.64
B417	BUYER II	STEP A	23.6912	35.5368	1,895.29	4,106.47	49,277.69
		STEP B	24.2763	36.4144	1,942.10	4,207.89	50,494.70
		STEP C	24.8758	37.3137	1,990.06	4,311.80	51,741.66
		STEP D	25.4901	38.2351	2,039.20	4,418.28	53,019.40
		STEP E	26.1195	39.1792	2,089.56	4,527.38	54,328.56
		STEP F	26.7646	40.1469	2,141.16	4,639.19	55,670.36
		STEP G	27.4256	41.1384	2,194.04	4,753.77	57,045.24
		STEP H	28.1028	42.1542	2,248.22	4,871.15	58,453.82
		STEP I	28.7968	43.1952	2,303.74	4,991.44	59,897.34
		STEP J	29.5080	44.2620	2,360.64	5,114.72	61,376.64
		STEP K	30.2368	45.3552	2,418.94	5,241.04	62,892.54
		STEP L	30.9834	46.4751	2,478.67	5,370.45	64,445.47
		STEP M	31.7486	47.6229	2,539.88	5,503.09	66,037.08
		STEP N	32.5326	48.7989	2,602.60	5,638.98	67,667.80
		STEP O	33.3360	50.0040	2,666.88	5,778.24	69,338.88

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M

Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B418	CHILD CARE SITE COORDINATOR						
		STEP A	20.3037	30.4555	1,624.29	3,519.30	42,231.69
		STEP B	20.8051	31.2076	1,664.40	3,606.21	43,274.60
		STEP C	21.3188	31.9782	1,705.50	3,695.25	44,343.10
		STEP D	21.8453	32.7679	1,747.62	3,786.51	45,438.22
		STEP E	22.3848	33.5772	1,790.78	3,880.03	46,560.38
		STEP F	22.9376	34.4064	1,835.00	3,975.85	47,710.20
		STEP G	23.5041	35.2561	1,880.32	4,074.04	48,888.52
		STEP H	24.0845	36.1267	1,926.76	4,174.64	50,095.76
		STEP I	24.6793	37.0189	1,974.34	4,277.74	51,332.94
		STEP J	25.2887	37.9330	2,023.09	4,383.37	52,600.49
		STEP K	25.9133	38.8699	2,073.06	4,491.63	53,899.66
		STEP L	26.5532	39.8298	2,124.25	4,602.55	55,230.65
		STEP M	27.2089	40.8133	2,176.71	4,716.20	56,594.51
		STEP N	27.8809	41.8213	2,230.47	4,832.68	57,992.27
		STEP O	28.5694	42.8541	2,285.55	4,952.02	59,424.35
B419	CITY CLERK TECHNICIAN I						
		STEP A	21.7257	32.5885	1,738.05	3,765.78	45,189.45
		STEP B	22.2622	33.3933	1,780.97	3,858.78	46,305.37
		STEP C	22.8119	34.2178	1,824.95	3,954.06	47,448.75
		STEP D	23.3753	35.0629	1,870.02	4,051.71	48,620.62
		STEP E	23.9526	35.9289	1,916.20	4,151.78	49,821.40
		STEP F	24.5441	36.8161	1,963.52	4,254.31	51,051.72
		STEP G	25.1502	37.7253	2,012.01	4,359.36	52,312.41
		STEP H	25.7713	38.6569	2,061.70	4,467.02	53,604.30
		STEP I	26.4077	39.6115	2,112.61	4,577.33	54,928.01
		STEP J	27.0599	40.5898	2,164.79	4,690.38	56,284.59
		STEP K	27.7281	41.5921	2,218.24	4,806.20	57,674.44
		STEP L	28.4129	42.6193	2,273.03	4,924.90	59,098.83
		STEP M	29.1146	43.6719	2,329.16	5,046.53	60,558.36
		STEP N	29.8335	44.7502	2,386.68	5,171.14	62,053.68
		STEP O	30.5703	45.8554	2,445.62	5,298.85	63,586.22
B420	CITY CLERK TECHNICIAN II						
		STEP A	23.9007	35.8510	1,912.05	4,142.78	49,713.45
		STEP B	24.4908	36.7362	1,959.26	4,245.07	50,940.86
		STEP C	25.0957	37.6435	2,007.65	4,349.92	52,199.05
		STEP D	25.7154	38.5731	2,057.23	4,457.33	53,488.03
		STEP E	26.3505	39.5257	2,108.04	4,567.42	54,809.04
		STEP F	27.0012	40.5018	2,160.09	4,680.20	56,162.49
		STEP G	27.6680	41.5020	2,213.44	4,795.78	57,549.44
		STEP H	28.3513	42.5269	2,268.10	4,914.22	58,970.70
		STEP I	29.0514	43.5771	2,324.11	5,035.57	60,426.91
		STEP J	29.7688	44.6532	2,381.50	5,159.92	61,919.10
		STEP K	30.5040	45.7560	2,440.32	5,287.36	63,448.32
		STEP L	31.2573	46.8859	2,500.58	5,417.93	65,015.18
		STEP M	32.0292	48.0438	2,562.33	5,551.72	66,620.73
		STEP N	32.8202	49.2303	2,625.61	5,688.83	68,266.01
		STEP O	33.6307	50.4460	2,690.45	5,829.32	69,951.85

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M

Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B554	CODE ENFORCEMENT INSPECTOR I						
		STEP A	22.1000	33.1500	1,768.00	3,830.66	45,968.00
		STEP B	22.6457	33.9685	1,811.65	3,925.25	47,103.05
		STEP C	23.2050	34.8075	1,856.40	4,022.20	48,266.40
		STEP D	23.7780	35.6670	1,902.24	4,121.52	49,458.24
		STEP E	24.3652	36.5478	1,949.21	4,223.30	50,679.61
		STEP F	24.9669	37.4503	1,997.35	4,327.59	51,931.15
		STEP G	25.5835	38.3752	2,046.68	4,434.47	53,213.68
		STEP H	26.2153	39.3229	2,097.22	4,543.98	54,527.82
		STEP I	26.8627	40.2940	2,149.01	4,656.20	55,874.41
		STEP J	27.5261	41.2891	2,202.08	4,771.19	57,254.28
		STEP K	28.2059	42.3088	2,256.47	4,889.02	58,668.27
		STEP L	28.9024	43.3536	2,312.19	5,009.74	60,116.99
		STEP M	29.6162	44.4243	2,369.29	5,133.47	61,601.69
		STEP N	30.3476	45.5214	2,427.80	5,260.25	63,123.00
		STEP O	31.0970	46.6455	2,487.76	5,390.14	64,681.76
B555	CODE ENFORCEMENT INSPECTOR II						
		STEP A	24.3102	36.4653	1,944.81	4,213.76	50,565.21
		STEP B	24.9103	37.3654	1,992.82	4,317.78	51,813.42
		STEP C	25.5255	38.2882	2,042.04	4,424.42	53,093.04
		STEP D	26.1559	39.2338	2,092.47	4,533.68	54,404.27
		STEP E	26.8018	40.2027	2,144.14	4,645.64	55,747.74
		STEP F	27.4637	41.1955	2,197.09	4,760.37	57,124.49
		STEP G	28.1419	42.2128	2,251.35	4,877.92	58,535.15
		STEP H	28.8368	43.2552	2,306.94	4,998.37	59,980.54
		STEP I	29.5490	44.3235	2,363.92	5,121.82	61,461.92
		STEP J	30.2787	45.4180	2,422.29	5,248.30	62,979.69
		STEP K	31.0265	46.5397	2,482.12	5,377.92	64,535.12
		STEP L	31.7927	47.6890	2,543.41	5,510.73	66,128.81
		STEP M	32.5778	48.8667	2,606.22	5,646.81	67,761.82
		STEP N	33.3824	50.0736	2,670.59	5,786.28	69,435.39
		STEP O	34.2067	51.3100	2,736.53	5,929.16	71,149.93
B422	COMMUNITY RELATIONS ANALYST						
		STEP A	28.5163	42.7744	2,281.30	4,942.82	59,313.90
		STEP B	29.2204	43.8306	2,337.63	5,064.86	60,778.43
		STEP C	29.9420	44.9130	2,395.36	5,189.94	62,279.36
		STEP D	30.6814	46.0221	2,454.51	5,318.10	63,817.31
		STEP E	31.4391	47.1586	2,515.12	5,449.44	65,393.32
		STEP F	32.2155	48.3232	2,577.24	5,584.02	67,008.24
		STEP G	33.0111	49.5166	2,640.88	5,721.92	68,663.08
		STEP H	33.8263	50.7394	2,706.10	5,863.22	70,358.70
		STEP I	34.6617	51.9925	2,772.93	6,008.02	72,096.33
		STEP J	35.5177	53.2765	2,841.41	6,156.40	73,876.81
		STEP K	36.3948	54.5922	2,911.58	6,308.43	75,701.18
		STEP L	37.2936	55.9404	2,983.48	6,464.22	77,570.68
		STEP M	38.2145	57.3217	3,057.16	6,623.84	79,486.16
		STEP N	39.1583	58.7374	3,132.66	6,787.43	81,449.26
		STEP O	40.1253	60.1879	3,210.02	6,955.05	83,460.62

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M

Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B423	CONSTRUCTION INSPECTION SUPV						
		STEP A	33.3482	50.0223	2,667.85	5,780.35	69,364.25
		STEP B	34.1715	51.2572	2,733.72	5,923.06	71,076.72
		STEP C	35.0154	52.5231	2,801.23	6,069.33	72,832.03
		STEP D	35.8801	53.8201	2,870.40	6,219.21	74,630.60
		STEP E	36.7662	55.1493	2,941.29	6,372.80	76,473.69
		STEP F	37.6742	56.5113	3,013.93	6,530.19	78,362.33
		STEP G	38.6046	57.9069	3,088.36	6,691.46	80,297.56
		STEP H	39.5579	59.3368	3,164.63	6,856.70	82,280.43
		STEP I	40.5348	60.8022	3,242.78	7,026.03	84,312.38
		STEP J	41.5358	62.3037	3,322.86	7,199.53	86,394.46
		STEP K	42.5616	63.8424	3,404.92	7,377.34	88,528.12
		STEP L	43.6127	65.4190	3,489.01	7,559.53	90,714.41
		STEP M	44.6897	67.0345	3,575.17	7,746.21	92,954.57
		STEP N	45.7933	68.6899	3,663.46	7,937.50	95,250.06
		STEP O	46.9242	70.3863	3,753.93	8,133.52	97,602.33
B424	CONSTRUCTION INSPECTOR I						
		STEP A	23.9633	35.9449	1,917.06	4,153.63	49,843.66
		STEP B	24.5549	36.8323	1,964.39	4,256.18	51,074.19
		STEP C	25.1613	37.7419	2,012.90	4,361.29	52,335.50
		STEP D	25.7827	38.6740	2,062.61	4,469.00	53,628.01
		STEP E	26.4194	39.6291	2,113.55	4,579.36	54,952.35
		STEP F	27.0718	40.6077	2,165.74	4,692.44	56,309.34
		STEP G	27.7404	41.6106	2,219.23	4,808.33	57,700.03
		STEP H	28.4254	42.6381	2,274.03	4,927.06	59,124.83
		STEP I	29.1274	43.6911	2,330.19	5,048.74	60,584.99
		STEP J	29.8467	44.7700	2,387.73	5,173.42	62,081.13
		STEP K	30.5838	45.8757	2,446.70	5,301.19	63,614.30
		STEP L	31.3391	47.0086	2,507.12	5,432.11	65,185.32
		STEP M	32.1130	48.1695	2,569.04	5,566.25	66,795.04
		STEP N	32.9061	49.3591	2,632.48	5,703.72	68,444.68
		STEP O	33.7187	50.5780	2,697.49	5,844.57	70,134.89
B425	CONSTRUCTION INSPECTOR II						
		STEP A	26.3622	39.5433	2,108.97	4,569.44	54,833.37
		STEP B	27.0131	40.5196	2,161.04	4,682.27	56,187.24
		STEP C	27.6802	41.5203	2,214.41	4,797.90	57,574.81
		STEP D	28.3637	42.5455	2,269.09	4,916.37	58,996.49
		STEP E	29.0642	43.5963	2,325.13	5,037.79	60,453.53
		STEP F	29.7819	44.6728	2,382.55	5,162.19	61,946.35
		STEP G	30.5174	45.7761	2,441.39	5,289.68	63,476.19
		STEP H	31.2711	46.9066	2,501.68	5,420.32	65,043.88
		STEP I	32.0433	48.0649	2,563.46	5,554.17	66,650.06
		STEP J	32.8346	49.2519	2,626.76	5,691.33	68,295.96
		STEP K	33.6455	50.4682	2,691.64	5,831.88	69,982.64
		STEP L	34.4764	51.7146	2,758.11	5,975.90	71,710.91
		STEP M	35.3278	52.9917	2,826.22	6,123.48	73,481.82
		STEP N	36.2002	54.3003	2,896.01	6,274.70	75,296.41
		STEP O	37.0942	55.6413	2,967.53	6,429.66	77,155.93

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B426	COURIER	STEP A	13.2759	19.9138	1,062.07	2,301.15	27,613.87
		STEP B	13.6038	20.4057	1,088.30	2,357.99	28,295.90
		STEP C	13.9397	20.9095	1,115.17	2,416.21	28,994.57
		STEP D	14.2840	21.4260	1,142.72	2,475.89	29,710.72
		STEP E	14.6368	21.9552	1,170.94	2,537.04	30,444.54
		STEP F	14.9982	22.4973	1,199.85	2,599.68	31,196.25
		STEP G	15.3686	23.0529	1,229.48	2,663.89	31,966.68
		STEP H	15.7482	23.6223	1,259.85	2,729.68	32,756.25
		STEP I	16.1370	24.2055	1,290.96	2,797.08	33,564.96
		STEP J	16.5355	24.8032	1,322.84	2,866.15	34,393.84
		STEP K	16.9439	25.4158	1,355.51	2,936.94	35,243.31
		STEP L	17.3623	26.0434	1,388.98	3,009.46	36,113.58
		STEP M	17.7911	26.6866	1,423.28	3,083.79	37,005.48
		STEP N	18.2305	27.3457	1,458.44	3,159.95	37,919.44
		STEP O	18.6807	28.0210	1,494.45	3,237.98	38,855.85
B427	CUSTODIAN	STEP A	15.5349	23.3023	1,242.79	2,692.71	32,312.59
		STEP B	15.9185	23.8777	1,273.48	2,759.20	33,110.48
		STEP C	16.3116	24.4674	1,304.92	2,827.34	33,928.12
		STEP D	16.7144	25.0716	1,337.15	2,897.16	34,765.95
		STEP E	17.1272	25.6908	1,370.17	2,968.71	35,624.57
		STEP F	17.5502	26.3253	1,404.01	3,042.03	36,504.41
		STEP G	17.9836	26.9754	1,438.68	3,117.15	37,405.88
		STEP H	18.4277	27.6415	1,474.21	3,194.13	38,329.61
		STEP I	18.8827	28.3240	1,510.61	3,273.00	39,276.01
		STEP J	19.3491	29.0236	1,547.92	3,353.84	40,246.12
		STEP K	19.8270	29.7405	1,586.16	3,436.68	41,240.16
		STEP L	20.3166	30.4749	1,625.32	3,521.54	42,258.52
		STEP M	20.8183	31.2274	1,665.46	3,608.50	43,302.06
		STEP N	21.3324	31.9986	1,706.59	3,697.61	44,371.39
		STEP O	21.8592	32.7888	1,748.73	3,788.92	45,467.13
B428	DATA MANAGEMENT SPECIALIST I	STEP A	28.5122	42.7683	2,280.97	4,942.11	59,305.37
		STEP B	28.8506	43.2759	2,308.04	5,000.77	60,009.24
		STEP C	29.5631	44.3446	2,365.04	5,124.27	61,491.24
		STEP D	30.2932	45.4398	2,423.45	5,250.82	63,009.85
		STEP E	31.0413	46.5619	2,483.30	5,380.49	64,565.90
		STEP F	31.8079	47.7118	2,544.63	5,513.36	66,160.43
		STEP G	32.5934	48.8901	2,607.47	5,649.52	67,794.27
		STEP H	33.3983	50.0974	2,671.86	5,789.03	69,468.46
		STEP I	34.2230	51.3345	2,737.84	5,931.98	71,183.84
		STEP J	35.0682	52.6023	2,805.45	6,078.48	72,941.85
		STEP K	35.9342	53.9013	2,874.73	6,228.59	74,743.13
		STEP L	36.8216	55.2324	2,945.72	6,382.41	76,588.92
		STEP M	37.7309	56.5963	3,018.47	6,540.02	78,480.27
		STEP N	38.6627	57.9940	3,093.01	6,701.53	80,418.41
		STEP O	39.6175	59.4262	3,169.40	6,867.03	82,404.40

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B429	DATA MANAGEMENT SPECIALIST II						
		STEP A	30.9713	46.4569	2,477.70	5,368.35	64,420.30
		STEP B	31.7358	47.6037	2,538.86	5,500.87	66,010.46
		STEP C	32.5195	48.7792	2,601.56	5,636.71	67,640.56
		STEP D	33.3226	49.9839	2,665.80	5,775.91	69,311.00
		STEP E	34.1455	51.2182	2,731.64	5,918.55	71,022.64
		STEP F	34.9888	52.4832	2,799.10	6,064.72	72,776.70
		STEP G	35.8528	53.7792	2,868.22	6,214.48	74,573.82
		STEP H	36.7382	55.1073	2,939.05	6,367.95	76,415.45
		STEP I	37.6454	56.4681	3,011.63	6,525.20	78,302.43
		STEP J	38.5751	57.8626	3,086.00	6,686.35	80,236.20
		STEP K	39.5278	59.2917	3,162.22	6,851.48	82,217.82
		STEP L	40.5039	60.7558	3,240.31	7,020.67	84,248.11
		STEP M	41.5042	62.2563	3,320.33	7,194.06	86,328.73
		STEP N	42.5291	63.7936	3,402.32	7,371.71	88,460.52
		STEP O	43.5794	65.3691	3,486.35	7,553.76	90,645.15
B430	DATABASE ANALYST I						
		STEP A	28.3806	42.5709	2,270.44	4,919.30	59,031.64
		STEP B	29.0814	43.6221	2,326.51	5,040.77	60,489.31
		STEP C	29.7996	44.6994	2,383.96	5,165.26	61,983.16
		STEP D	30.5355	45.8032	2,442.84	5,292.82	63,513.84
		STEP E	31.2896	46.9344	2,503.16	5,423.53	65,082.36
		STEP F	32.0624	48.0936	2,564.99	5,557.48	66,689.79
		STEP G	32.8542	49.2813	2,628.33	5,694.72	68,336.73
		STEP H	33.6655	50.4982	2,693.24	5,835.35	70,024.24
		STEP I	34.4969	51.7453	2,759.75	5,979.46	71,753.55
		STEP J	35.3488	53.0232	2,827.90	6,127.12	73,525.50
		STEP K	36.2217	54.3325	2,897.73	6,278.42	75,341.13
		STEP L	37.1163	55.6744	2,969.30	6,433.49	77,201.90
		STEP M	38.0328	57.0492	3,042.62	6,592.35	79,108.22
		STEP N	38.9721	58.4581	3,117.76	6,755.16	81,061.96
		STEP O	39.9345	59.9017	3,194.76	6,921.98	83,063.76
B431	DATABASE ANALYST II						
		STEP A	31.2167	46.8250	2,497.33	5,410.89	64,930.73
		STEP B	31.9876	47.9814	2,559.00	5,544.51	66,534.20
		STEP C	32.7776	49.1664	2,622.20	5,681.45	68,177.40
		STEP D	33.5871	50.3806	2,686.96	5,821.76	69,861.16
		STEP E	34.4165	51.6247	2,753.32	5,965.52	71,586.32
		STEP F	35.2664	52.8996	2,821.31	6,112.84	73,354.11
		STEP G	36.1374	54.2061	2,890.99	6,263.81	75,165.79
		STEP H	37.0298	55.5447	2,962.38	6,418.49	77,021.98
		STEP I	37.9442	56.9163	3,035.53	6,576.99	78,923.93
		STEP J	38.8813	58.3219	3,110.50	6,739.42	80,873.10
		STEP K	39.8415	59.7622	3,187.32	6,905.86	82,870.32
		STEP L	40.8254	61.2381	3,266.03	7,076.40	84,916.83
		STEP M	41.8336	62.7504	3,346.68	7,251.15	87,013.88
		STEP N	42.8666	64.2999	3,429.32	7,430.21	89,162.52
		STEP O	43.9253	65.8879	3,514.02	7,613.71	91,364.62

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B432	DEPUTY CITY CLERK I	STEP A	15.7235	23.5852	1,257.88	2,725.40	32,704.88
		STEP B	16.1117	24.1675	1,288.93	2,792.69	33,512.33
		STEP C	16.5096	24.7644	1,320.76	2,861.66	34,339.96
		STEP D	16.9173	25.3759	1,353.38	2,932.33	35,187.98
		STEP E	17.3351	26.0026	1,386.80	3,004.75	36,057.00
		STEP F	17.7632	26.6448	1,421.05	3,078.95	36,947.45
		STEP G	18.2018	27.3027	1,456.14	3,154.97	37,859.74
		STEP H	18.6513	27.9769	1,492.10	3,232.89	38,794.70
		STEP I	19.1119	28.6678	1,528.95	3,312.72	39,752.75
		STEP J	19.5839	29.3758	1,566.71	3,394.54	40,734.51
		STEP K	20.0676	30.1014	1,605.40	3,478.38	41,740.60
		STEP L	20.5631	30.8446	1,645.04	3,564.27	42,771.24
		STEP M	21.0710	31.6065	1,685.68	3,652.30	43,827.68
		STEP N	21.5913	32.3869	1,727.30	3,742.49	44,909.90
		STEP O	22.1245	33.1867	1,769.96	3,834.91	46,018.96
B433	DEPUTY CITY CLERK II	STEP A	17.2957	25.9435	1,383.65	2,997.92	35,975.05
		STEP B	17.7228	26.5842	1,417.82	3,071.95	36,863.42
		STEP C	18.1605	27.2407	1,452.84	3,147.82	37,773.84
		STEP D	18.6090	27.9135	1,488.72	3,225.56	38,706.72
		STEP E	19.0685	28.6027	1,525.48	3,305.20	39,662.48
		STEP F	19.5394	29.3091	1,563.15	3,386.82	40,641.95
		STEP G	20.0220	30.0330	1,601.76	3,470.48	41,645.76
		STEP H	20.5164	30.7746	1,641.31	3,556.17	42,674.11
		STEP I	21.0231	31.5346	1,681.84	3,644.00	43,728.04
		STEP J	21.5423	32.3134	1,723.38	3,734.00	44,807.98
		STEP K	22.0742	33.1113	1,765.93	3,826.19	45,914.33
		STEP L	22.6194	33.9291	1,809.55	3,920.69	47,048.35
		STEP M	23.1780	34.7670	1,854.24	4,017.52	48,210.24
		STEP N	23.7504	35.6256	1,900.03	4,116.73	49,400.83
		STEP O	24.3369	36.5053	1,946.95	4,218.39	50,620.75
B952	DEVELOPMENT SERVICES ANALYST	STEP A	30.8338	46.2507	2,466.70	5,344.52	64,134.30
		STEP B	31.5951	47.3926	2,527.60	5,476.48	65,717.80
		STEP C	32.3754	48.5631	2,590.03	5,611.73	67,340.83
		STEP D	33.1749	49.7623	2,653.99	5,750.31	69,003.79
		STEP E	33.9942	50.9913	2,719.53	5,892.32	70,707.93
		STEP F	34.8337	52.2505	2,786.69	6,037.84	72,454.09
		STEP G	35.6939	53.5408	2,855.51	6,186.94	74,243.31
		STEP H	36.5754	54.8631	2,926.03	6,339.73	76,076.83
		STEP I	37.4786	56.2179	2,998.28	6,496.29	77,955.48
		STEP J	38.4042	57.6063	3,072.33	6,656.72	79,880.73
		STEP K	39.3526	59.0289	3,148.20	6,821.11	81,853.40
		STEP L	40.3244	60.4866	3,225.95	6,989.56	83,874.75
		STEP M	41.3203	61.9804	3,305.62	7,162.18	85,946.22
		STEP N	42.3407	63.5110	3,387.25	7,339.05	88,068.65
		STEP O	43.3863	65.0794	3,470.90	7,520.29	90,243.50

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B434	DEVELOPMENT TECHNICIAN I						
		STEP A	20.4610	30.6915	1,636.88	3,546.57	42,558.88
		STEP B	20.9663	31.4494	1,677.30	3,634.15	43,609.90
		STEP C	21.4841	32.2261	1,718.72	3,723.91	44,686.92
		STEP D	22.0147	33.0220	1,761.17	3,815.88	45,790.57
		STEP E	22.5583	33.8374	1,804.66	3,910.10	46,921.26
		STEP F	23.1153	34.6729	1,849.22	4,006.65	48,079.82
		STEP G	23.6862	35.5293	1,894.89	4,105.60	49,267.29
		STEP H	24.2712	36.4068	1,941.69	4,207.00	50,484.09
		STEP I	24.8706	37.3059	1,989.64	4,310.90	51,730.84
		STEP J	25.4847	38.2270	2,038.77	4,417.34	53,008.17
		STEP K	26.1141	39.1711	2,089.12	4,526.44	54,317.32
		STEP L	26.7590	40.1385	2,140.72	4,638.22	55,658.72
		STEP M	27.4198	41.1297	2,193.58	4,752.76	57,033.18
		STEP N	28.0969	42.1453	2,247.75	4,870.12	58,441.55
		STEP O	28.7908	43.1862	2,303.26	4,990.40	59,884.86
B435	DEVELOPMENT TECHNICIAN II						
		STEP A	22.5071	33.7606	1,800.56	3,901.23	46,814.76
		STEP B	23.0629	34.5943	1,845.03	3,997.56	47,970.83
		STEP C	23.6325	35.4487	1,890.60	4,096.30	49,155.60
		STEP D	24.2160	36.3240	1,937.28	4,197.44	50,369.28
		STEP E	24.8141	37.2211	1,985.12	4,301.11	51,613.32
		STEP F	25.4269	38.1403	2,034.15	4,407.32	52,887.95
		STEP G	26.0548	39.0822	2,084.38	4,516.16	54,193.98
		STEP H	26.6983	40.0474	2,135.86	4,627.70	55,532.46
		STEP I	27.3576	41.0364	2,188.60	4,741.98	56,903.80
		STEP J	28.0332	42.0498	2,242.65	4,859.08	58,309.05
		STEP K	28.7254	43.0881	2,298.03	4,979.06	59,748.83
		STEP L	29.4349	44.1523	2,354.79	5,102.04	61,224.59
		STEP M	30.1618	45.2427	2,412.94	5,228.04	62,736.54
		STEP N	30.9066	46.3599	2,472.52	5,357.14	64,285.72
		STEP O	31.6699	47.5048	2,533.59	5,489.44	65,873.39
B438	ENERGY PROGRAM TECHNICIAN						
		STEP A	22.3391	33.5086	1,787.12	3,872.11	46,465.32
		STEP B	22.8906	34.3359	1,831.24	3,967.70	47,612.44
		STEP C	23.4559	35.1838	1,876.47	4,065.68	48,788.27
		STEP D	24.0352	36.0528	1,922.81	4,166.10	49,993.21
		STEP E	24.6287	36.9430	1,970.29	4,268.97	51,227.69
		STEP F	25.2370	37.8555	2,018.96	4,374.41	52,492.96
		STEP G	25.8602	38.7903	2,068.81	4,482.43	53,789.21
		STEP H	26.4988	39.7482	2,119.90	4,593.12	55,117.50
		STEP I	27.1532	40.7298	2,172.25	4,706.55	56,478.65
		STEP J	27.8238	41.7357	2,225.90	4,822.79	57,873.50
		STEP K	28.5109	42.7663	2,280.87	4,941.88	59,302.67
		STEP L	29.2150	43.8225	2,337.20	5,063.93	60,767.20
		STEP M	29.9365	44.9047	2,394.92	5,188.99	62,267.92
		STEP N	30.6758	46.0137	2,454.06	5,317.13	63,805.66
		STEP O	31.4333	47.1499	2,514.66	5,448.43	65,381.26

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M

Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B440	ENGINEERING TECHNICIAN I						
		STEP A	21.1552	31.7328	1,692.41	3,666.90	44,002.81
		STEP B	21.6775	32.5162	1,734.20	3,757.43	45,089.20
		STEP C	22.2129	33.3193	1,777.03	3,850.23	46,202.83
		STEP D	22.7614	34.1421	1,820.91	3,945.30	47,343.71
		STEP E	23.3235	34.9852	1,865.88	4,042.74	48,512.88
		STEP F	23.8995	35.8492	1,911.96	4,142.58	49,710.96
		STEP G	24.4897	36.7345	1,959.17	4,244.88	50,938.57
		STEP H	25.0945	37.6417	2,007.56	4,349.71	52,196.56
		STEP I	25.7142	38.5713	2,057.13	4,457.12	53,485.53
		STEP J	26.3493	39.5239	2,107.94	4,567.21	54,806.54
		STEP K	27.0000	40.5000	2,160.00	4,680.00	56,160.00
		STEP L	27.6667	41.5000	2,213.33	4,795.56	57,546.73
		STEP M	28.3500	42.5250	2,268.00	4,914.00	58,968.00
		STEP N	29.0501	43.5751	2,324.00	5,035.35	60,424.20
		STEP O	29.7675	44.6512	2,381.40	5,159.70	61,916.40
B441	ENGINEERING TECHNICIAN II						
		STEP A	23.2707	34.9060	1,861.65	4,033.58	48,403.05
		STEP B	23.8453	35.7679	1,907.62	4,133.18	49,598.22
		STEP C	24.4341	36.6511	1,954.72	4,235.24	50,822.92
		STEP D	25.0375	37.5562	2,003.00	4,339.83	52,078.00
		STEP E	25.6559	38.4838	2,052.47	4,447.02	53,364.27
		STEP F	26.2894	39.4341	2,103.15	4,556.82	54,681.95
		STEP G	26.9387	40.4080	2,155.09	4,669.37	56,032.49
		STEP H	27.6039	41.4058	2,208.31	4,784.67	57,416.11
		STEP I	28.2856	42.4284	2,262.84	4,902.83	58,834.04
		STEP J	28.9841	43.4761	2,318.72	5,023.91	60,286.92
		STEP K	29.6999	44.5498	2,375.99	5,147.98	61,775.79
		STEP L	30.4334	45.6501	2,434.67	5,275.12	63,301.47
		STEP M	31.1849	46.7773	2,494.79	5,405.38	64,864.59
		STEP N	31.9551	47.9326	2,556.40	5,538.88	66,466.60
		STEP O	32.7442	49.1163	2,619.53	5,675.66	68,107.93
B442	ENVIRONMENTAL COMPL SPEC I						
		STEP A	23.0837	34.6255	1,846.69	4,001.17	48,014.09
		STEP B	23.6537	35.4805	1,892.29	4,099.97	49,199.69
		STEP C	24.2378	36.3567	1,939.02	4,201.21	50,414.62
		STEP D	24.8364	37.2546	1,986.91	4,304.97	51,659.71
		STEP E	25.4497	38.1745	2,035.97	4,411.28	52,935.37
		STEP F	26.0782	39.1173	2,086.25	4,520.22	54,242.65
		STEP G	26.7222	40.0833	2,137.77	4,631.84	55,582.17
		STEP H	27.3821	41.0731	2,190.56	4,746.23	56,954.76
		STEP I	28.0583	42.0874	2,244.66	4,863.43	58,361.26
		STEP J	28.7513	43.1269	2,300.10	4,983.55	59,802.70
		STEP K	29.4613	44.1919	2,356.90	5,106.62	61,279.50
		STEP L	30.1888	45.2832	2,415.10	5,232.72	62,792.70
		STEP M	30.9344	46.4016	2,474.75	5,361.96	64,343.55
		STEP N	31.6983	47.5474	2,535.86	5,494.37	65,932.46
		STEP O	32.4811	48.7216	2,598.48	5,630.05	67,560.68

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B443	ENVIRONMENTAL COMPL SPEC II						
		STEP A	25.3897	38.0845	2,031.17	4,400.88	52,810.57
		STEP B	26.0166	39.0249	2,081.32	4,509.54	54,114.52
		STEP C	26.6591	39.9886	2,132.72	4,620.91	55,450.92
		STEP D	27.3175	40.9762	2,185.40	4,735.03	56,820.40
		STEP E	27.9921	41.9881	2,239.36	4,851.96	58,223.56
		STEP F	28.6834	43.0251	2,294.67	4,971.78	59,661.47
		STEP G	29.3917	44.0875	2,351.33	5,094.56	61,134.73
		STEP H	30.1176	45.1764	2,409.40	5,220.38	62,644.60
		STEP I	30.8613	46.2919	2,468.90	5,349.29	64,191.50
		STEP J	31.6234	47.4351	2,529.87	5,481.38	65,776.67
		STEP K	32.4044	48.6066	2,592.35	5,616.76	67,401.15
		STEP L	33.2046	49.8069	2,656.36	5,755.46	69,065.56
		STEP M	34.0246	51.0369	2,721.96	5,897.59	70,771.16
		STEP N	34.8649	52.2973	2,789.19	6,043.24	72,518.99
		STEP O	35.7259	53.5888	2,858.07	6,192.48	74,309.87
B444	EQUIPMENT SERVICEWORKER						
		STEP A	19.1038	28.6557	1,528.30	3,311.32	39,735.90
		STEP B	19.5756	29.3634	1,566.04	3,393.10	40,717.24
		STEP C	20.0591	30.0886	1,604.72	3,476.91	41,722.92
		STEP D	20.5544	30.8316	1,644.35	3,562.76	42,753.15
		STEP E	21.0621	31.5931	1,684.96	3,650.76	43,809.16
		STEP F	21.5822	32.3733	1,726.57	3,740.91	44,890.97
		STEP G	22.1151	33.1726	1,769.20	3,833.28	45,999.40
		STEP H	22.6613	33.9919	1,812.90	3,927.95	47,135.50
		STEP I	23.2209	34.8313	1,857.67	4,024.95	48,299.47
		STEP J	23.7944	35.6916	1,903.55	4,124.36	49,492.35
		STEP K	24.3820	36.5730	1,950.56	4,226.21	50,714.56
		STEP L	24.9841	37.4761	1,998.72	4,330.57	51,966.92
		STEP M	25.6011	38.4016	2,048.08	4,437.52	53,250.28
		STEP N	26.2334	39.3501	2,098.67	4,547.12	54,565.47
		STEP O	26.8812	40.3218	2,150.49	4,659.40	55,912.89
B445	FINANCE CLERK I						
		STEP A	16.5094	24.7641	1,320.75	2,861.62	34,339.55
		STEP B	16.9171	25.3756	1,353.36	2,932.29	35,187.56
		STEP C	17.3349	26.0023	1,386.79	3,004.71	36,056.59
		STEP D	17.7630	26.6445	1,421.04	3,078.92	36,947.04
		STEP E	18.2017	27.3025	1,456.13	3,154.96	37,859.53
		STEP F	18.6511	27.9766	1,492.08	3,232.85	38,794.28
		STEP G	19.1117	28.6675	1,528.93	3,312.69	39,752.33
		STEP H	19.5837	29.3755	1,566.69	3,394.50	40,734.09
		STEP I	20.0674	30.1011	1,605.39	3,478.34	41,740.19
		STEP J	20.5629	30.8443	1,645.03	3,564.23	42,770.83
		STEP K	21.0708	31.6062	1,685.66	3,652.27	43,827.26
		STEP L	21.5911	32.3866	1,727.28	3,742.45	44,909.48
		STEP M	22.1243	33.1864	1,769.94	3,834.87	46,018.54
		STEP N	22.6706	34.0059	1,813.64	3,929.57	47,154.84
		STEP O	23.2305	34.8457	1,858.44	4,026.62	48,319.44

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B446	FINANCE CLERK II	STEP A	18.1604	27.2406	1,452.83	3,147.80	37,773.63
		STEP B	18.6088	27.9132	1,488.70	3,225.52	38,706.30
		STEP C	19.0683	28.6024	1,525.46	3,305.17	39,662.06
		STEP D	19.5392	29.3088	1,563.13	3,386.79	40,641.53
		STEP E	20.0217	30.0325	1,601.73	3,470.42	41,645.13
		STEP F	20.5162	30.7743	1,641.29	3,556.14	42,673.69
		STEP G	21.0228	31.5342	1,681.82	3,643.95	43,727.42
		STEP H	21.5420	32.3130	1,723.36	3,733.94	44,807.36
		STEP I	22.0740	33.1110	1,765.92	3,826.16	45,913.92
		STEP J	22.6191	33.9286	1,809.52	3,920.64	47,047.72
		STEP K	23.1777	34.7665	1,854.21	4,017.46	48,209.61
		STEP L	23.7501	35.6251	1,900.00	4,116.68	49,400.20
		STEP M	24.3366	36.5049	1,946.92	4,218.34	50,620.12
		STEP N	24.9376	37.4064	1,995.00	4,322.51	51,870.20
		STEP O	25.5534	38.3301	2,044.27	4,429.25	53,151.07
B447	FINANCE TECHNICIAN I	STEP A	18.9576	28.4364	1,516.60	3,285.98	39,431.80
		STEP B	19.4257	29.1385	1,554.05	3,367.12	40,405.45
		STEP C	19.9054	29.8581	1,592.43	3,450.26	41,403.23
		STEP D	20.3969	30.5953	1,631.75	3,535.46	42,425.55
		STEP E	20.9007	31.3510	1,672.05	3,622.78	43,473.45
		STEP F	21.4168	32.1252	1,713.34	3,712.24	44,546.94
		STEP G	21.9457	32.9185	1,755.65	3,803.92	45,647.05
		STEP H	22.4877	33.7315	1,799.01	3,897.86	46,774.41
		STEP I	23.0430	34.5645	1,843.44	3,994.12	47,929.44
		STEP J	23.6121	35.4181	1,888.96	4,092.76	49,113.16
		STEP K	24.1952	36.2928	1,935.61	4,193.83	50,326.01
		STEP L	24.7927	37.1890	1,983.41	4,297.40	51,568.81
		STEP M	25.4049	38.1073	2,032.39	4,403.51	52,842.19
		STEP N	26.0323	39.0484	2,082.58	4,512.26	54,147.18
		STEP O	26.6752	40.0128	2,134.01	4,623.70	55,484.41
B448	FINANCE TECHNICIAN II	STEP A	20.8535	31.2802	1,668.28	3,614.60	43,375.28
		STEP B	21.3682	32.0523	1,709.45	3,703.82	44,445.85
		STEP C	21.8959	32.8438	1,751.67	3,795.28	45,543.47
		STEP D	22.4366	33.6549	1,794.92	3,889.01	46,668.12
		STEP E	22.9907	34.4860	1,839.25	3,985.05	47,820.65
		STEP F	23.5585	35.3377	1,884.68	4,083.47	49,001.68
		STEP G	24.1403	36.2104	1,931.22	4,184.31	50,211.82
		STEP H	24.7364	37.1046	1,978.91	4,287.64	51,451.71
		STEP I	25.3473	38.0209	2,027.78	4,393.53	52,722.38
		STEP J	25.9733	38.9599	2,077.86	4,502.03	54,024.46
		STEP K	26.6147	39.9220	2,129.17	4,613.21	55,358.57
		STEP L	27.2719	40.9078	2,181.75	4,727.12	56,725.55
		STEP M	27.9454	41.9181	2,235.63	4,843.86	58,126.43
		STEP N	28.6356	42.9534	2,290.84	4,963.50	59,562.04
		STEP O	29.3427	44.0140	2,347.41	5,086.06	61,032.81

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B449	FINANCIAL ANALYST I	STEP A	31.9009	47.8513	2,552.07	5,529.48	66,353.87
		STEP B	32.6886	49.0329	2,615.08	5,666.02	67,992.28
		STEP C	33.4958	50.2437	2,679.66	5,805.93	69,671.26
		STEP D	34.3230	51.4845	2,745.84	5,949.32	71,391.84
		STEP E	35.1707	52.7560	2,813.65	6,096.25	73,155.05
		STEP F	36.0392	54.0588	2,883.13	6,246.79	74,961.53
		STEP G	36.9292	55.3938	2,954.33	6,401.06	76,812.73
		STEP H	37.8412	56.7618	3,027.29	6,559.14	78,709.69
		STEP I	38.7757	58.1635	3,102.05	6,721.12	80,653.45
		STEP J	39.7333	59.5999	3,178.66	6,887.10	82,645.26
		STEP K	40.7145	61.0717	3,257.16	7,057.18	84,686.16
		STEP L	41.7200	62.5800	3,337.60	7,231.46	86,777.60
		STEP M	42.7503	64.1254	3,420.02	7,410.05	88,920.62
		STEP N	43.8060	65.7090	3,504.48	7,593.04	91,116.48
		STEP O	44.8878	67.3317	3,591.02	7,780.55	93,366.62
B450	FINANCIAL ANALYST II	STEP A	35.0393	52.5589	2,803.14	6,073.47	72,881.74
		STEP B	35.9044	53.8566	2,872.35	6,223.42	74,681.15
		STEP C	36.7911	55.1866	2,943.28	6,377.12	76,525.48
		STEP D	37.6997	56.5495	3,015.97	6,534.61	78,415.37
		STEP E	38.6307	57.9460	3,090.45	6,695.98	80,351.85
		STEP F	39.5847	59.3770	3,166.77	6,861.34	82,336.17
		STEP G	40.5623	60.8434	3,244.98	7,030.79	84,369.58
		STEP H	41.5640	62.3460	3,325.12	7,204.42	86,453.12
		STEP I	42.5904	63.8856	3,407.23	7,382.33	88,588.03
		STEP J	43.6422	65.4633	3,491.37	7,564.64	90,775.77
		STEP K	44.7199	67.0798	3,577.59	7,751.44	93,017.39
		STEP L	45.8243	68.7364	3,665.94	7,942.87	95,314.54
		STEP M	46.9560	70.4340	3,756.48	8,139.04	97,668.48
		STEP N	48.1156	72.1734	3,849.24	8,340.03	100,080.44
		STEP O	49.3038	73.9557	3,944.30	8,545.99	102,551.90
B453	FLEET MANAGEMENT TECHNICIAN	STEP A	26.5818	39.8727	2,126.54	4,607.51	55,290.14
		STEP B	27.2381	40.8571	2,179.04	4,721.27	56,655.24
		STEP C	27.9108	41.8662	2,232.86	4,837.87	58,054.46
		STEP D	28.6000	42.9000	2,288.00	4,957.33	59,488.00
		STEP E	29.3063	43.9594	2,344.50	5,079.75	60,957.10
		STEP F	30.0300	45.0450	2,402.40	5,205.20	62,462.40
		STEP G	30.7717	46.1575	2,461.73	5,333.76	64,005.13
		STEP H	31.5316	47.2974	2,522.52	5,465.47	65,585.72
		STEP I	32.3102	48.4653	2,584.81	5,600.43	67,205.21
		STEP J	33.1082	49.6623	2,648.65	5,738.75	68,865.05
		STEP K	33.9257	50.8885	2,714.05	5,880.45	70,565.45
		STEP L	34.7635	52.1452	2,781.08	6,025.67	72,308.08
		STEP M	35.6221	53.4331	2,849.76	6,174.49	74,093.96
		STEP N	36.5017	54.7525	2,920.13	6,326.96	75,923.53
		STEP O	37.4032	56.1048	2,992.25	6,483.22	77,798.65

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B454	GIS ANALYST I	STEP A	26.4993	39.7489	2,119.94	4,593.21	55,118.54
		STEP B	27.1535	40.7302	2,172.28	4,706.60	56,479.28
		STEP C	27.8241	41.7361	2,225.92	4,822.84	57,874.12
		STEP D	28.5112	42.7668	2,280.89	4,941.94	59,303.29
		STEP E	29.2154	43.8231	2,337.23	5,064.00	60,768.03
		STEP F	29.9368	44.9052	2,394.94	5,189.04	62,268.54
		STEP G	30.6761	46.0141	2,454.08	5,317.19	63,806.28
		STEP H	31.4336	47.1504	2,514.68	5,448.49	65,381.88
		STEP I	32.2100	48.3150	2,576.80	5,583.06	66,996.80
		STEP J	33.0054	49.5081	2,640.43	5,720.93	68,651.23
		STEP K	33.8204	50.7306	2,705.63	5,862.20	70,346.43
		STEP L	34.6557	51.9835	2,772.45	6,006.98	72,083.85
		STEP M	35.5115	53.2672	2,840.92	6,155.32	73,863.92
		STEP N	36.3885	54.5827	2,911.08	6,307.34	75,688.08
		STEP O	37.2871	55.9306	2,982.96	6,463.09	77,557.16
B455	GIS ANALYST II	STEP A	29.3657	44.0485	2,349.25	5,090.05	61,080.65
		STEP B	30.0906	45.1359	2,407.24	5,215.70	62,588.44
		STEP C	30.8337	46.2505	2,466.69	5,344.50	64,134.09
		STEP D	31.5952	47.3928	2,527.61	5,476.50	65,718.01
		STEP E	32.3754	48.5631	2,590.03	5,611.73	67,340.83
		STEP F	33.1750	49.7625	2,654.00	5,750.33	69,004.00
		STEP G	33.9943	50.9914	2,719.54	5,892.34	70,708.14
		STEP H	34.8337	52.2505	2,786.69	6,037.84	72,454.09
		STEP I	35.6940	53.5410	2,855.52	6,186.96	74,243.52
		STEP J	36.5744	54.8616	2,925.95	6,339.56	76,074.75
		STEP K	37.4787	56.2180	2,998.29	6,496.30	77,955.69
		STEP L	38.4042	57.6063	3,072.33	6,656.72	79,880.73
		STEP M	39.3526	59.0289	3,148.20	6,821.11	81,853.40
		STEP N	40.3245	60.4867	3,225.96	6,989.58	83,874.96
		STEP O	41.3203	61.9804	3,305.62	7,162.18	85,946.22
B953	GIS TECHNICIAN I	STEP A	21.1552	31.7328	1,692.41	3,666.90	44,002.81
		STEP B	21.6775	32.5162	1,734.20	3,757.43	45,089.20
		STEP C	22.2128	33.3192	1,777.02	3,850.21	46,202.62
		STEP D	22.7614	34.1421	1,820.91	3,945.30	47,343.71
		STEP E	23.3235	34.9852	1,865.88	4,042.74	48,512.88
		STEP F	23.8995	35.8492	1,911.96	4,142.58	49,710.96
		STEP G	24.4897	36.7345	1,959.17	4,244.88	50,938.57
		STEP H	25.0945	37.6417	2,007.56	4,349.71	52,196.56
		STEP I	25.7142	38.5713	2,057.13	4,457.12	53,485.53
		STEP J	26.3492	39.5238	2,107.93	4,567.19	54,806.33
		STEP K	26.9999	40.4998	2,159.99	4,679.98	56,159.79
		STEP L	27.6667	41.5000	2,213.33	4,795.56	57,546.73
		STEP M	28.3499	42.5248	2,267.99	4,913.98	58,967.79
		STEP N	29.0501	43.5751	2,324.00	5,035.35	60,424.20
		STEP O	29.7675	44.6512	2,381.40	5,159.70	61,916.40

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M

Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B954	GIS TECHNICIAN II	STEP A	23.2707	34.9060	1,861.65	4,033.58	48,403.05
		STEP B	23.8453	35.7679	1,907.62	4,133.18	49,598.22
		STEP C	24.4341	36.6511	1,954.72	4,235.24	50,822.92
		STEP D	25.0375	37.5562	2,003.00	4,339.83	52,078.00
		STEP E	25.6559	38.4838	2,052.47	4,447.02	53,364.27
		STEP F	26.2894	39.4341	2,103.15	4,556.82	54,681.95
		STEP G	26.9387	40.4080	2,155.09	4,669.37	56,032.49
		STEP H	27.6039	41.4058	2,208.31	4,784.67	57,416.11
		STEP I	28.2856	42.4284	2,262.84	4,902.83	58,834.04
		STEP J	28.9841	43.4761	2,318.72	5,023.91	60,286.92
		STEP K	29.6999	44.5498	2,375.99	5,147.98	61,775.79
		STEP L	30.4334	45.6501	2,434.67	5,275.12	63,301.47
		STEP M	31.1849	46.7773	2,494.79	5,405.38	64,864.59
		STEP N	31.9551	47.9326	2,556.40	5,538.88	66,466.60
		STEP O	32.7442	49.1163	2,619.53	5,675.66	68,107.93
B456	HOUSING ANALYST I	STEP A	26.6686	40.0029	2,133.48	4,622.55	55,470.68
		STEP B	27.3270	40.9905	2,186.16	4,736.68	56,840.16
		STEP C	28.0020	42.0030	2,240.16	4,853.68	58,244.16
		STEP D	28.6934	43.0401	2,295.47	4,973.52	59,682.27
		STEP E	29.4020	44.1030	2,352.16	5,096.34	61,156.16
		STEP F	30.1281	45.1921	2,410.24	5,222.20	62,666.44
		STEP G	30.8721	46.3081	2,469.76	5,351.16	64,213.96
		STEP H	31.6346	47.4519	2,530.76	5,483.33	65,799.96
		STEP I	32.4158	48.6237	2,593.26	5,618.73	67,424.86
		STEP J	33.2163	49.8244	2,657.30	5,757.49	69,089.90
		STEP K	34.0366	51.0549	2,722.92	5,899.67	70,796.12
		STEP L	34.8772	52.3158	2,790.17	6,045.38	72,544.57
		STEP M	35.7385	53.6077	2,859.08	6,194.67	74,336.08
		STEP N	36.6211	54.9316	2,929.68	6,347.65	76,171.88
		STEP O	37.5254	56.2881	3,002.03	6,504.40	78,052.83
B457	HOUSING ANALYST II	STEP A	29.3354	44.0031	2,346.83	5,084.80	61,017.63
		STEP B	30.0599	45.0898	2,404.79	5,210.38	62,524.59
		STEP C	30.8023	46.2034	2,464.18	5,339.06	64,068.78
		STEP D	31.5629	47.3443	2,525.03	5,470.90	65,650.83
		STEP E	32.3424	48.5136	2,587.39	5,606.01	67,272.19
		STEP F	33.1410	49.7115	2,651.28	5,744.44	68,933.28
		STEP G	33.9595	50.9392	2,716.76	5,886.31	70,635.76
		STEP H	34.7981	52.1971	2,783.84	6,031.67	72,380.04
		STEP I	35.6575	53.4862	2,852.60	6,180.63	74,167.60
		STEP J	36.5380	54.8070	2,923.04	6,333.25	75,999.04
		STEP K	37.4404	56.1606	2,995.23	6,489.66	77,876.03
		STEP L	38.3650	57.5475	3,069.20	6,649.93	79,799.20
		STEP M	39.3124	58.9686	3,144.99	6,814.14	81,769.79
		STEP N	40.2833	60.4249	3,222.66	6,982.43	83,789.26
		STEP O	41.2781	61.9171	3,302.24	7,154.87	85,858.44

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B458	HOUSING TECHNICIAN I	STEP A	20.3504	30.5256	1,628.03	3,527.40	42,328.83
		STEP B	20.8529	31.2793	1,668.23	3,614.50	43,374.03
		STEP C	21.3679	32.0518	1,709.43	3,703.76	44,445.23
		STEP D	21.8956	32.8434	1,751.64	3,795.23	45,542.84
		STEP E	22.4363	33.6544	1,794.90	3,888.95	46,667.50
		STEP F	22.9904	34.4856	1,839.23	3,985.00	47,820.03
		STEP G	23.5581	35.3371	1,884.64	4,083.40	49,000.84
		STEP H	24.1399	36.2098	1,931.19	4,184.24	50,210.99
		STEP I	24.7360	37.1040	1,978.88	4,287.57	51,450.88
		STEP J	25.3469	38.0203	2,027.75	4,393.46	52,721.55
		STEP K	25.9728	38.9592	2,077.82	4,501.95	54,023.42
		STEP L	26.6143	39.9214	2,129.14	4,613.14	55,357.74
		STEP M	27.2715	40.9072	2,181.72	4,727.06	56,724.72
		STEP N	27.9450	41.9175	2,235.60	4,843.80	58,125.60
		STEP O	28.6351	42.9526	2,290.80	4,963.41	59,561.00
B459	HOUSING TECHNICIAN II	STEP A	22.3877	33.5815	1,791.01	3,880.53	46,566.41
		STEP B	22.9404	34.4106	1,835.23	3,976.33	47,716.03
		STEP C	23.5070	35.2605	1,880.56	4,074.54	48,894.56
		STEP D	24.0875	36.1312	1,927.00	4,175.16	50,102.00
		STEP E	24.6823	37.0234	1,974.58	4,278.26	51,339.18
		STEP F	25.2919	37.9378	2,023.35	4,383.92	52,607.15
		STEP G	25.9165	38.8747	2,073.32	4,492.19	53,906.32
		STEP H	26.5565	39.8347	2,124.52	4,603.12	55,237.52
		STEP I	27.2123	40.8184	2,176.98	4,716.79	56,601.58
		STEP J	27.8843	41.8264	2,230.74	4,833.27	57,999.34
		STEP K	28.5729	42.8593	2,285.83	4,952.63	59,431.63
		STEP L	29.2786	43.9179	2,342.28	5,074.95	60,899.48
		STEP M	30.0016	45.0024	2,400.12	5,200.27	62,403.32
		STEP N	30.7425	46.1137	2,459.40	5,328.70	63,944.40
		STEP O	31.5017	47.2525	2,520.13	5,460.29	65,523.53
B460	INDUSTRIAL WASTE SPECIALIST	STEP A	28.1256	42.1884	2,250.04	4,875.10	58,501.24
		STEP B	28.8200	43.2300	2,305.60	4,995.46	59,945.60
		STEP C	29.5317	44.2975	2,362.53	5,118.82	61,425.93
		STEP D	30.2610	45.3915	2,420.88	5,245.24	62,942.88
		STEP E	31.0083	46.5124	2,480.66	5,374.77	64,497.26
		STEP F	31.7741	47.6611	2,541.92	5,507.51	66,090.12
		STEP G	32.5588	48.8382	2,604.70	5,643.52	67,722.30
		STEP H	33.3628	50.0442	2,669.02	5,782.88	69,394.62
		STEP I	34.1867	51.2800	2,734.93	5,925.69	71,108.33
		STEP J	35.0310	52.5465	2,802.48	6,072.04	72,864.48
		STEP K	35.8961	53.8441	2,871.68	6,221.99	74,663.88
		STEP L	36.7826	55.1739	2,942.60	6,375.65	76,507.80
		STEP M	37.6909	56.5363	3,015.27	6,533.08	78,397.07
		STEP N	38.6217	57.9325	3,089.73	6,694.42	80,333.13
		STEP O	39.5755	59.3632	3,166.04	6,859.75	82,317.04

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B461	INDUSTRIAL WASTE TECHNICIAN						
		STEP A	24.4546	36.6819	1,956.36	4,238.79	50,865.56
		STEP B	25.0584	37.5876	2,004.67	4,343.45	52,121.47
		STEP C	25.6772	38.5158	2,054.17	4,450.71	53,408.57
		STEP D	26.3114	39.4671	2,104.91	4,560.64	54,727.71
		STEP E	26.9611	40.4416	2,156.88	4,673.25	56,079.08
		STEP F	27.6269	41.4403	2,210.15	4,788.66	57,463.95
		STEP G	28.3092	42.4638	2,264.73	4,906.92	58,883.13
		STEP H	29.0083	43.5124	2,320.66	5,028.10	60,337.26
		STEP I	29.7247	44.5870	2,377.97	5,152.28	61,827.37
		STEP J	30.4587	45.6880	2,436.69	5,279.50	63,354.09
		STEP K	31.2109	46.8163	2,496.87	5,409.88	64,918.67
		STEP L	31.9817	47.9725	2,558.53	5,543.49	66,521.93
		STEP M	32.7715	49.1572	2,621.72	5,680.39	68,164.72
		STEP N	33.5808	50.3712	2,686.46	5,820.67	69,848.06
		STEP O	34.4101	51.6151	2,752.80	5,964.41	71,573.00
B463	INTERPRETIVE SRVC SPECIALST I						
		STEP A	20.3037	30.4555	1,624.29	3,519.30	42,231.69
		STEP B	20.8051	31.2076	1,664.40	3,606.21	43,274.60
		STEP C	21.3188	31.9782	1,705.50	3,695.25	44,343.10
		STEP D	21.8453	32.7679	1,747.62	3,786.51	45,438.22
		STEP E	22.3848	33.5772	1,790.78	3,880.03	46,560.38
		STEP F	22.9376	34.4064	1,835.00	3,975.85	47,710.20
		STEP G	23.5041	35.2561	1,880.32	4,074.04	48,888.52
		STEP H	24.0845	36.1267	1,926.76	4,174.64	50,095.76
		STEP I	24.6793	37.0189	1,974.34	4,277.74	51,332.94
		STEP J	25.2887	37.9330	2,023.09	4,383.37	52,600.49
		STEP K	25.9133	38.8699	2,073.06	4,491.63	53,899.66
		STEP L	26.5532	39.8298	2,124.25	4,602.55	55,230.65
		STEP M	27.2089	40.8133	2,176.71	4,716.20	56,594.51
		STEP N	27.8809	41.8213	2,230.47	4,832.68	57,992.27
		STEP O	28.5694	42.8541	2,285.55	4,952.02	59,424.35
B462	INTERPRETIVE SRVC SPECIALST II						
		STEP A	22.3341	33.5011	1,786.72	3,871.24	46,454.92
		STEP B	22.8855	34.3282	1,830.84	3,966.82	47,601.84
		STEP C	23.4507	35.1760	1,876.05	4,064.78	48,777.45
		STEP D	24.0298	36.0447	1,922.38	4,165.16	49,981.98
		STEP E	24.6233	36.9349	1,969.86	4,268.03	51,216.46
		STEP F	25.2313	37.8469	2,018.50	4,373.42	52,481.10
		STEP G	25.8544	38.7816	2,068.35	4,481.42	53,777.15
		STEP H	26.4929	39.7393	2,119.43	4,592.10	55,105.23
		STEP I	27.1472	40.7208	2,171.77	4,705.51	56,466.17
		STEP J	27.8176	41.7264	2,225.40	4,821.71	57,860.60
		STEP K	28.5045	42.7567	2,280.36	4,940.78	59,289.36
		STEP L	29.2085	43.8127	2,336.68	5,062.80	60,753.68
		STEP M	29.9298	44.8947	2,394.38	5,187.83	62,253.98
		STEP N	30.6689	46.0033	2,453.51	5,315.94	63,791.31
		STEP O	31.4263	47.1394	2,514.10	5,447.22	65,366.70

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B464	IRRIGATION TECHNICIAN	STEP A	24.7123	37.0684	1,976.98	4,283.46	51,401.58
		STEP B	25.3223	37.9834	2,025.78	4,389.19	52,670.38
		STEP C	25.9477	38.9215	2,075.81	4,497.60	53,971.21
		STEP D	26.5884	39.8826	2,127.07	4,608.65	55,303.87
		STEP E	27.2451	40.8676	2,179.60	4,722.48	56,669.80
		STEP F	27.9179	41.8768	2,233.43	4,839.10	58,069.23
		STEP G	28.6073	42.9109	2,288.58	4,958.59	59,503.18
		STEP H	29.3139	43.9708	2,345.11	5,081.07	60,972.91
		STEP I	30.0378	45.0567	2,403.02	5,206.55	62,478.62
		STEP J	30.7795	46.1692	2,462.36	5,335.11	64,021.36
		STEP K	31.5396	47.3094	2,523.16	5,466.86	65,602.36
		STEP L	32.3185	48.4777	2,585.48	5,601.87	67,222.48
		STEP M	33.1166	49.6749	2,649.32	5,740.21	68,882.52
		STEP N	33.9345	50.9017	2,714.76	5,881.98	70,583.76
		STEP O	34.7725	52.1587	2,781.80	6,027.23	72,326.80
B465	IT ANALYST I	STEP A	27.9469	41.9203	2,235.75	4,844.12	58,129.55
		STEP B	28.6369	42.9553	2,290.95	4,963.72	59,564.75
		STEP C	29.3441	44.0161	2,347.52	5,086.31	61,035.72
		STEP D	30.0688	45.1032	2,405.50	5,211.92	62,543.10
		STEP E	30.8113	46.2169	2,464.90	5,340.62	64,087.50
		STEP F	31.5723	47.3584	2,525.78	5,472.53	65,670.38
		STEP G	32.3520	48.5280	2,588.16	5,607.68	67,292.16
		STEP H	33.1508	49.7262	2,652.06	5,746.13	68,953.66
		STEP I	33.9696	50.9544	2,717.56	5,888.06	70,656.76
		STEP J	34.8084	52.2126	2,784.67	6,033.45	72,401.47
		STEP K	35.6681	53.5021	2,853.44	6,182.47	74,189.64
		STEP L	36.5488	54.8232	2,923.90	6,335.12	76,021.50
		STEP M	37.4514	56.1771	2,996.11	6,491.57	77,898.91
		STEP N	38.3764	57.5646	3,070.11	6,651.90	79,822.91
		STEP O	39.3241	58.9861	3,145.92	6,816.17	81,794.12
B466	IT ANALYST II	STEP A	30.7418	46.1127	2,459.34	5,328.57	63,942.94
		STEP B	31.5006	47.2509	2,520.04	5,460.10	65,521.24
		STEP C	32.2785	48.4177	2,582.28	5,594.94	67,139.28
		STEP D	33.0756	49.6134	2,646.04	5,733.10	68,797.24
		STEP E	33.8925	50.8387	2,711.40	5,874.70	70,496.40
		STEP F	34.7295	52.0942	2,778.36	6,019.78	72,237.36
		STEP G	35.5871	53.3806	2,846.96	6,168.43	74,021.16
		STEP H	36.4659	54.6988	2,917.27	6,320.75	75,849.07
		STEP I	37.3665	56.0497	2,989.32	6,476.86	77,722.32
		STEP J	38.2893	57.4339	3,063.14	6,636.81	79,641.74
		STEP K	39.2348	58.8522	3,138.78	6,800.69	81,608.38
		STEP L	40.2038	60.3057	3,216.30	6,968.65	83,623.90
		STEP M	41.1966	61.7949	3,295.72	7,140.74	85,688.92
		STEP N	42.2140	63.3210	3,377.12	7,317.09	87,805.12
		STEP O	43.2565	64.8847	3,460.52	7,497.79	89,973.52

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B469	IT PLANNING & POLICY TECH						
		STEP A	23.9838	35.9757	1,918.70	4,157.19	49,886.30
		STEP B	24.5760	36.8640	1,966.08	4,259.84	51,118.08
		STEP C	25.1829	37.7743	2,014.63	4,365.03	52,380.43
		STEP D	25.8048	38.7072	2,064.38	4,472.83	53,673.98
		STEP E	26.4420	39.6630	2,115.36	4,583.28	54,999.36
		STEP F	27.0950	40.6425	2,167.60	4,696.46	56,357.60
		STEP G	27.7642	41.6463	2,221.13	4,812.46	57,749.53
		STEP H	28.4498	42.6747	2,275.98	4,931.29	59,175.58
		STEP I	29.1524	43.7286	2,332.19	5,053.08	60,636.99
		STEP J	29.8723	44.8084	2,389.78	5,177.86	62,134.38
		STEP K	30.6100	45.9150	2,448.80	5,305.73	63,668.80
		STEP L	31.3660	47.0490	2,509.28	5,436.77	65,241.28
		STEP M	32.1406	48.2109	2,571.24	5,571.03	66,852.44
		STEP N	32.9343	49.4014	2,634.74	5,708.61	68,503.34
		STEP O	33.7476	50.6214	2,699.80	5,849.58	70,195.00
B470	IT TECHNICIAN I						
		STEP A	21.7292	32.5938	1,738.33	3,766.39	45,196.73
		STEP B	22.2657	33.3985	1,781.25	3,859.38	46,312.65
		STEP C	22.8156	34.2234	1,825.24	3,954.70	47,456.44
		STEP D	23.3790	35.0685	1,870.32	4,052.36	48,628.32
		STEP E	23.9564	35.9346	1,916.51	4,152.44	49,829.31
		STEP F	24.5480	36.8220	1,963.84	4,254.98	51,059.84
		STEP G	25.1542	37.7313	2,012.33	4,360.06	52,320.73
		STEP H	25.7754	38.6631	2,062.03	4,467.73	53,612.83
		STEP I	26.4120	39.6180	2,112.96	4,578.08	54,936.96
		STEP J	27.0642	40.5963	2,165.13	4,691.12	56,293.53
		STEP K	27.7326	41.5989	2,218.60	4,806.98	57,683.80
		STEP L	28.4174	42.6261	2,273.39	4,925.68	59,108.19
		STEP M	29.1192	43.6788	2,329.53	5,047.32	60,567.93
		STEP N	29.8383	44.7574	2,387.06	5,171.97	62,063.66
		STEP O	30.5752	45.8628	2,446.01	5,299.70	63,596.41
B471	IT TECHNICIAN II						
		STEP A	23.9021	35.8531	1,912.16	4,143.03	49,716.36
		STEP B	24.4922	36.7383	1,959.37	4,245.31	50,943.77
		STEP C	25.0971	37.6456	2,007.76	4,350.16	52,201.96
		STEP D	25.7169	38.5753	2,057.35	4,457.59	53,491.15
		STEP E	26.3519	39.5278	2,108.15	4,567.66	54,811.95
		STEP F	27.0027	40.5040	2,160.21	4,680.46	56,165.61
		STEP G	27.6696	41.5044	2,213.56	4,796.06	57,552.76
		STEP H	28.3529	42.5293	2,268.23	4,914.50	58,974.03
		STEP I	29.0530	43.5795	2,324.24	5,035.85	60,430.24
		STEP J	29.7705	44.6557	2,381.64	5,160.22	61,922.64
		STEP K	30.5057	45.7585	2,440.45	5,287.65	63,451.85
		STEP L	31.2591	46.8886	2,500.72	5,418.24	65,018.92
		STEP M	32.0310	48.0465	2,562.48	5,552.04	66,624.48
		STEP N	32.8220	49.2330	2,625.76	5,689.14	68,269.76
		STEP O	33.6326	50.4489	2,690.60	5,829.65	69,955.80

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B472	JR ENGINEER	STEP A	29.2990	43.9485	2,343.92	5,078.49	60,941.92
		STEP B	30.0225	45.0337	2,401.80	5,203.90	62,446.80
		STEP C	30.7639	46.1458	2,461.11	5,332.40	63,988.91
		STEP D	31.5236	47.2854	2,521.88	5,464.09	65,569.08
		STEP E	32.3021	48.4531	2,584.16	5,599.03	67,188.36
		STEP F	33.0998	49.6497	2,647.98	5,737.29	68,847.58
		STEP G	33.9172	50.8758	2,713.37	5,878.98	70,547.77
		STEP H	34.7548	52.1322	2,780.38	6,024.16	72,289.98
		STEP I	35.6131	53.4196	2,849.04	6,172.93	74,075.24
		STEP J	36.4926	54.7389	2,919.40	6,325.38	75,904.60
		STEP K	37.3938	56.0907	2,991.50	6,481.59	77,779.10
		STEP L	38.3172	57.4758	3,065.37	6,641.64	79,699.77
		STEP M	39.2635	58.8952	3,141.08	6,805.67	81,668.08
		STEP N	40.2331	60.3496	3,218.64	6,973.73	83,684.84
		STEP O	41.2267	61.8400	3,298.13	7,145.96	85,751.53
B473	LABORATORY TECHNICIAN I	STEP A	20.2263	30.3394	1,618.10	3,505.89	42,070.70
		STEP B	20.7258	31.0887	1,658.06	3,592.47	43,109.66
		STEP C	21.2376	31.8564	1,699.00	3,681.18	44,174.20
		STEP D	21.7621	32.6431	1,740.96	3,772.09	45,265.16
		STEP E	22.2995	33.4492	1,783.96	3,865.24	46,382.96
		STEP F	22.8502	34.2753	1,828.01	3,960.70	47,528.41
		STEP G	23.4145	35.1217	1,873.16	4,058.51	48,702.16
		STEP H	23.9927	35.9890	1,919.41	4,158.73	49,904.81
		STEP I	24.5852	36.8778	1,966.81	4,261.43	51,137.21
		STEP J	25.1923	37.7884	2,015.38	4,366.66	52,399.98
		STEP K	25.8145	38.7217	2,065.16	4,474.51	53,694.16
		STEP L	26.4520	39.6780	2,116.16	4,585.01	55,020.16
		STEP M	27.1052	40.6578	2,168.41	4,698.23	56,378.81
		STOP N	27.7746	41.6619	2,221.96	4,814.26	57,771.16
		STOP O	28.4605	42.6907	2,276.84	4,933.15	59,197.84
B474	LABORATORY TECHNICIAN II	STEP A	22.2315	33.3472	1,778.52	3,853.46	46,241.52
		STEP B	22.7804	34.1706	1,822.43	3,948.60	47,383.23
		STEP C	23.3430	35.0145	1,867.44	4,046.12	48,553.44
		STEP D	23.9195	35.8792	1,913.56	4,146.04	49,752.56
		STEP E	24.5102	36.7653	1,960.81	4,248.43	50,981.21
		STEP F	25.1155	37.6732	2,009.24	4,353.35	52,240.24
		STEP G	25.7357	38.6035	2,058.85	4,460.85	53,530.25
		STEP H	26.3713	39.5569	2,109.70	4,571.02	54,852.30
		STEP I	27.0225	40.5337	2,161.80	4,683.90	56,206.80
		STEP J	27.6898	41.5347	2,215.18	4,799.56	57,594.78
		STEP K	28.3737	42.5605	2,269.89	4,918.10	59,017.29
		STEP L	29.0744	43.6116	2,325.95	5,039.56	60,474.75
		STEP M	29.7924	44.6886	2,383.39	5,164.01	61,968.19
		STEP N	30.5281	45.7921	2,442.24	5,291.53	63,498.44
		STEP O	31.2820	46.9230	2,502.56	5,422.21	65,066.56

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B475	LIBRARIAN I	STEP A	22.9630	34.4445	1,837.04	3,980.25	47,763.04
		STEP B	23.5299	35.2948	1,882.39	4,078.51	48,942.19
		STEP C	24.1110	36.1665	1,928.88	4,179.24	50,150.88
		STEP D	24.7065	37.0597	1,976.52	4,282.46	51,389.52
		STEP E	25.3166	37.9749	2,025.32	4,388.21	52,658.52
		STEP F	25.9418	38.9127	2,075.34	4,496.57	53,958.94
		STEP G	26.5824	39.8736	2,126.59	4,607.61	55,291.39
		STEP H	27.2389	40.8583	2,179.11	4,721.40	56,656.91
		STEP I	27.9116	41.8674	2,232.92	4,838.01	58,056.12
		STEP J	28.6009	42.9013	2,288.07	4,957.48	59,489.87
		STEP K	29.3072	43.9608	2,344.57	5,079.91	60,958.97
		STEP L	30.0309	45.0463	2,402.47	5,205.35	62,464.27
		STEP M	30.7726	46.1589	2,461.80	5,333.91	64,007.00
		STEP N	31.5325	47.2987	2,522.60	5,465.63	65,587.60
		STEP O	32.3112	48.4668	2,584.89	5,600.60	67,207.29
B476	LIBRARIAN II	STEP A	25.2592	37.8888	2,020.73	4,378.26	52,539.13
		STEP B	25.8828	38.8242	2,070.62	4,486.35	53,836.22
		STEP C	26.5220	39.7830	2,121.76	4,597.14	55,165.76
		STEP D	27.1770	40.7655	2,174.16	4,710.68	56,528.16
		STEP E	27.8482	41.7723	2,227.85	4,827.02	57,924.25
		STEP F	28.5359	42.8038	2,282.87	4,946.22	59,354.67
		STEP G	29.2406	43.8609	2,339.24	5,068.37	60,820.44
		STEP H	29.9627	44.9440	2,397.01	5,193.53	62,322.41
		STEP I	30.7026	46.0539	2,456.20	5,321.78	63,861.40
		STEP J	31.4608	47.1912	2,516.86	5,453.20	65,438.46
		STEP K	32.2378	48.3567	2,579.02	5,587.88	67,054.62
		STEP L	33.0339	49.5508	2,642.71	5,725.87	68,710.51
		STEP M	33.8497	50.7745	2,707.97	5,867.28	70,407.37
		STEP N	34.6856	52.0284	2,774.84	6,012.17	72,146.04
		STEP O	35.5422	53.3133	2,843.37	6,160.64	73,927.77
B477	LIBRARY ASSISTANT I	STEP A	16.3923	24.5884	1,311.38	2,841.33	34,095.98
		STEP B	16.7971	25.1956	1,343.76	2,911.49	34,937.96
		STEP C	17.2119	25.8178	1,376.95	2,983.39	35,800.75
		STEP D	17.6369	26.4553	1,410.95	3,057.06	36,684.75
		STEP E	18.0725	27.1087	1,445.80	3,132.56	37,590.80
		STEP F	18.5188	27.7782	1,481.50	3,209.92	38,519.10
		STEP G	18.9762	28.4643	1,518.09	3,289.20	39,470.49
		STEP H	19.4448	29.1672	1,555.58	3,370.43	40,445.18
		STEP I	19.9250	29.8875	1,594.00	3,453.66	41,444.00
		STEP J	20.4170	30.6255	1,633.36	3,538.94	42,467.36
		STEP K	20.9212	31.3818	1,673.69	3,626.34	43,516.09
		STEP L	21.4378	32.1567	1,715.02	3,715.88	44,590.62
		STEP M	21.9673	32.9509	1,757.38	3,807.66	45,691.98
		STEP N	22.5098	33.7647	1,800.78	3,901.69	46,820.38
		STEP O	23.0657	34.5985	1,845.25	3,998.05	47,976.65

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B478	LIBRARY ASSISTANT II	STEP A	18.0316	27.0474	1,442.52	3,125.47	37,505.72
		STEP B	18.4768	27.7152	1,478.14	3,202.64	38,431.74
		STEP C	18.9331	28.3996	1,514.64	3,281.73	39,380.84
		STEP D	19.4007	29.1010	1,552.05	3,362.78	40,353.45
		STEP E	19.8798	29.8197	1,590.38	3,445.83	41,349.98
		STEP F	20.3707	30.5560	1,629.65	3,530.92	42,371.05
		STEP G	20.8738	31.3107	1,669.90	3,618.12	43,417.50
		STEP H	21.3893	32.0839	1,711.14	3,707.47	44,489.74
		STEP I	21.9175	32.8762	1,753.40	3,799.03	45,588.40
		STEP J	22.4588	33.6882	1,796.70	3,892.85	46,714.30
		STEP K	23.0133	34.5199	1,841.06	3,988.97	47,867.66
		STEP L	23.5817	35.3725	1,886.53	4,087.49	49,049.93
		STEP M	24.1641	36.2461	1,933.12	4,188.44	50,261.32
		STEP N	24.7608	37.1412	1,980.86	4,291.87	51,502.46
		STEP O	25.3723	38.0584	2,029.78	4,397.86	52,774.38
B479	LIBRARY TECHNICIAN	STEP A	20.5927	30.8890	1,647.41	3,569.40	42,832.81
		STEP B	21.1011	31.6516	1,688.08	3,657.52	43,890.28
		STEP C	21.6223	32.4334	1,729.78	3,747.86	44,974.38
		STEP D	22.1562	33.2343	1,772.49	3,840.40	46,084.89
		STEP E	22.7035	34.0552	1,816.28	3,935.27	47,223.28
		STEP F	23.2641	34.8961	1,861.12	4,032.44	48,389.32
		STEP G	23.8386	35.7579	1,907.08	4,132.02	49,584.28
		STEP H	24.4274	36.6411	1,954.19	4,234.08	50,808.99
		STEP I	25.0306	37.5459	2,002.44	4,338.63	52,063.64
		STEP J	25.6487	38.4730	2,051.89	4,445.77	53,349.29
		STEP K	26.2821	39.4231	2,102.56	4,555.56	54,666.76
		STEP L	26.9312	40.3968	2,154.49	4,668.07	56,016.89
		STEP M	27.5962	41.3943	2,207.69	4,783.34	57,400.09
		STEP N	28.2778	42.4167	2,262.22	4,901.48	58,817.82
		STEP O	28.9761	43.4641	2,318.08	5,022.52	60,270.28
B481	MARKETING & COMMUNIC ANALYST I	STEP A	25.9239	38.8858	2,073.91	4,493.47	53,921.71
		STEP B	26.5640	39.8460	2,125.12	4,604.42	55,253.12
		STEP C	27.2200	40.8300	2,177.60	4,718.13	56,617.60
		STEP D	27.8923	41.8384	2,231.38	4,834.66	58,015.98
		STEP E	28.5811	42.8716	2,286.48	4,954.05	59,448.68
		STEP F	29.2869	43.9303	2,342.95	5,076.39	60,916.75
		STEP G	30.0101	45.0151	2,400.80	5,201.75	62,421.00
		STEP H	30.7512	46.1268	2,460.09	5,330.20	63,962.49
		STEP I	31.5107	47.2660	2,520.85	5,461.85	65,542.25
		STEP J	32.2888	48.4332	2,583.10	5,596.72	67,160.70
		STEP K	33.0862	49.6293	2,646.89	5,734.94	68,819.29
		STEP L	33.9033	50.8549	2,712.26	5,876.57	70,518.86
		STEP M	34.7405	52.1107	2,779.24	6,021.68	72,260.24
		STEP N	35.5985	53.3977	2,847.88	6,170.40	74,044.88
		STEP O	36.4776	54.7164	2,918.20	6,322.78	75,873.40

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B480	MARKETING & COMMUNIC ANALYST II						
		STEP A	28.5163	42.7744	2,281.30	4,942.82	59,313.90
		STEP B	29.2204	43.8306	2,337.63	5,064.86	60,778.43
		STEP C	29.9420	44.9130	2,395.36	5,189.94	62,279.36
		STEP D	30.6814	46.0221	2,454.51	5,318.10	63,817.31
		STEP E	31.4391	47.1586	2,515.12	5,449.44	65,393.32
		STEP F	32.2155	48.3232	2,577.24	5,584.02	67,008.24
		STEP G	33.0111	49.5166	2,640.88	5,721.92	68,663.08
		STEP H	33.8263	50.7394	2,706.10	5,863.22	70,358.70
		STEP I	34.6617	51.9925	2,772.93	6,008.02	72,096.33
		STEP J	35.5177	53.2765	2,841.41	6,156.40	73,876.81
		STEP K	36.3948	54.5922	2,911.58	6,308.43	75,701.18
		STEP L	37.2936	55.9404	2,983.48	6,464.22	77,570.68
		STEP M	38.2145	57.3217	3,057.16	6,623.84	79,486.16
		STEP N	39.1583	58.7374	3,132.66	6,787.43	81,449.26
		STEP O	40.1253	60.1879	3,210.02	6,955.05	83,460.62
B482	MECHANIC I						
		STEP A	21.9682	32.9523	1,757.45	3,807.82	45,693.85
		STEP B	22.5107	33.7660	1,800.85	3,901.85	46,822.25
		STEP C	23.0666	34.5999	1,845.32	3,998.21	47,978.52
		STEP D	23.6363	35.4544	1,890.90	4,096.95	49,163.50
		STEP E	24.2200	36.3300	1,937.60	4,198.13	50,377.60
		STEP F	24.8181	37.2271	1,985.44	4,301.80	51,621.64
		STEP G	25.4309	38.1463	2,034.47	4,408.02	52,896.27
		STEP H	26.0591	39.0886	2,084.72	4,516.91	54,202.92
		STEP I	26.7026	40.0539	2,136.20	4,628.45	55,541.40
		STEP J	27.3620	41.0430	2,188.96	4,742.74	56,912.96
		STEP K	28.0377	42.0565	2,243.01	4,859.86	58,318.41
		STEP L	28.7301	43.0951	2,298.40	4,979.88	59,758.60
		STEP M	29.4396	44.1594	2,355.16	5,102.86	61,234.36
		STEP N	30.1666	45.2499	2,413.32	5,228.87	62,746.52
		STEP O	30.9116	46.3674	2,472.92	5,358.01	64,296.12
B483	MECHANIC II						
		STEP A	24.1651	36.2476	1,933.20	4,188.61	50,263.40
		STEP B	24.7622	37.1433	1,980.97	4,292.11	51,505.37
		STEP C	25.3738	38.0607	2,029.90	4,398.12	52,777.50
		STEP D	26.0004	39.0006	2,080.03	4,506.73	54,080.83
		STEP E	26.6425	39.9637	2,131.40	4,618.03	55,416.40
		STEP F	27.3004	40.9506	2,184.03	4,732.06	56,784.83
		STEP G	27.9746	41.9619	2,237.96	4,848.93	58,187.16
		STEP H	28.6655	42.9982	2,293.24	4,968.68	59,624.24
		STEP I	29.3733	44.0599	2,349.86	5,091.37	61,096.46
		STEP J	30.0988	45.1482	2,407.90	5,217.12	62,605.50
		STEP K	30.8420	46.2630	2,467.36	5,345.94	64,151.36
		STEP L	31.6038	47.4057	2,528.30	5,477.99	65,735.90
		STEP M	32.3842	48.5763	2,590.73	5,613.26	67,359.13
		STEP N	33.1840	49.7760	2,654.72	5,751.89	69,022.72
		STEP O	34.0034	51.0051	2,720.27	5,893.92	70,727.07

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B484	METER READER	STEP A	18.0139	27.0208	1,441.11	3,122.40	37,468.91
		STEP B	18.4587	27.6880	1,476.69	3,199.50	38,394.09
		STEP C	18.9147	28.3720	1,513.17	3,278.54	39,342.57
		STEP D	19.3817	29.0725	1,550.53	3,359.49	40,313.93
		STEP E	19.8604	29.7906	1,588.83	3,442.46	41,309.63
		STEP F	20.3508	30.5262	1,628.06	3,527.47	42,329.66
		STEP G	20.8534	31.2801	1,668.27	3,614.58	43,375.07
		STEP H	21.3684	32.0526	1,709.47	3,703.85	44,446.27
		STEP I	21.8961	32.8441	1,751.68	3,795.32	45,543.88
		STEP J	22.4368	33.6552	1,794.94	3,889.04	46,668.54
		STEP K	22.9909	34.4863	1,839.27	3,985.08	47,821.07
		STEP L	23.5586	35.3379	1,884.68	4,083.49	49,001.88
		STEP M	24.1404	36.2106	1,931.23	4,184.33	50,212.03
		STEP N	24.7366	37.1049	1,978.92	4,287.67	51,452.12
		STEP O	25.3475	38.0212	2,027.80	4,393.56	52,722.80
B485	METER SERVICE WORKER	STEP A	18.9118	28.3677	1,512.94	3,278.04	39,336.54
		STEP B	19.3788	29.0682	1,550.30	3,358.99	40,307.90
		STEP C	19.8574	29.7861	1,588.59	3,441.94	41,303.39
		STEP D	20.3478	30.5217	1,627.82	3,526.95	42,323.42
		STEP E	20.8502	31.2753	1,668.01	3,614.03	43,368.41
		STEP F	21.3651	32.0476	1,709.20	3,703.28	44,439.40
		STEP G	21.8928	32.8392	1,751.42	3,794.75	45,537.02
		STEP H	22.4335	33.6502	1,794.68	3,888.47	46,661.68
		STEP I	22.9874	34.4811	1,838.99	3,984.48	47,813.79
		STEP J	23.5552	35.3328	1,884.41	4,082.90	48,994.81
		STEP K	24.1369	36.2053	1,930.95	4,183.72	50,204.75
		STEP L	24.7329	37.0993	1,978.63	4,287.03	51,444.43
		STEP M	25.3436	38.0154	2,027.48	4,392.89	52,714.68
		STEP N	25.9695	38.9542	2,077.56	4,501.38	54,016.56
		STEP O	26.6109	39.9163	2,128.87	4,612.55	55,350.67
B486	NATURAL RESOURCES TECHNICIAN	STEP A	22.2979	33.4468	1,783.83	3,864.96	46,379.63
		STEP B	22.8485	34.2727	1,827.88	3,960.40	47,524.88
		STEP C	23.4128	35.1192	1,873.02	4,058.21	48,698.62
		STEP D	23.9910	35.9865	1,919.28	4,158.44	49,901.28
		STEP E	24.5834	36.8751	1,966.67	4,261.12	51,133.47
		STEP F	25.1905	37.7857	2,015.24	4,366.35	52,396.24
		STEP G	25.8126	38.7189	2,065.00	4,474.18	53,690.20
		STEP H	26.4501	39.6751	2,116.00	4,584.68	55,016.20
		STEP I	27.1033	40.6549	2,168.26	4,697.90	56,374.86
		STEP J	27.7727	41.6590	2,221.81	4,813.93	57,767.21
		STEP K	28.4585	42.6877	2,276.68	4,932.80	59,193.68
		STEP L	29.1613	43.7419	2,332.90	5,054.62	60,655.50
		STEP M	29.8814	44.8221	2,390.51	5,179.44	62,153.31
		STEP N	30.6194	45.9291	2,449.55	5,307.36	63,688.35
		STEP O	31.3755	47.0632	2,510.04	5,438.42	65,261.04

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M

Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B487	NATURAL RESOURCES WKR I						
		STEP A	18.6048	27.9072	1,488.38	3,224.83	38,697.98
		STEP B	19.0642	28.5963	1,525.13	3,304.46	39,653.53
		STEP C	19.5350	29.3025	1,562.80	3,386.06	40,632.80
		STEP D	20.0175	30.0262	1,601.40	3,469.70	41,636.40
		STEP E	20.5118	30.7677	1,640.94	3,555.37	42,664.54
		STEP F	21.0183	31.5274	1,681.46	3,643.17	43,718.06
		STEP G	21.5374	32.3061	1,722.99	3,733.14	44,797.79
		STEP H	22.0692	33.1038	1,765.53	3,825.32	45,903.93
		STEP I	22.6143	33.9214	1,809.14	3,919.81	47,037.74
		STEP J	23.1728	34.7592	1,853.82	4,016.61	48,199.42
		STEP K	23.7450	35.6175	1,899.60	4,115.80	49,389.60
		STEP L	24.3314	36.4971	1,946.51	4,217.44	50,609.31
		STEP M	24.9323	37.3984	1,994.58	4,321.59	51,859.18
		STEP N	25.5480	38.3220	2,043.84	4,428.32	53,139.84
		STEP O	26.1789	39.2683	2,094.31	4,537.67	54,452.11
B488	NATURAL RESOURCES WKR II						
		STEP A	20.4655	30.6982	1,637.24	3,547.35	42,568.24
		STEP B	20.9708	31.4562	1,677.66	3,634.93	43,619.26
		STEP C	21.4887	32.2330	1,719.09	3,724.70	44,696.49
		STEP D	22.0194	33.0291	1,761.55	3,816.69	45,800.35
		STEP E	22.5632	33.8448	1,805.05	3,910.95	46,931.45
		STEP F	23.1203	34.6804	1,849.62	4,007.51	48,090.22
		STEP G	23.6913	35.5369	1,895.30	4,106.49	49,277.90
		STEP H	24.2764	36.4146	1,942.11	4,207.90	50,494.91
		STEP I	24.8760	37.3140	1,990.08	4,311.84	51,742.08
		STEP J	25.4902	38.2353	2,039.21	4,418.30	53,019.61
		STEP K	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP L	26.7648	40.1472	2,141.18	4,639.23	55,670.78
		STEP M	27.4258	41.1387	2,194.06	4,753.80	57,045.66
		STEP N	28.1030	42.1545	2,248.24	4,871.18	58,454.24
		STEP O	28.7970	43.1955	2,303.76	4,991.48	59,897.76
B489	OFFICE ASSISTANT I						
		STEP A	15.7235	23.5852	1,257.88	2,725.40	32,704.88
		STEP B	16.1117	24.1675	1,288.93	2,792.69	33,512.33
		STEP C	16.5096	24.7644	1,320.76	2,861.66	34,339.96
		STEP D	16.9173	25.3759	1,353.38	2,932.33	35,187.98
		STEP E	17.3351	26.0026	1,386.80	3,004.75	36,057.00
		STEP F	17.7632	26.6448	1,421.05	3,078.95	36,947.45
		STEP G	18.2018	27.3027	1,456.14	3,154.97	37,859.74
		STEP H	18.6513	27.9769	1,492.10	3,232.89	38,794.70
		STEP I	19.1119	28.6678	1,528.95	3,312.72	39,752.75
		STEP J	19.5839	29.3758	1,566.71	3,394.54	40,734.51
		STEP K	20.0676	30.1014	1,605.40	3,478.38	41,740.60
		STEP L	20.5631	30.8446	1,645.04	3,564.27	42,771.24
		STEP M	21.0710	31.6065	1,685.68	3,652.30	43,827.68
		STEP N	21.5913	32.3869	1,727.30	3,742.49	44,909.90
		STEP O	22.1245	33.1867	1,769.96	3,834.91	46,018.96

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B490	OFFICE ASSISTANT II	STEP A	17.2957	25.9435	1,383.65	2,997.92	35,975.05
		STEP B	17.7228	26.5842	1,417.82	3,071.95	36,863.42
		STEP C	18.1605	27.2407	1,452.84	3,147.82	37,773.84
		STEP D	18.6090	27.9135	1,488.72	3,225.56	38,706.72
		STEP E	19.0685	28.6027	1,525.48	3,305.20	39,662.48
		STEP F	19.5394	29.3091	1,563.15	3,386.82	40,641.95
		STEP G	20.0220	30.0330	1,601.76	3,470.48	41,645.76
		STEP H	20.5164	30.7746	1,641.31	3,556.17	42,674.11
		STEP I	21.0231	31.5346	1,681.84	3,644.00	43,728.04
		STEP J	21.5423	32.3134	1,723.38	3,734.00	44,807.98
		STEP K	22.0742	33.1113	1,765.93	3,826.19	45,914.33
		STEP L	22.6194	33.9291	1,809.55	3,920.69	47,048.35
		STEP M	23.1780	34.7670	1,854.24	4,017.52	48,210.24
		STEP N	23.7504	35.6256	1,900.03	4,116.73	49,400.83
		STEP O	24.3369	36.5053	1,946.95	4,218.39	50,620.75
B491	PARKS MAINTENANCE WORKER I	STEP A	17.7189	26.5783	1,417.51	3,071.27	36,855.31
		STEP B	18.1565	27.2347	1,452.52	3,147.12	37,765.52
		STEP C	18.6048	27.9072	1,488.38	3,224.83	38,697.98
		STEP D	19.0643	28.5964	1,525.14	3,304.47	39,653.74
		STEP E	19.5351	29.3026	1,562.80	3,386.08	40,633.00
		STEP F	20.0175	30.0262	1,601.40	3,469.70	41,636.40
		STEP G	20.5119	30.7678	1,640.95	3,555.39	42,664.75
		STEP H	21.0184	31.5276	1,681.47	3,643.18	43,718.27
		STEP I	21.5375	32.3062	1,723.00	3,733.16	44,798.00
		STEP J	22.0693	33.1039	1,765.54	3,825.34	45,904.14
		STEP K	22.6143	33.9214	1,809.14	3,919.81	47,037.74
		STEP L	23.1729	34.7593	1,853.83	4,016.63	48,199.63
		STEP M	23.7451	35.6176	1,899.60	4,115.81	49,389.80
		STEP N	24.3315	36.4972	1,946.52	4,217.46	50,609.52
		STEP O	24.9324	37.3986	1,994.59	4,321.61	51,859.39
B492	PARKS MAINTENANCE WORKER II	STEP A	19.4909	29.2363	1,559.27	3,378.42	40,541.07
		STEP B	19.9722	29.9583	1,597.77	3,461.84	41,542.17
		STEP C	20.4655	30.6982	1,637.24	3,547.35	42,568.24
		STEP D	20.9709	31.4563	1,677.67	3,634.95	43,619.47
		STEP E	21.4887	32.2330	1,719.09	3,724.70	44,696.49
		STEP F	22.0195	33.0292	1,761.56	3,816.71	45,800.56
		STEP G	22.5632	33.8448	1,805.05	3,910.95	46,931.45
		STEP H	23.1203	34.6804	1,849.62	4,007.51	48,090.22
		STEP I	23.6913	35.5369	1,895.30	4,106.49	49,277.90
		STEP J	24.2764	36.4146	1,942.11	4,207.90	50,494.91
		STEP K	24.8760	37.3140	1,990.08	4,311.84	51,742.08
		STEP L	25.4903	38.2354	2,039.22	4,418.31	53,019.82
		STEP M	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP N	26.7648	40.1472	2,141.18	4,639.23	55,670.78
		STEP O	27.4258	41.1387	2,194.06	4,753.80	57,045.66

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B948	PARKS PROJECT TECHNICIAN						
		STEP A	24.7123	37.0684	1,976.98	4,283.46	51,401.58
		STEP B	25.3225	37.9837	2,025.80	4,389.23	52,670.80
		STEP C	25.9478	38.9217	2,075.82	4,497.61	53,971.42
		STEP D	26.5886	39.8829	2,127.08	4,608.69	55,304.28
		STEP E	27.2452	40.8678	2,179.61	4,722.50	56,670.01
		STEP F	27.9181	41.8771	2,233.44	4,839.13	58,069.64
		STEP G	28.6075	42.9112	2,288.60	4,958.63	59,503.60
		STEP H	29.3140	43.9710	2,345.12	5,081.09	60,973.12
		STEP I	30.0379	45.0568	2,403.03	5,206.56	62,478.83
		STEP J	30.7797	46.1695	2,462.37	5,335.14	64,021.77
		STEP K	31.5398	47.3097	2,523.18	5,466.89	65,602.78
		STEP L	32.3187	48.4780	2,585.49	5,601.90	67,222.89
		STEP M	33.1168	49.6752	2,649.34	5,740.24	68,882.94
		STEP N	33.9347	50.9020	2,714.77	5,882.01	70,584.17
		STEP O	34.7727	52.1590	2,781.81	6,027.26	72,327.21
B493	PARKS, REC & LIBRARIES TECH						
		STEP A	22.5960	33.8940	1,807.68	3,916.64	46,999.68
		STEP B	23.1540	34.7310	1,852.32	4,013.36	48,160.32
		STEP C	23.7258	35.5887	1,898.06	4,112.47	49,349.66
		STEP D	24.3117	36.4675	1,944.93	4,214.02	50,568.33
		STEP E	24.9121	37.3681	1,992.96	4,318.09	51,817.16
		STEP F	25.5273	38.2909	2,042.18	4,424.73	53,096.78
		STEP G	26.1577	39.2365	2,092.61	4,534.00	54,408.01
		STEP H	26.8037	40.2055	2,144.29	4,645.97	55,751.69
		STEP I	27.4656	41.1984	2,197.24	4,760.70	57,128.44
		STEP J	28.1438	42.2157	2,251.50	4,878.25	58,539.10
		STEP K	28.8389	43.2583	2,307.11	4,998.74	59,984.91
		STEP L	29.5511	44.3266	2,364.08	5,122.19	61,466.28
		STEP M	30.2808	45.4212	2,422.46	5,248.67	62,984.06
		STEP N	31.0287	46.5430	2,482.29	5,378.30	64,539.69
		STEP O	31.7949	47.6923	2,543.59	5,511.11	66,133.39
B546	PERMIT ANALYST						
		STEP A	30.9713	46.4569	2,477.70	5,368.35	64,420.30
		STEP B	31.7358	47.6037	2,538.86	5,500.87	66,010.46
		STEP C	32.5195	48.7792	2,601.56	5,636.71	67,640.56
		STEP D	33.3226	49.9839	2,665.80	5,775.91	69,311.00
		STEP E	34.1455	51.2182	2,731.64	5,918.55	71,022.64
		STEP F	34.9888	52.4832	2,799.10	6,064.72	72,776.70
		STEP G	35.8528	53.7792	2,868.22	6,214.48	74,573.82
		STEP H	36.7382	55.1073	2,939.05	6,367.95	76,415.45
		STEP I	37.6454	56.4681	3,011.63	6,525.20	78,302.43
		STEP J	38.5751	57.8626	3,086.00	6,686.35	80,236.20
		STEP K	39.5278	59.2917	3,162.22	6,851.48	82,217.82
		STEP L	40.5039	60.7558	3,240.31	7,020.67	84,248.11
		STEP M	41.5042	62.2563	3,320.33	7,194.06	86,328.73
		STEP N	42.5291	63.7936	3,402.32	7,371.71	88,460.52
		STEP O	43.5794	65.3691	3,486.35	7,553.76	90,645.15

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B494	PERMITS TECHNICIAN I	STEP A	20.0480	30.0720	1,603.84	3,474.98	41,699.84
		STEP B	20.5431	30.8146	1,643.44	3,560.80	42,729.64
		STEP C	21.0504	31.5756	1,684.03	3,648.73	43,784.83
		STEP D	21.5702	32.3553	1,725.61	3,738.83	44,866.01
		STEP E	22.1029	33.1543	1,768.23	3,831.16	45,974.03
		STEP F	22.6488	33.9732	1,811.90	3,925.79	47,109.50
		STEP G	23.2081	34.8121	1,856.64	4,022.73	48,272.84
		STEP H	23.7812	35.6718	1,902.49	4,122.07	49,464.89
		STEP I	24.3685	36.5527	1,949.48	4,223.87	50,686.48
		STEP J	24.9703	37.4554	1,997.62	4,328.18	51,938.22
		STEP K	25.5869	38.3803	2,046.95	4,435.06	53,220.75
		STEP L	26.2188	39.3282	2,097.50	4,544.59	54,535.10
		STEP M	26.8663	40.2994	2,149.30	4,656.82	55,881.90
		STEP N	27.5298	41.2947	2,202.38	4,771.83	57,261.98
		STEP O	28.2096	42.3144	2,256.76	4,889.66	58,675.96
B495	PERMITS TECHNICIAN II	STEP A	22.0528	33.0792	1,764.22	3,822.48	45,869.82
		STEP B	22.5974	33.8961	1,807.79	3,916.88	47,002.59
		STEP C	23.1554	34.7331	1,852.43	4,013.60	48,163.23
		STEP D	23.7272	35.5908	1,898.17	4,112.71	49,352.57
		STEP E	24.3132	36.4698	1,945.05	4,214.28	50,571.45
		STEP F	24.9137	37.3705	1,993.09	4,318.37	51,820.49
		STEP G	25.5290	38.2935	2,042.32	4,425.02	53,100.32
		STEP H	26.1593	39.2389	2,092.74	4,534.27	54,411.34
		STEP I	26.8054	40.2081	2,144.43	4,646.26	55,755.23
		STEP J	27.4674	41.2011	2,197.39	4,761.01	57,132.19
		STEP K	28.1457	42.2185	2,251.65	4,878.58	58,543.05
		STEP L	28.8407	43.2610	2,307.25	4,999.05	59,988.65
		STEP M	29.5530	44.3295	2,364.24	5,122.52	61,470.24
		STEP N	30.2920	45.4380	2,423.36	5,250.61	63,007.36
		STEP O	31.0306	46.5459	2,482.44	5,378.63	64,543.64
B499	PROJECT COORDINATOR	STEP A	28.9983	43.4974	2,319.86	5,026.37	60,316.46
		STEP B	29.7143	44.5714	2,377.14	5,150.47	61,805.74
		STEP C	30.4481	45.6721	2,435.84	5,277.67	63,332.04
		STEP D	31.2000	46.8000	2,496.00	5,408.00	64,896.00
		STEP E	31.9705	47.9557	2,557.64	5,541.55	66,498.64
		STEP F	32.7600	49.1400	2,620.80	5,678.40	68,140.80
		STEP G	33.5691	50.3536	2,685.52	5,818.64	69,823.72
		STEP H	34.3981	51.5971	2,751.84	5,962.33	71,548.04
		STEP I	35.2475	52.8712	2,819.80	6,109.56	73,314.80
		STEP J	36.1180	54.1770	2,889.44	6,260.45	75,125.44
		STEP K	37.0099	55.5148	2,960.79	6,415.04	76,980.59
		STEP L	37.9239	56.8858	3,033.91	6,573.47	78,881.71
		STEP M	38.8605	58.2907	3,108.84	6,735.82	80,829.84
		STEP N	39.8201	59.7301	3,185.60	6,902.15	82,825.80
		STEP O	40.8035	61.2052	3,264.28	7,072.60	84,871.28

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B501	RECREATION COORDINATOR I						
		STEP A	20.3037	30.4555	1,624.29	3,519.30	42,231.69
		STEP B	20.8051	31.2076	1,664.40	3,606.21	43,274.60
		STEP C	21.3188	31.9782	1,705.50	3,695.25	44,343.10
		STEP D	21.8453	32.7679	1,747.62	3,786.51	45,438.22
		STEP E	22.3848	33.5772	1,790.78	3,880.03	46,560.38
		STEP F	22.9376	34.4064	1,835.00	3,975.85	47,710.20
		STEP G	23.5041	35.2561	1,880.32	4,074.04	48,888.52
		STEP H	24.0845	36.1267	1,926.76	4,174.64	50,095.76
		STEP I	24.6793	37.0189	1,974.34	4,277.74	51,332.94
		STEP J	25.2887	37.9330	2,023.09	4,383.37	52,600.49
		STEP K	25.9133	38.8699	2,073.06	4,491.63	53,899.66
		STEP L	26.5532	39.8298	2,124.25	4,602.55	55,230.65
		STEP M	27.2089	40.8133	2,176.71	4,716.20	56,594.51
		STEP N	27.8809	41.8213	2,230.47	4,832.68	57,992.27
		STEP O	28.5694	42.8541	2,285.55	4,952.02	59,424.35
B502	RECREATION COORDINATOR II						
		STEP A	22.3341	33.5011	1,786.72	3,871.24	46,454.92
		STEP B	22.8855	34.3282	1,830.84	3,966.82	47,601.84
		STEP C	23.4507	35.1760	1,876.05	4,064.78	48,777.45
		STEP D	24.0298	36.0447	1,922.38	4,165.16	49,981.98
		STEP E	24.6233	36.9349	1,969.86	4,268.03	51,216.46
		STEP F	25.2313	37.8469	2,018.50	4,373.42	52,481.10
		STEP G	25.8544	38.7816	2,068.35	4,481.42	53,777.15
		STEP H	26.4929	39.7393	2,119.43	4,592.10	55,105.23
		STEP I	27.1472	40.7208	2,171.77	4,705.51	56,466.17
		STEP J	27.8176	41.7264	2,225.40	4,821.71	57,860.60
		STEP K	28.5045	42.7567	2,280.36	4,940.78	59,289.36
		STEP L	29.2085	43.8127	2,336.68	5,062.80	60,753.68
		STEP M	29.9298	44.8947	2,394.38	5,187.83	62,253.98
		STEP N	30.6689	46.0033	2,453.51	5,315.94	63,791.31
		STEP O	31.4263	47.1394	2,514.10	5,447.22	65,366.70
B552	RECREATION LEADER						
		STEP A	17.2957	25.9435	1,383.65	2,997.92	35,975.05
		STEP B	17.7228	26.5842	1,417.82	3,071.95	36,863.42
		STEP C	18.1605	27.2407	1,452.84	3,147.82	37,773.84
		STEP D	18.6090	27.9135	1,488.72	3,225.56	38,706.72
		STEP E	19.0685	28.6027	1,525.48	3,305.20	39,662.48
		STEP F	19.5394	29.3091	1,563.15	3,386.82	40,641.95
		STEP G	20.0220	30.0330	1,601.76	3,470.48	41,645.76
		STEP H	20.5164	30.7746	1,641.31	3,556.17	42,674.11
		STEP I	21.0231	31.5346	1,681.84	3,644.00	43,728.04
		STEP J	21.5423	32.3134	1,723.38	3,734.00	44,807.98
		STEP K	22.0742	33.1113	1,765.93	3,826.19	45,914.33
		STEP L	22.6194	33.9291	1,809.55	3,920.69	47,048.35
		STEP M	23.1780	34.7670	1,854.24	4,017.52	48,210.24
		STEP N	23.7504	35.6256	1,900.03	4,116.73	49,400.83
		STEP O	24.3369	36.5053	1,946.95	4,218.39	50,620.75

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M

Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B548	RECYCLING & ORGANICS COORDNTR						
		STEP A	26.5706	39.8559	2,125.64	4,605.57	55,266.84
		STEP B	27.2239	40.8358	2,177.91	4,718.80	56,625.71
		STEP C	27.8962	41.8443	2,231.69	4,835.34	58,024.09
		STEP D	28.5851	42.8776	2,286.80	4,954.75	59,457.00
		STEP E	29.2910	43.9365	2,343.28	5,077.10	60,925.28
		STEP F	30.0143	45.0214	2,401.14	5,202.47	62,429.74
		STEP G	30.7556	46.1334	2,460.44	5,330.97	63,971.64
		STEP H	31.5150	47.2725	2,521.20	5,462.60	65,551.20
		STEP I	32.2934	48.4401	2,583.47	5,597.52	67,170.27
		STEP J	33.0908	49.6362	2,647.26	5,735.73	68,828.86
		STEP K	33.9081	50.8621	2,712.64	5,877.40	70,528.84
		STEP L	34.7454	52.1181	2,779.63	6,022.53	72,270.43
		STEP M	35.6035	53.4052	2,848.28	6,171.27	74,055.28
		STEP N	36.4827	54.7240	2,918.61	6,323.66	75,884.01
		STEP O	37.3837	56.0755	2,990.69	6,479.84	77,758.09
B503	REFUSE MAINTENANCE WORKER I						
		STEP A	15.7699	23.6548	1,261.59	2,733.44	32,801.39
		STEP B	16.1594	24.2391	1,292.75	2,800.96	33,611.55
		STEP C	16.5585	24.8377	1,324.68	2,870.14	34,441.68
		STEP D	16.9674	25.4511	1,357.39	2,941.01	35,292.19
		STEP E	17.3864	26.0796	1,390.91	3,013.64	36,163.71
		STEP F	17.8157	26.7235	1,425.25	3,088.05	37,056.65
		STEP G	18.2558	27.3837	1,460.46	3,164.33	37,972.06
		STEP H	18.7066	28.0599	1,496.52	3,242.47	38,909.72
		STEP I	19.1686	28.7529	1,533.48	3,322.55	39,870.68
		STEP J	19.6419	29.4628	1,571.35	3,404.59	40,855.15
		STEP K	20.1269	30.1903	1,610.15	3,488.66	41,863.95
		STEP L	20.6240	30.9360	1,649.92	3,574.82	42,897.92
		STEP M	21.1333	31.6999	1,690.66	3,663.10	43,957.26
		STEP N	21.6552	32.4828	1,732.41	3,753.56	45,042.81
		STEP O	22.1900	33.2850	1,775.20	3,846.26	46,155.20
B504	REFUSE MAINTENANCE WORKER II						
		STEP A	16.9467	25.4200	1,355.73	2,937.42	35,249.13
		STEP B	17.3652	26.0478	1,389.21	3,009.96	36,119.61
		STEP C	17.7941	26.6911	1,423.52	3,084.31	37,011.72
		STEP D	18.2335	27.3502	1,458.68	3,160.47	37,925.68
		STEP E	18.6838	28.0257	1,494.70	3,238.52	38,862.30
		STEP F	19.1452	28.7178	1,531.61	3,318.50	39,822.01
		STEP G	19.6180	29.4270	1,569.44	3,400.45	40,805.44
		STEP H	20.1025	30.1537	1,608.20	3,484.43	41,813.20
		STEP I	20.5989	30.8983	1,647.91	3,570.47	42,845.71
		STEP J	21.1076	31.6614	1,688.60	3,658.65	43,903.80
		STEP K	21.6289	32.4433	1,730.31	3,749.00	44,988.11
		STEP L	22.1630	33.2445	1,773.04	3,841.58	46,099.04
		STEP M	22.7103	34.0654	1,816.82	3,936.45	47,237.42
		STEP N	23.2712	34.9068	1,861.69	4,033.67	48,404.09
		STEP O	23.8459	35.7688	1,907.67	4,133.28	49,599.47

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B505	REFUSE TRUCK DRIVER I	STEP A	18.3278	27.4917	1,466.22	3,176.81	38,121.82
		STEP B	18.7803	28.1704	1,502.42	3,255.25	39,063.02
		STEP C	19.2441	28.8661	1,539.52	3,335.64	40,027.72
		STEP D	19.7194	29.5791	1,577.55	3,418.02	41,016.35
		STEP E	20.2063	30.3094	1,616.50	3,502.42	42,029.10
		STEP F	20.7054	31.0581	1,656.43	3,588.93	43,067.23
		STEP G	21.2167	31.8250	1,697.33	3,677.56	44,130.73
		STEP H	21.7406	32.6109	1,739.24	3,768.37	45,220.44
		STEP I	22.2775	33.4162	1,782.20	3,861.43	46,337.20
		STEP J	22.8277	34.2415	1,826.21	3,956.80	47,481.61
		STEP K	23.3915	35.0872	1,871.32	4,054.52	48,654.32
		STEP L	23.9691	35.9536	1,917.52	4,154.64	49,855.72
		STEP M	24.5610	36.8415	1,964.88	4,257.24	51,086.88
		STEP N	25.1676	37.7514	2,013.40	4,362.38	52,348.60
		STEP O	25.7891	38.6836	2,063.12	4,470.11	53,641.32
B506	REFUSE TRUCK DRIVER II	STEP A	20.0834	30.1251	1,606.67	3,481.12	41,773.47
		STEP B	20.5794	30.8691	1,646.35	3,567.09	42,805.15
		STEP C	21.0876	31.6314	1,687.00	3,655.18	43,862.20
		STEP D	21.6084	32.4126	1,728.67	3,745.45	44,945.47
		STEP E	22.1420	33.2130	1,771.36	3,837.94	46,055.36
		STEP F	22.6888	34.0332	1,815.10	3,932.72	47,192.70
		STEP G	23.2491	34.8736	1,859.92	4,029.84	48,358.12
		STEP H	23.8232	35.7348	1,905.85	4,129.35	49,552.25
		STEP I	24.4116	36.6174	1,952.92	4,231.34	50,776.12
		STEP J	25.0145	37.5217	2,001.16	4,335.84	52,030.16
		STEP K	25.6322	38.4483	2,050.57	4,442.91	53,314.97
		STEP L	26.2652	39.3978	2,101.21	4,552.63	54,631.61
		STEP M	26.9138	40.3707	2,153.10	4,665.05	55,980.70
		STEP N	27.5785	41.3677	2,206.28	4,780.27	57,363.28
		STEP O	28.2595	42.3892	2,260.76	4,898.31	58,779.76
B507	SOLID WASTE BILLING TECH	STEP A	20.8535	31.2802	1,668.28	3,614.60	43,375.28
		STEP B	21.3682	32.0523	1,709.45	3,703.82	44,445.85
		STEP C	21.8959	32.8438	1,751.67	3,795.28	45,543.47
		STEP D	22.4366	33.6549	1,794.92	3,889.01	46,668.12
		STEP E	22.9907	34.4860	1,839.25	3,985.05	47,820.65
		STEP F	23.5585	35.3377	1,884.68	4,083.47	49,001.68
		STEP G	24.1403	36.2104	1,931.22	4,184.31	50,211.82
		STEP H	24.7364	37.1046	1,978.91	4,287.64	51,451.71
		STEP I	25.3473	38.0209	2,027.78	4,393.53	52,722.38
		STEP J	25.9733	38.9599	2,077.86	4,502.03	54,024.46
		STEP K	26.6147	39.9220	2,129.17	4,613.21	55,358.57
		STEP L	27.2719	40.9078	2,181.75	4,727.12	56,725.55
		STEP M	27.9454	41.9181	2,235.63	4,843.86	58,126.43
		STEP N	28.6356	42.9534	2,290.84	4,963.50	59,562.04
		STEP O	29.3427	44.0140	2,347.41	5,086.06	61,032.81

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B508	SR BUILDING INSPECTOR	STEP A	30.0999	45.1498	2,407.99	5,217.31	62,607.79
		STEP B	30.8431	46.2646	2,467.44	5,346.13	64,153.64
		STEP C	31.6048	47.4072	2,528.38	5,478.16	65,737.98
		STEP D	32.3853	48.5779	2,590.82	5,613.45	67,361.42
		STEP E	33.1850	49.7775	2,654.80	5,752.06	69,024.80
		STEP F	34.0046	51.0069	2,720.36	5,894.13	70,729.56
		STEP G	34.8443	52.2664	2,787.54	6,039.67	72,476.14
		STEP H	35.7048	53.5572	2,856.38	6,188.83	74,265.98
		STEP I	36.5866	54.8799	2,926.92	6,341.67	76,100.12
		STEP J	37.4901	56.2351	2,999.20	6,498.28	77,979.40
		STEP K	38.4159	57.6238	3,073.27	6,658.75	79,905.07
		STEP L	39.3646	59.0469	3,149.16	6,823.19	81,878.36
		STEP M	40.3367	60.5050	3,226.93	6,991.69	83,900.33
		STEP N	41.3329	61.9993	3,306.63	7,164.36	85,972.43
		STEP O	42.3536	63.5304	3,388.28	7,341.29	88,095.48
B509	SR BUILDING MAINTENANCE WKR	STEP A	25.1326	37.6989	2,010.60	4,356.31	52,275.80
		STEP B	25.7532	38.6298	2,060.25	4,463.88	53,566.65
		STEP C	26.3891	39.5836	2,111.12	4,574.11	54,889.32
		STEP D	27.0408	40.5612	2,163.26	4,687.07	56,244.86
		STEP E	27.7086	41.5629	2,216.68	4,802.82	57,633.88
		STEP F	28.3929	42.5893	2,271.43	4,921.43	59,057.23
		STEP G	29.0941	43.6411	2,327.52	5,042.97	60,515.72
		STEP H	29.8125	44.7187	2,385.00	5,167.50	62,010.00
		STEP I	30.5488	45.8232	2,443.90	5,295.12	63,541.50
		STEP J	31.3032	46.9548	2,504.25	5,425.88	65,110.65
		STEP K	32.0762	48.1143	2,566.09	5,559.87	66,718.49
		STEP L	32.8684	49.3026	2,629.47	5,697.18	68,366.27
		STEP M	33.6801	50.5201	2,694.40	5,837.88	70,054.60
		STEP N	34.5118	51.7677	2,760.94	5,982.04	71,784.54
		STEP O	35.3641	53.0461	2,829.12	6,129.77	73,557.32
B510	SR BUILDING PLANS EXAMINER	STEP A	31.1606	46.7409	2,492.84	5,401.17	64,814.04
		STEP B	31.9300	47.8950	2,554.40	5,534.53	66,414.40
		STEP C	32.7185	49.0777	2,617.48	5,671.20	68,054.48
		STEP D	33.5265	50.2897	2,682.12	5,811.26	69,735.12
		STEP E	34.3545	51.5317	2,748.36	5,954.78	71,457.36
		STEP F	35.2029	52.8043	2,816.23	6,101.83	73,222.03
		STEP G	36.0722	54.1083	2,885.77	6,252.51	75,030.17
		STEP H	36.9630	55.4445	2,957.04	6,406.92	76,883.04
		STEP I	37.8758	56.8137	3,030.06	6,565.13	78,781.66
		STEP J	38.8112	58.2168	3,104.89	6,727.27	80,727.29
		STEP K	39.7697	59.6545	3,181.57	6,893.41	82,720.97
		STEP L	40.7518	61.1277	3,260.14	7,063.64	84,763.74
		STEP M	41.7582	62.6373	3,340.65	7,238.08	86,857.05
		STEP N	42.7894	64.1841	3,423.15	7,416.82	89,001.95
		STEP O	43.8461	65.7691	3,507.68	7,599.99	91,199.88

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M

Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B547	SR BUYER						
		STEP A	26.0604	39.0906	2,084.83	4,517.13	54,205.63
		STEP B	26.7039	40.0558	2,136.31	4,628.67	55,544.11
		STEP C	27.3633	41.0449	2,189.06	4,742.97	56,915.66
		STEP D	28.0391	42.0586	2,243.12	4,860.11	58,321.32
		STEP E	28.7316	43.0974	2,298.52	4,980.14	59,761.72
		STEP F	29.4411	44.1616	2,355.28	5,103.12	61,237.48
		STEP G	30.1681	45.2521	2,413.44	5,229.13	62,749.64
		STEP H	30.9131	46.3696	2,473.04	5,358.27	64,299.24
		STEP I	31.6766	47.5149	2,534.12	5,490.61	65,887.32
		STEP J	32.4588	48.6882	2,596.70	5,626.19	67,514.30
		STEP K	33.2604	49.8906	2,660.83	5,765.13	69,181.63
		STEP L	34.0818	51.1227	2,726.54	5,907.51	70,890.14
		STEP M	34.9235	52.3852	2,793.88	6,053.40	72,640.88
		STEP N	35.7859	53.6788	2,862.87	6,202.88	74,434.67
		STEP O	36.6696	55.0044	2,933.56	6,356.06	76,272.76
B511	SR CODE ENFORCEMENT INSPECTOR						
		STEP A	30.0999	45.1498	2,407.99	5,217.31	62,607.79
		STEP B	30.8431	46.2646	2,467.44	5,346.13	64,153.64
		STEP C	31.6048	47.4072	2,528.38	5,478.16	65,737.98
		STEP D	32.3853	48.5779	2,590.82	5,613.45	67,361.42
		STEP E	33.1850	49.7775	2,654.80	5,752.06	69,024.80
		STEP F	34.0046	51.0069	2,720.36	5,894.13	70,729.56
		STEP G	34.8443	52.2664	2,787.54	6,039.67	72,476.14
		STEP H	35.7048	53.5572	2,856.38	6,188.83	74,265.98
		STEP I	36.5866	54.8799	2,926.92	6,341.67	76,100.12
		STEP J	37.4901	56.2351	2,999.20	6,498.28	77,979.40
		STEP K	38.4159	57.6238	3,073.27	6,658.75	79,905.07
		STEP L	39.3646	59.0469	3,149.16	6,823.19	81,878.36
		STEP M	40.3367	60.5050	3,226.93	6,991.69	83,900.33
		STEP N	41.3329	61.9993	3,306.63	7,164.36	85,972.43
		STEP O	42.3536	63.5304	3,388.28	7,341.29	88,095.48
B512	SR CONSTRUCTION INSPECTOR						
		STEP A	28.9983	43.4974	2,319.86	5,026.37	60,316.46
		STEP B	29.7143	44.5714	2,377.14	5,150.47	61,805.74
		STEP C	30.4481	45.6721	2,435.84	5,277.67	63,332.04
		STEP D	31.2000	46.8000	2,496.00	5,408.00	64,896.00
		STEP E	31.9705	47.9557	2,557.64	5,541.55	66,498.64
		STEP F	32.7600	49.1400	2,620.80	5,678.40	68,140.80
		STEP G	33.5691	50.3536	2,685.52	5,818.64	69,823.72
		STEP H	34.3981	51.5971	2,751.84	5,962.33	71,548.04
		STEP I	35.2475	52.8712	2,819.80	6,109.56	73,314.80
		STEP J	36.1180	54.1770	2,889.44	6,260.45	75,125.44
		STEP K	37.0099	55.5148	2,960.79	6,415.04	76,980.59
		STEP L	37.9239	56.8858	3,033.91	6,573.47	78,881.71
		STEP M	38.8605	58.2907	3,108.84	6,735.82	80,829.84
		STEP N	39.8201	59.7301	3,185.60	6,902.15	82,825.80
		STEP O	40.8035	61.2052	3,264.28	7,072.60	84,871.28

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B513	SR CUSTODIAN	STEP A	17.0901	25.6351	1,367.20	2,962.28	35,547.40
		STEP B	17.5122	26.2683	1,400.97	3,035.44	36,425.37
		STEP C	17.9447	26.9170	1,435.57	3,110.41	37,324.97
		STEP D	18.3877	27.5815	1,471.01	3,187.20	38,246.41
		STEP E	18.8418	28.2627	1,507.34	3,265.91	39,190.94
		STEP F	19.3072	28.9608	1,544.57	3,346.58	40,158.97
		STEP G	19.7840	29.6760	1,582.72	3,429.22	41,150.72
		STEP H	20.2726	30.4089	1,621.80	3,513.91	42,167.00
		STEP I	20.7732	31.1598	1,661.85	3,600.68	43,208.25
		STEP J	21.2862	31.9293	1,702.89	3,689.60	44,275.29
		STEP K	21.8119	32.7178	1,744.95	3,780.72	45,368.75
		STEP L	22.3505	33.5257	1,788.04	3,874.08	46,489.04
		STEP M	22.9025	34.3537	1,832.20	3,969.76	47,637.20
		STEP N	23.4681	35.2021	1,877.44	4,067.80	48,813.64
		STEP O	24.0476	36.0714	1,923.80	4,168.25	50,019.00
B514	SR ENGINEERING TECHNICIAN	STEP A	25.5916	38.3874	2,047.32	4,435.87	53,230.52
		STEP B	26.2234	39.3351	2,097.87	4,545.38	54,544.67
		STEP C	26.8710	40.3065	2,149.68	4,657.64	55,891.68
		STEP D	27.5346	41.3019	2,202.76	4,772.66	57,271.96
		STEP E	28.2146	42.3219	2,257.16	4,890.53	58,686.36
		STEP F	28.9114	43.3671	2,312.91	5,011.30	60,135.71
		STEP G	29.6254	44.4381	2,370.03	5,135.06	61,620.83
		STEP H	30.3570	45.5355	2,428.56	5,261.88	63,142.56
		STEP I	31.1066	46.6599	2,488.52	5,391.81	64,701.72
		STEP J	31.8748	47.8122	2,549.98	5,524.96	66,299.58
		STEP K	32.6620	48.9930	2,612.96	5,661.41	67,936.96
		STEP L	33.4686	50.2029	2,677.48	5,801.22	69,614.68
		STEP M	34.2951	51.4426	2,743.60	5,944.48	71,333.80
		STEP N	35.1421	52.7131	2,811.36	6,091.29	73,095.56
		STEP O	36.0099	54.0148	2,880.79	6,241.71	74,900.59
B545	SR FINANCE CLERK	STEP A	19.9737	29.9605	1,597.89	3,462.10	41,545.29
		STEP B	20.4669	30.7003	1,637.35	3,547.59	42,571.15
		STEP C	20.9723	31.4584	1,677.78	3,635.19	43,622.38
		STEP D	21.4903	32.2354	1,719.22	3,724.98	44,699.82
		STEP E	22.0210	33.0315	1,761.68	3,816.97	45,803.68
		STEP F	22.5648	33.8472	1,805.18	3,911.23	46,934.78
		STEP G	23.1221	34.6831	1,849.76	4,007.83	48,093.96
		STEP H	23.6931	35.5396	1,895.44	4,106.80	49,281.64
		STEP I	24.2781	36.4171	1,942.24	4,208.20	50,498.44
		STEP J	24.8777	37.3165	1,990.21	4,312.13	51,745.61
		STEP K	25.4921	38.2381	2,039.36	4,418.63	53,023.56
		STEP L	26.1217	39.1825	2,089.73	4,527.76	54,333.13
		STEP M	26.7667	40.1500	2,141.33	4,639.56	55,674.73
		STEP N	27.4277	41.1415	2,194.21	4,754.13	57,049.61
		STEP O	28.1051	42.1576	2,248.40	4,871.55	58,458.60

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B515	SR FINANCE TECHNICIAN	STEP A	22.9387	34.4080	1,835.09	3,976.04	47,712.49
		STEP B	23.5051	35.2576	1,880.40	4,074.21	48,890.60
		STEP C	24.0856	36.1284	1,926.84	4,174.83	50,098.04
		STEP D	24.6803	37.0204	1,974.42	4,277.91	51,335.02
		STEP E	25.2899	37.9348	2,023.19	4,383.58	52,602.99
		STEP F	25.9144	38.8716	2,073.15	4,491.82	53,901.95
		STEP G	26.5544	39.8316	2,124.35	4,602.76	55,233.15
		STEP H	27.2101	40.8151	2,176.80	4,716.41	56,597.00
		STEP I	27.8821	41.8231	2,230.56	4,832.89	57,994.76
		STEP J	28.5707	42.8560	2,285.65	4,952.25	59,427.05
		STEP K	29.2762	43.9143	2,342.09	5,074.54	60,894.49
		STEP L	29.9992	44.9988	2,399.93	5,199.86	62,398.33
		STEP M	30.7400	46.1100	2,459.20	5,328.26	63,939.20
		STEP N	31.4992	47.2488	2,519.93	5,459.86	65,518.33
		STEP O	32.2771	48.4156	2,582.16	5,594.69	67,136.36
B516	SR HOUSING TECHNICIAN	STEP A	24.5598	36.8397	1,964.78	4,257.03	51,084.38
		STEP B	25.1662	37.7493	2,013.29	4,362.14	52,345.69
		STEP C	25.7877	38.6815	2,063.01	4,469.86	53,638.41
		STEP D	26.4245	39.6367	2,113.96	4,580.24	54,962.96
		STEP E	27.0771	40.6156	2,166.16	4,693.36	56,320.36
		STEP F	27.7458	41.6187	2,219.66	4,809.27	57,711.26
		STEP G	28.4310	42.6465	2,274.48	4,928.04	59,136.48
		STEP H	29.1331	43.6996	2,330.64	5,049.73	60,596.84
		STEP I	29.8525	44.7787	2,388.20	5,174.43	62,093.20
		STEP J	30.5897	45.8845	2,447.17	5,302.21	63,626.57
		STEP K	31.3452	47.0178	2,507.61	5,433.16	65,198.01
		STEP L	32.1193	48.1789	2,569.54	5,567.34	66,808.14
		STEP M	32.9125	49.3687	2,633.00	5,704.83	68,458.00
		STEP N	33.7252	50.5878	2,698.01	5,845.70	70,148.41
		STEP O	34.5581	51.8371	2,764.64	5,990.07	71,880.84
B946	SR INTERPRETIVE SRVCS SPECIAL	STEP A	24.4298	36.6447	1,954.38	4,234.49	50,813.98
		STEP B	25.0330	37.5495	2,002.64	4,339.05	52,068.64
		STEP C	25.6513	38.4769	2,052.10	4,446.22	53,354.70
		STEP D	26.2847	39.4270	2,102.77	4,556.01	54,672.17
		STEP E	26.9338	40.4007	2,154.70	4,668.52	56,022.30
		STEP F	27.5990	41.3985	2,207.92	4,783.82	57,405.92
		STEP G	28.2805	42.4207	2,262.44	4,901.95	58,823.44
		STEP H	28.9789	43.4683	2,318.31	5,023.00	60,276.11
		STEP I	29.6945	44.5417	2,375.56	5,147.04	61,764.56
		STEP J	30.4278	45.6417	2,434.22	5,274.15	63,289.82
		STEP K	31.1793	46.7689	2,494.34	5,404.41	64,852.94
		STEP L	31.9493	47.9239	2,555.94	5,537.87	66,454.54
		STEP M	32.7383	49.1074	2,619.06	5,674.63	68,095.66
		STEP N	33.5468	50.3202	2,683.74	5,814.77	69,777.34
		STEP O	34.3752	51.5628	2,750.01	5,958.36	71,500.41

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B517	SR IT TECHNICIAN	STEP A	26.2922	39.4383	2,103.37	4,557.31	54,687.77
		STEP B	26.9414	40.4121	2,155.31	4,669.84	56,038.11
		STEP C	27.6067	41.4100	2,208.53	4,785.16	57,421.93
		STEP D	28.2885	42.4327	2,263.08	4,903.34	58,840.08
		STEP E	28.9871	43.4806	2,318.96	5,024.43	60,293.16
		STEP F	29.7029	44.5543	2,376.23	5,148.50	61,782.03
		STEP G	30.4365	45.6547	2,434.92	5,275.66	63,307.92
		STEP H	31.1881	46.7821	2,495.04	5,405.93	64,871.24
		STEP I	31.9583	47.9374	2,556.66	5,539.43	66,473.26
		STEP J	32.7475	49.1212	2,619.80	5,676.23	68,114.80
		STEP K	33.5562	50.3343	2,684.49	5,816.40	69,796.89
		STEP L	34.3849	51.5773	2,750.79	5,960.04	71,520.59
		STEP M	35.2341	52.8511	2,818.72	6,107.24	73,286.92
		STEP N	36.1042	54.1563	2,888.33	6,258.06	75,096.73
		STEP O	36.9958	55.4937	2,959.66	6,412.60	76,951.26
B518	SR MECHANIC	STEP A	26.5818	39.8727	2,126.54	4,607.51	55,290.14
		STEP B	27.2381	40.8571	2,179.04	4,721.27	56,655.24
		STEP C	27.9108	41.8662	2,232.86	4,837.87	58,054.46
		STEP D	28.6000	42.9000	2,288.00	4,957.33	59,488.00
		STEP E	29.3063	43.9594	2,344.50	5,079.75	60,957.10
		STEP F	30.0300	45.0450	2,402.40	5,205.20	62,462.40
		STEP G	30.7717	46.1575	2,461.73	5,333.76	64,005.13
		STEP H	31.5316	47.2974	2,522.52	5,465.47	65,585.72
		STEP I	32.3102	48.4653	2,584.81	5,600.43	67,205.21
		STEP J	33.1082	49.6623	2,648.65	5,738.75	68,865.05
		STEP K	33.9257	50.8885	2,714.05	5,880.45	70,565.45
		STEP L	34.7635	52.1452	2,781.08	6,025.67	72,308.08
		STEP M	35.6221	53.4331	2,849.76	6,174.49	74,093.96
		STEP N	36.5017	54.7525	2,920.13	6,326.96	75,923.53
		STEP O	37.4032	56.1048	2,992.25	6,483.22	77,798.65
B519	SR METER SERVICE WORKER	STEP A	20.8067	31.2100	1,664.53	3,606.49	43,277.93
		STEP B	21.3206	31.9809	1,705.64	3,695.57	44,346.84
		STEP C	21.8471	32.7706	1,747.76	3,786.83	45,441.96
		STEP D	22.3866	33.5799	1,790.92	3,880.34	46,564.12
		STEP E	22.9394	34.4091	1,835.15	3,976.16	47,713.95
		STEP F	23.5059	35.2588	1,880.47	4,074.35	48,892.27
		STEP G	24.0864	36.1296	1,926.91	4,174.97	50,099.71
		STEP H	24.6812	37.0218	1,974.49	4,278.07	51,336.89
		STEP I	25.2908	37.9362	2,023.26	4,383.73	52,604.86
		STEP J	25.9153	38.8729	2,073.22	4,491.98	53,903.82
		STEP K	26.5553	39.8329	2,124.42	4,602.91	55,235.02
		STEP L	27.2112	40.8168	2,176.89	4,716.60	56,599.29
		STEP M	27.8831	41.8246	2,230.64	4,833.07	57,996.84
		STEP N	28.5716	42.8574	2,285.72	4,952.41	59,428.92
		STEP O	29.2773	43.9159	2,342.18	5,074.73	60,896.78

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B520	SR NATURAL RESOURCES WORKER						
		STEP A	22.5632	33.8448	1,805.05	3,910.95	46,931.45
		STEP B	23.1204	34.6806	1,849.63	4,007.53	48,090.43
		STEP C	23.6913	35.5369	1,895.30	4,106.49	49,277.90
		STEP D	24.2764	36.4146	1,942.11	4,207.90	50,494.91
		STEP E	24.8760	37.3140	1,990.08	4,311.84	51,742.08
		STEP F	25.4903	38.2354	2,039.22	4,418.31	53,019.82
		STEP G	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP H	26.7648	40.1472	2,141.18	4,639.23	55,670.78
		STEP I	27.4258	41.1387	2,194.06	4,753.80	57,045.66
		STEP J	28.1030	42.1545	2,248.24	4,871.18	58,454.24
		STEP K	28.7970	43.1955	2,303.76	4,991.48	59,897.76
		STEP L	29.5082	44.2623	2,360.65	5,114.75	61,377.05
		STEP M	30.2370	45.3555	2,418.96	5,241.08	62,892.96
		STEP N	30.9836	46.4754	2,478.68	5,370.49	64,445.88
		STEP O	31.7488	47.6232	2,539.90	5,503.12	66,037.50
B521	SR PARKS MAINTENANCE WORKER						
		STEP A	21.4887	32.2330	1,719.09	3,724.70	44,696.49
		STEP B	22.0196	33.0294	1,761.56	3,816.73	45,800.76
		STEP C	22.5633	33.8449	1,805.06	3,910.97	46,931.66
		STEP D	23.1205	34.6807	1,849.64	4,007.55	48,090.64
		STEP E	23.6914	35.5371	1,895.31	4,106.50	49,278.11
		STEP F	24.2765	36.4147	1,942.12	4,207.92	50,495.12
		STEP G	24.8761	37.3141	1,990.08	4,311.85	51,742.28
		STEP H	25.4904	38.2356	2,039.23	4,418.33	53,020.03
		STEP I	26.1199	39.1798	2,089.59	4,527.44	54,329.39
		STEP J	26.7649	40.1473	2,141.19	4,639.24	55,670.99
		STEP K	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP L	28.1031	42.1546	2,248.24	4,871.20	58,454.44
		STEP M	28.7973	43.1959	2,303.78	4,991.53	59,898.38
		STEP N	29.5084	44.2626	2,360.67	5,114.78	61,377.47
		STEP O	30.2371	45.3556	2,418.96	5,241.09	62,893.16
B959	SR PERMITS TECHNICIAN						
		STEP A	24.2582	36.3873	1,940.65	4,204.75	50,457.05
		STEP B	24.8571	37.2856	1,988.56	4,308.56	51,702.76
		STEP C	25.4710	38.2065	2,037.68	4,414.97	52,979.68
		STEP D	26.1000	39.1500	2,088.00	4,524.00	54,288.00
		STEP E	26.7445	40.1167	2,139.56	4,635.71	55,628.56
		STEP F	27.4050	41.1075	2,192.40	4,750.20	57,002.40
		STEP G	28.0818	42.1227	2,246.54	4,867.51	58,410.14
		STEP H	28.7753	43.1629	2,302.02	4,987.71	59,852.62
		STEP I	29.4859	44.2288	2,358.87	5,110.88	61,330.67
		STEP J	30.2140	45.3210	2,417.12	5,237.09	62,845.12
		STEP K	30.9602	46.4403	2,476.81	5,366.43	64,397.21
		STEP L	31.7248	47.5872	2,537.98	5,498.96	65,987.58
		STEP M	32.5082	48.7623	2,600.65	5,634.75	67,617.05
		STEP N	33.3110	49.9665	2,664.88	5,773.90	69,286.88
		STEP O	34.1337	51.2005	2,730.69	5,916.50	70,998.09

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M

Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B522	SR REFUSE TRUCK DRIVER						
		STEP A	22.0862	33.1293	1,766.89	3,828.27	45,939.29
		STEP B	22.6316	33.9474	1,810.52	3,922.81	47,073.72
		STEP C	23.1905	34.7857	1,855.24	4,019.68	48,236.24
		STEP D	23.7631	35.6446	1,901.04	4,118.93	49,427.24
		STEP E	24.3501	36.5251	1,948.00	4,220.68	50,648.20
		STEP F	24.9513	37.4269	1,996.10	4,324.89	51,898.70
		STEP G	25.5675	38.3512	2,045.40	4,431.70	53,180.40
		STEP H	26.1989	39.2983	2,095.91	4,541.14	54,493.71
		STEP I	26.8459	40.2688	2,147.67	4,653.28	55,839.47
		STEP J	27.5089	41.2633	2,200.71	4,768.20	57,218.51
		STEP K	28.1882	42.2823	2,255.05	4,885.95	58,631.45
		STEP L	28.8844	43.3266	2,310.75	5,006.62	60,079.55
		STEP M	29.5976	44.3964	2,367.80	5,130.25	61,563.00
		STEP N	30.3286	45.4929	2,426.28	5,256.95	63,083.48
		STEP O	31.0776	46.6164	2,486.20	5,386.78	64,641.40
B949	SR SOLID WASTE BILLING TECH						
		STEP A	22.9387	34.4080	1,835.09	3,976.04	47,712.49
		STEP B	23.5050	35.2575	1,880.40	4,074.20	48,890.40
		STEP C	24.0855	36.1282	1,926.84	4,174.82	50,097.84
		STEP D	24.6803	37.0204	1,974.42	4,277.91	51,335.02
		STEP E	25.2898	37.9347	2,023.18	4,383.56	52,602.78
		STEP F	25.9143	38.8714	2,073.14	4,491.81	53,901.74
		STEP G	26.5543	39.8314	2,124.34	4,602.74	55,232.94
		STEP H	27.2101	40.8151	2,176.80	4,716.41	56,597.00
		STEP I	27.8820	41.8230	2,230.56	4,832.88	57,994.56
		STEP J	28.5706	42.8559	2,285.64	4,952.23	59,426.84
		STEP K	29.2762	43.9143	2,342.09	5,074.54	60,894.49
		STEP L	29.9991	44.9986	2,399.92	5,199.84	62,398.12
		STEP M	30.7400	46.1100	2,459.20	5,328.26	63,939.20
		STEP N	31.4991	47.2486	2,519.92	5,459.84	65,518.12
		STEP O	32.2770	48.4155	2,582.16	5,594.68	67,136.16
B523	SR STREET MAINTENANCE WORKER						
		STEP A	22.9407	34.4110	1,835.25	3,976.38	47,716.65
		STEP B	23.5071	35.2606	1,880.56	4,074.56	48,894.76
		STEP C	24.0877	36.1315	1,927.01	4,175.20	50,102.41
		STEP D	24.6825	37.0237	1,974.60	4,278.30	51,339.60
		STEP E	25.2921	37.9381	2,023.36	4,383.96	52,607.56
		STEP F	25.9167	38.8750	2,073.33	4,492.22	53,906.73
		STEP G	26.5567	39.8350	2,124.53	4,603.16	55,237.93
		STEP H	27.2125	40.8187	2,177.00	4,716.83	56,602.00
		STEP I	27.8845	41.8267	2,230.76	4,833.31	57,999.76
		STEP J	28.5732	42.8598	2,285.85	4,952.68	59,432.25
		STEP K	29.2788	43.9182	2,342.30	5,074.99	60,899.90
		STEP L	30.0018	45.0027	2,400.14	5,200.31	62,403.74
		STEP M	30.7427	46.1140	2,459.41	5,328.73	63,944.81
		STEP N	31.5019	47.2528	2,520.15	5,460.32	65,523.95
		STEP O	32.2799	48.4198	2,582.39	5,595.18	67,142.19

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B524	SR TREE TRIMMER	STEP A	22.5120	33.7680	1,800.96	3,902.08	46,824.96
		STEP B	23.0679	34.6018	1,845.43	3,998.43	47,981.23
		STEP C	23.6376	35.4564	1,891.00	4,097.18	49,166.20
		STEP D	24.2213	36.3319	1,937.70	4,198.35	50,380.30
		STEP E	24.8195	37.2292	1,985.56	4,302.04	51,624.56
		STEP F	25.4324	38.1486	2,034.59	4,408.28	52,899.39
		STEP G	26.0605	39.0907	2,084.84	4,517.15	54,205.84
		STEP H	26.7040	40.0560	2,136.32	4,628.69	55,544.32
		STEP I	27.3634	41.0451	2,189.07	4,742.98	56,915.87
		STEP J	28.0392	42.0588	2,243.13	4,860.12	58,321.53
		STEP K	28.7317	43.0975	2,298.53	4,980.16	59,761.93
		STEP L	29.4412	44.1618	2,355.29	5,103.14	61,237.69
		STEP M	30.1682	45.2523	2,413.45	5,229.15	62,749.85
		STEP N	30.9133	46.3699	2,473.06	5,358.30	64,299.66
		STEP O	31.6767	47.5150	2,534.13	5,490.62	65,887.53
B525	SR WAREHOUSE WORKER	STEP A	21.4887	32.2330	1,719.09	3,724.70	44,696.49
		STEP B	22.0196	33.0294	1,761.56	3,816.73	45,800.76
		STEP C	22.5633	33.8449	1,805.06	3,910.97	46,931.66
		STEP D	23.1205	34.6807	1,849.64	4,007.55	48,090.64
		STEP E	23.6914	35.5371	1,895.31	4,106.50	49,278.11
		STEP F	24.2765	36.4147	1,942.12	4,207.92	50,495.12
		STEP G	24.8761	37.3141	1,990.08	4,311.85	51,742.28
		STEP H	25.4904	38.2356	2,039.23	4,418.33	53,020.03
		STEP I	26.1199	39.1798	2,089.59	4,527.44	54,329.39
		STEP J	26.7649	40.1473	2,141.19	4,639.24	55,670.99
		STEP K	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP L	28.1031	42.1546	2,248.24	4,871.20	58,454.44
		STEP M	28.7973	43.1959	2,303.78	4,991.53	59,898.38
		STEP N	29.5084	44.2626	2,360.67	5,114.78	61,377.47
		STEP O	30.2371	45.3556	2,418.96	5,241.09	62,893.16
B526	STREET MAINT WORKER I	STEP A	18.9612	28.4418	1,516.89	3,286.60	39,439.29
		STEP B	19.4294	29.1441	1,554.35	3,367.76	40,413.15
		STEP C	19.9092	29.8638	1,592.73	3,450.92	41,411.13
		STEP D	20.4008	30.6012	1,632.06	3,536.13	42,433.66
		STEP E	20.9046	31.3569	1,672.36	3,623.46	43,481.56
		STEP F	21.4209	32.1313	1,713.67	3,712.95	44,555.47
		STEP G	21.9499	32.9248	1,755.99	3,804.64	45,655.79
		STEP H	22.4920	33.7380	1,799.36	3,898.61	46,783.36
		STEP I	23.0474	34.5711	1,843.79	3,994.88	47,938.59
		STEP J	23.6166	35.4249	1,889.32	4,093.54	49,122.52
		STEP K	24.1998	36.2997	1,935.98	4,194.63	50,335.58
		STEP L	24.7974	37.1961	1,983.79	4,298.21	51,578.59
		STEP M	25.4098	38.1147	2,032.78	4,404.36	52,852.38
		STEP N	26.0373	39.0559	2,082.98	4,513.13	54,157.58
		STEP O	26.6803	40.0204	2,134.42	4,624.58	55,495.02

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B527	STREET MAINT WORKER II						
		STEP A	20.8573	31.2859	1,668.58	3,615.26	43,383.18
		STEP B	21.3723	32.0584	1,709.78	3,704.53	44,454.38
		STEP C	21.9001	32.8501	1,752.00	3,796.01	45,552.20
		STEP D	22.4409	33.6613	1,795.27	3,889.75	46,677.07
		STEP E	22.9951	34.4926	1,839.60	3,985.81	47,829.80
		STEP F	23.5630	35.3445	1,885.04	4,084.25	49,011.04
		STEP G	24.1449	36.2173	1,931.59	4,185.11	50,221.39
		STEP H	24.7411	37.1116	1,979.28	4,288.45	51,461.48
		STEP I	25.3521	38.0281	2,028.16	4,394.36	52,732.36
		STEP J	25.9782	38.9673	2,078.25	4,502.88	54,034.65
		STEP K	26.6197	39.9295	2,129.57	4,614.08	55,368.97
		STEP L	27.2771	40.9156	2,182.16	4,728.03	56,736.36
		STEP M	27.9507	41.9260	2,236.05	4,844.78	58,137.45
		STEP N	28.6410	42.9615	2,291.28	4,964.44	59,573.28
		STEP O	29.3483	44.0224	2,347.86	5,087.03	61,044.46
B528	STREET SWEEPER OPERATOR						
		STEP A	21.8977	32.8465	1,751.81	3,795.60	45,547.21
		STEP B	22.4384	33.6576	1,795.07	3,889.32	46,671.87
		STEP C	22.9925	34.4887	1,839.40	3,985.36	47,824.40
		STEP D	23.5603	35.3404	1,884.82	4,083.78	49,005.42
		STEP E	24.1422	36.2133	1,931.37	4,184.64	50,215.77
		STEP F	24.7384	37.1076	1,979.07	4,287.98	51,455.87
		STEP G	25.3493	38.0239	2,027.94	4,393.87	52,726.54
		STEP H	25.9753	38.9629	2,078.02	4,502.38	54,028.62
		STEP I	26.6168	39.9252	2,129.34	4,613.57	55,362.94
		STEP J	27.2741	40.9111	2,181.92	4,727.51	56,730.12
		STEP K	27.9476	41.9214	2,235.80	4,844.25	58,131.00
		STEP L	28.6378	42.9567	2,291.02	4,963.88	59,566.62
		STEP M	29.3450	44.0175	2,347.60	5,086.46	61,037.60
		STEP N	30.0697	45.1045	2,405.57	5,212.08	62,544.97
		STEP O	30.8123	46.2184	2,464.98	5,340.79	64,089.58
B960	TREE TRIMMER I						
		STEP A	18.6048	27.9072	1,488.38	3,224.83	38,697.98
		STEP B	19.0642	28.5963	1,525.13	3,304.46	39,653.53
		STEP C	19.5350	29.3025	1,562.80	3,386.06	40,632.80
		STEP D	20.0174	30.0261	1,601.39	3,469.68	41,636.19
		STEP E	20.5117	30.7675	1,640.93	3,555.36	42,664.33
		STEP F	21.0183	31.5274	1,681.46	3,643.17	43,718.06
		STEP G	21.5373	32.3059	1,722.98	3,733.13	44,797.58
		STEP H	22.0692	33.1038	1,765.53	3,825.32	45,903.93
		STEP I	22.6142	33.9213	1,809.13	3,919.79	47,037.53
		STEP J	23.1727	34.7590	1,853.81	4,016.60	48,199.21
		STEP K	23.7449	35.6173	1,899.59	4,115.78	49,389.39
		STEP L	24.3313	36.4969	1,946.50	4,217.42	50,609.10
		STEP M	24.9322	37.3983	1,994.57	4,321.58	51,858.97
		STEP N	25.5479	38.3218	2,043.83	4,428.30	53,139.63
		STEP O	26.1788	39.2682	2,094.30	4,537.65	54,451.90

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B961	TREE TRIMMER II	STEP A	20.4654	30.6981	1,637.23	3,547.33	42,568.03
		STEP B	20.9706	31.4559	1,677.64	3,634.90	43,618.84
		STEP C	21.4884	32.2326	1,719.07	3,724.65	44,695.87
		STEP D	22.0191	33.0286	1,761.52	3,816.64	45,799.72
		STEP E	22.5629	33.8443	1,805.03	3,910.90	46,930.83
		STEP F	23.1201	34.6801	1,849.60	4,007.48	48,089.80
		STEP G	23.6911	35.5366	1,895.28	4,106.45	49,277.48
		STEP H	24.2761	36.4141	1,942.08	4,207.85	50,494.28
		STEP I	24.8757	37.3135	1,990.05	4,311.78	51,741.45
		STEP J	25.4900	38.2350	2,039.20	4,418.26	53,019.20
		STEP K	26.1194	39.1791	2,089.55	4,527.36	54,328.35
		STEP L	26.7645	40.1467	2,141.16	4,639.18	55,670.16
		STEP M	27.4255	41.1382	2,194.04	4,753.75	57,045.04
		STEP N	28.1027	42.1540	2,248.21	4,871.13	58,453.61
		STEP O	28.7967	43.1950	2,303.73	4,991.42	59,897.13
B530	VEHICLE MAINT PARTS BUYER	STEP A	21.4854	32.2281	1,718.83	3,724.13	44,689.63
		STEP B	22.0160	33.0240	1,761.28	3,816.10	45,793.28
		STEP C	22.5596	33.8394	1,804.76	3,910.33	46,923.96
		STEP D	23.1168	34.6752	1,849.34	4,006.91	48,082.94
		STEP E	23.6877	35.5315	1,895.01	4,105.86	49,270.41
		STEP F	24.2726	36.4089	1,941.80	4,207.25	50,487.00
		STEP G	24.8720	37.3080	1,989.76	4,311.14	51,733.76
		STEP H	25.4862	38.2293	2,038.89	4,417.60	53,011.29
		STEP I	26.1157	39.1735	2,089.25	4,526.72	54,320.65
		STEP J	26.7606	40.1409	2,140.84	4,638.50	55,662.04
		STEP K	27.4215	41.1322	2,193.72	4,753.06	57,036.72
		STEP L	28.0987	42.1480	2,247.89	4,870.44	58,445.29
		STEP M	28.7926	43.1889	2,303.40	4,990.71	59,888.60
		STEP N	29.5036	44.2554	2,360.28	5,113.95	61,367.48
		STEP O	30.2322	45.3483	2,418.57	5,240.24	62,882.97
B531	VEHICLE MAINT SERVICEWRITER	STEP A	26.5818	39.8727	2,126.54	4,607.51	55,290.14
		STEP B	27.2381	40.8571	2,179.04	4,721.27	56,655.24
		STEP C	27.9108	41.8662	2,232.86	4,837.87	58,054.46
		STEP D	28.6000	42.9000	2,288.00	4,957.33	59,488.00
		STEP E	29.3063	43.9594	2,344.50	5,079.75	60,957.10
		STEP F	30.0300	45.0450	2,402.40	5,205.20	62,462.40
		STEP G	30.7717	46.1575	2,461.73	5,333.76	64,005.13
		STEP H	31.5316	47.2974	2,522.52	5,465.47	65,585.72
		STEP I	32.3102	48.4653	2,584.81	5,600.43	67,205.21
		STEP J	33.1082	49.6623	2,648.65	5,738.75	68,865.05
		STEP K	33.9257	50.8885	2,714.05	5,880.45	70,565.45
		STEP L	34.7635	52.1452	2,781.08	6,025.67	72,308.08
		STEP M	35.6221	53.4331	2,849.76	6,174.49	74,093.96
		STEP N	36.5017	54.7525	2,920.13	6,326.96	75,923.53
		STEP O	37.4032	56.1048	2,992.25	6,483.22	77,798.65

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M

Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B553	VIDEO AND MULTIMEDIA TECH						
		STEP A	21.7659	32.6488	1,741.27	3,772.75	45,273.07
		STEP B	22.3033	33.4549	1,784.26	3,865.90	46,390.86
		STEP C	22.8541	34.2811	1,828.32	3,961.37	47,536.52
		STEP D	23.4185	35.1277	1,873.48	4,059.20	48,710.48
		STEP E	23.9968	35.9952	1,919.74	4,159.44	49,913.34
		STEP F	24.5894	36.8841	1,967.15	4,262.16	51,145.95
		STEP G	25.1967	37.7950	2,015.73	4,367.42	52,409.13
		STEP H	25.8190	38.7285	2,065.52	4,475.29	53,703.52
		STEP I	26.4566	39.6849	2,116.52	4,585.81	55,029.72
		STEP J	27.1099	40.6648	2,168.79	4,699.04	56,388.59
		STEP K	27.7794	41.6691	2,222.35	4,815.09	57,781.15
		STEP L	28.4654	42.6981	2,277.23	4,934.00	59,208.03
		STEP M	29.1684	43.7526	2,333.47	5,055.85	60,670.27
		STEP N	29.8888	44.8332	2,391.10	5,180.72	62,168.70
		STEP O	30.6268	45.9402	2,450.14	5,308.64	63,703.74
B532	WAREHOUSE WORKER I						
		STEP A	17.1728	25.7592	1,373.82	2,976.61	35,719.42
		STEP B	17.5968	26.3952	1,407.74	3,050.11	36,601.34
		STEP C	18.0315	27.0472	1,442.52	3,125.46	37,505.52
		STEP D	18.4767	27.7150	1,478.13	3,202.62	38,431.53
		STEP E	18.9330	28.3995	1,514.64	3,281.72	39,380.64
		STEP F	19.4005	29.1007	1,552.04	3,362.75	40,353.04
		STEP G	19.8797	29.8195	1,590.37	3,445.81	41,349.77
		STEP H	20.3706	30.5559	1,629.64	3,530.90	42,370.84
		STEP I	20.8737	31.3105	1,669.89	3,618.10	43,417.29
		STEP J	21.3891	32.0836	1,711.12	3,707.44	44,489.32
		STEP K	21.9174	32.8761	1,753.39	3,799.01	45,588.19
		STEP L	22.4586	33.6879	1,796.68	3,892.82	46,713.88
		STEP M	23.0132	34.5198	1,841.05	3,988.95	47,867.45
		STEP N	23.5816	35.3724	1,886.52	4,087.47	49,049.72
		STEP O	24.1639	36.2458	1,933.11	4,188.40	50,260.91
B533	WAREHOUSE WORKER II						
		STEP A	19.4909	29.2363	1,559.27	3,378.42	40,541.07
		STEP B	19.9722	29.9583	1,597.77	3,461.84	41,542.17
		STEP C	20.4655	30.6982	1,637.24	3,547.35	42,568.24
		STEP D	20.9709	31.4563	1,677.67	3,634.95	43,619.47
		STEP E	21.4887	32.2330	1,719.09	3,724.70	44,696.49
		STEP F	22.0195	33.0292	1,761.56	3,816.71	45,800.56
		STEP G	22.5632	33.8448	1,805.05	3,910.95	46,931.45
		STEP H	23.1203	34.6804	1,849.62	4,007.51	48,090.22
		STEP I	23.6913	35.5369	1,895.30	4,106.49	49,277.90
		STEP J	24.2764	36.4146	1,942.11	4,207.90	50,494.91
		STEP K	24.8760	37.3140	1,990.08	4,311.84	51,742.08
		STEP L	25.4903	38.2354	2,039.22	4,418.31	53,019.82
		STEP M	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP N	26.7648	40.1472	2,141.18	4,639.23	55,670.78
		STEP O	27.4258	41.1387	2,194.06	4,753.80	57,045.66

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B534	WATER TRMT PLT OPR GD I 24HR						
		STEP A	14.6176	21.9264	1,637.17	3,547.20	42,566.45
		STEP B	14.9785	22.4677	1,677.59	3,634.78	43,617.39
		STEP C	15.3484	23.0226	1,719.02	3,724.54	44,694.54
		STEP D	15.7275	23.5912	1,761.48	3,816.54	45,798.48
		STEP E	16.1158	24.1737	1,804.96	3,910.76	46,929.20
		STEP F	16.5138	24.7707	1,849.54	4,007.34	48,088.18
		STEP G	16.9216	25.3824	1,895.21	4,106.30	49,275.69
		STEP H	17.3395	26.0092	1,942.02	4,207.71	50,492.62
		STEP I	17.7677	26.6515	1,989.98	4,311.62	51,739.54
		STEP J	18.2065	27.3097	2,039.12	4,418.11	53,017.32
		STEP K	18.6561	27.9841	2,089.48	4,527.21	54,326.56
		STEP L	19.1168	28.6752	2,141.08	4,639.01	55,668.12
		STEP M	19.5889	29.3833	2,193.95	4,753.57	57,042.87
		STEP N	20.0727	30.1090	2,248.14	4,870.97	58,451.70
		STEP O	20.5684	30.8526	2,303.66	4,991.26	59,895.18
B535	WATER TRMT PLT OPR GD I 8HR						
		STEP A	20.4648	30.6972	1,637.18	3,547.23	42,566.78
		STEP B	20.9703	31.4554	1,677.62	3,634.85	43,618.22
		STEP C	21.4881	32.2321	1,719.04	3,724.60	44,695.24
		STEP D	22.0187	33.0280	1,761.49	3,816.57	45,798.89
		STEP E	22.5625	33.8437	1,805.00	3,910.83	46,930.00
		STEP F	23.1197	34.6795	1,849.57	4,007.41	48,088.97
		STEP G	23.6906	35.5359	1,895.24	4,106.37	49,276.44
		STEP H	24.2757	36.4135	1,942.05	4,207.78	50,493.45
		STEP I	24.8752	37.3128	1,990.01	4,311.70	51,740.41
		STEP J	25.4895	38.2342	2,039.16	4,418.18	53,018.16
		STEP K	25.5621	38.3431	2,044.96	4,430.76	53,169.16
		STEP L	26.7640	40.1460	2,141.12	4,639.09	55,669.12
		STEP M	27.4249	41.1373	2,193.99	4,753.64	57,043.79
		STEP N	28.1022	42.1533	2,248.17	4,871.04	58,452.57
		STEP O	28.7962	43.1943	2,303.69	4,991.34	59,896.09
B536	WATER TRMT PLT OPR GD II 24HR						
		STEP A	16.1303	24.1954	1,806.59	3,914.28	46,971.43
		STEP B	16.5286	24.7929	1,851.20	4,010.94	48,131.28
		STEP C	16.9367	25.4050	1,896.91	4,109.97	49,319.67
		STEP D	17.3550	26.0325	1,943.76	4,211.48	50,537.76
		STEP E	17.7836	26.6754	1,991.76	4,315.48	51,785.84
		STEP F	18.2228	27.3342	2,040.95	4,422.06	53,064.79
		STEP G	18.6727	28.0090	2,091.34	4,531.24	54,374.90
		STEP H	19.1339	28.7008	2,143.00	4,643.15	55,717.91
		STEP I	19.6064	29.4096	2,195.91	4,757.81	57,093.83
		STEP J	20.0906	30.1359	2,250.14	4,875.31	58,503.82
		STEP K	20.5868	30.8802	2,305.72	4,995.73	59,948.76
		STEP L	21.0951	31.6426	2,362.65	5,119.07	61,428.93
		STEP M	21.6161	32.4241	2,421.00	5,245.50	62,946.08
		STEP N	22.1499	33.2248	2,480.78	5,375.04	64,500.50
		STEP O	22.6969	34.0453	2,542.05	5,507.78	66,093.37

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B537	WATER TRMT PLT OPR GD II 8HR						
		STEP A	22.5823	33.8734	1,806.58	3,914.26	46,971.18
		STEP B	23.1402	34.7103	1,851.21	4,010.96	48,131.61
		STEP C	23.7117	35.5675	1,896.93	4,110.02	49,320.33
		STEP D	24.2972	36.4458	1,943.77	4,211.51	50,538.17
		STEP E	24.8973	37.3459	1,991.78	4,315.53	51,786.38
		STEP F	25.5121	38.2681	2,040.96	4,422.09	53,065.16
		STEP G	26.1422	39.2133	2,091.37	4,531.31	54,375.77
		STEP H	26.7878	40.1817	2,143.02	4,643.21	55,718.62
		STEP I	27.4493	41.1739	2,195.94	4,757.87	57,094.54
		STEP J	28.1272	42.1908	2,250.17	4,875.38	58,504.57
		STEP K	28.8218	43.2327	2,305.74	4,995.77	59,949.34
		STEP L	29.5336	44.3004	2,362.68	5,119.15	61,429.88
		STEP M	30.2629	45.3943	2,421.03	5,245.56	62,946.83
		STEP N	31.0102	46.5153	2,480.81	5,375.10	64,501.21
		STEP O	31.7761	47.6641	2,542.08	5,507.85	66,094.28
B538	WATER TRMT PLT OPR GD III 24HR						
		STEP A	20.5693	30.8539	2,303.76	4,991.48	59,897.80
		STEP B	21.0771	31.6156	2,360.63	5,114.70	61,376.51
		STEP C	21.5976	32.3964	2,418.93	5,241.01	62,892.21
		STEP D	22.1309	33.1963	2,478.66	5,370.43	64,445.18
		STEP E	22.6775	34.0162	2,539.88	5,503.07	66,036.88
		STEP F	23.2374	34.8561	2,602.58	5,638.94	67,667.30
		STEP G	23.8114	35.7171	2,666.87	5,778.23	69,338.79
		STEP H	24.3994	36.5991	2,732.73	5,920.92	71,051.05
		STEP I	25.0019	37.5028	2,800.21	6,067.12	72,805.53
		STEP J	25.6193	38.4289	2,869.36	6,216.95	74,603.40
		STEP K	26.2520	39.3780	2,940.22	6,370.48	76,445.82
		STEP L	26.9004	40.3506	3,012.84	6,527.83	78,333.96
		STEP M	27.5647	41.3470	3,087.24	6,689.03	80,268.40
		STEP N	28.2453	42.3679	3,163.47	6,854.19	82,250.31
		STEP O	28.9429	43.4143	3,241.60	7,023.47	84,281.72
B539	WATER TRMT PLT OPR GD III 8HR						
		STEP A	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP B	28.1031	42.1546	2,248.24	4,871.20	58,454.44
		STEP C	28.7972	43.1958	2,303.77	4,991.51	59,898.17
		STEP D	29.5083	44.2624	2,360.66	5,114.77	61,377.26
		STEP E	30.2370	45.3555	2,418.96	5,241.08	62,892.96
		STEP F	30.9837	46.4755	2,478.69	5,370.50	64,446.09
		STEP G	31.7489	47.6233	2,539.91	5,503.14	66,037.71
		STEP H	32.5330	48.7995	2,602.64	5,639.05	67,668.64
		STEP I	33.3364	50.0046	2,666.91	5,778.30	69,339.71
		STEP J	34.1596	51.2394	2,732.76	5,921.00	71,051.96
		STEP K	35.0032	52.5048	2,800.25	6,067.22	72,806.65
		STEP L	35.8676	53.8014	2,869.40	6,217.05	74,604.60
		STEP M	36.7534	55.1301	2,940.27	6,370.58	76,447.07
		STEP N	37.6611	56.4916	3,012.88	6,527.92	78,335.08
		STEP O	38.5911	57.8866	3,087.28	6,689.12	80,269.48

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B540	WSTWTR TRMT PLT OPR GD I						
		STEP A	20.4649	30.6973	1,637.19	3,547.24	42,566.99
		STEP B	20.9703	31.4554	1,677.62	3,634.85	43,618.22
		STEP C	21.4881	32.2321	1,719.04	3,724.60	44,695.24
		STEP D	22.0187	33.0280	1,761.49	3,816.57	45,798.89
		STEP E	22.5625	33.8437	1,805.00	3,910.83	46,930.00
		STEP F	23.1197	34.6795	1,849.57	4,007.41	48,088.97
		STEP G	23.6906	35.5359	1,895.24	4,106.37	49,276.44
		STEP H	24.2757	36.4135	1,942.05	4,207.78	50,493.45
		STEP I	24.8752	37.3128	1,990.01	4,311.70	51,740.41
		STEP J	25.4895	38.2342	2,039.16	4,418.18	53,018.16
		STEP K	26.1190	39.1785	2,089.52	4,527.29	54,327.52
		STEP L	26.7640	40.1460	2,141.12	4,639.09	55,669.12
		STEP M	27.4249	41.1373	2,193.99	4,753.64	57,043.79
		STEP N	28.1022	42.1533	2,248.17	4,871.04	58,452.57
		STEP O	28.7962	43.1943	2,303.69	4,991.34	59,896.09
B541	WSTWTR TRMT PLT OPR GD II						
		STEP A	22.5825	33.8737	1,806.60	3,914.30	46,971.60
		STEP B	23.1400	34.7100	1,851.20	4,010.93	48,131.20
		STEP C	23.7114	35.5671	1,896.91	4,109.97	49,319.71
		STEP D	24.2970	36.4455	1,943.76	4,211.48	50,537.76
		STEP E	24.8971	37.3456	1,991.76	4,315.49	51,785.96
		STEP F	25.5119	38.2678	2,040.95	4,422.06	53,064.75
		STEP G	26.1419	39.2128	2,091.35	4,531.26	54,375.15
		STEP H	26.7875	40.1812	2,143.00	4,643.16	55,718.00
		STEP I	27.4490	41.1735	2,195.92	4,757.82	57,093.92
		STEP J	28.1269	42.1903	2,250.15	4,875.32	58,503.95
		STEP K	28.8215	43.2322	2,305.72	4,995.72	59,948.72
		STEP L	29.5333	44.2999	2,362.66	5,119.10	61,429.26
		STEP M	30.2626	45.3939	2,421.00	5,245.51	62,946.20
		STEP N	31.0099	46.5148	2,480.79	5,375.04	64,500.59
		STEP O	31.7758	47.6637	2,542.06	5,507.80	66,093.66
B542	WSTWTR TRMT PLT OPR GD III						
		STEP A	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP B	28.1029	42.1543	2,248.23	4,871.16	58,454.03
		STEP C	28.7970	43.1955	2,303.76	4,991.48	59,897.76
		STEP D	29.5082	44.2623	2,360.65	5,114.75	61,377.05
		STEP E	30.2369	45.3553	2,418.95	5,241.06	62,892.75
		STEP F	30.9836	46.4754	2,478.68	5,370.49	64,445.88
		STEP G	31.7487	47.6230	2,539.89	5,503.10	66,037.29
		STEP H	32.5328	48.7992	2,602.62	5,639.01	67,668.22
		STEP I	33.3361	50.0041	2,666.88	5,778.25	69,339.08
		STEP J	34.1595	51.2392	2,732.76	5,920.98	71,051.76
		STEP K	35.0030	52.5045	2,800.24	6,067.18	72,806.24
		STEP L	35.8675	53.8012	2,869.40	6,217.03	74,604.40
		STEP M	36.7532	55.1298	2,940.25	6,370.55	76,446.65
		STEP N	37.6608	56.4912	3,012.86	6,527.87	78,334.46
		STEP O	38.5909	57.8863	3,087.27	6,689.08	80,269.07

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: M
Percentage: 1.000

Effective Date: 07/21/2018

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B544	WSTWTR TRMT PLT OPR GD IV						
		STEP A	33.0208	49.5312	2,641.66	5,723.60	68,683.26
		STEP B	33.8361	50.7541	2,706.88	5,864.92	70,379.08
		STEP C	34.6716	52.0074	2,773.72	6,009.74	72,116.92
		STEP D	35.5278	53.2917	2,842.22	6,158.15	73,897.82
		STEP E	36.4052	54.6078	2,912.41	6,310.23	75,722.81
		STEP F	37.3043	55.9564	2,984.34	6,466.07	77,592.94
		STEP G	38.2255	57.3382	3,058.04	6,625.75	79,509.04
		STEP H	39.1695	58.7542	3,133.56	6,789.38	81,472.56
		STEP I	40.1368	60.2052	3,210.94	6,957.04	83,484.54
		STEP J	41.1280	61.6920	3,290.24	7,128.85	85,546.24
		STEP K	42.1436	63.2154	3,371.48	7,304.89	87,658.68
		STEP L	43.1845	64.7767	3,454.76	7,485.31	89,823.76
		STEP M	44.2509	66.3763	3,540.07	7,670.15	92,041.87
		STEP N	45.3437	68.0155	3,627.49	7,859.57	94,314.89
		STEP O	46.4634	69.6951	3,717.07	8,053.65	96,643.87
B543	WSTWTR TRMT PLT OPR GDIII 24HR						
		STEP A	21.0591	31.5886	2,358.61	5,110.34	61,324.09
		STEP B	21.5790	32.3685	2,416.84	5,236.50	62,838.04
		STEP C	22.1120	33.1680	2,476.54	5,365.84	64,390.14
		STEP D	22.6580	33.9870	2,537.69	5,498.34	65,980.09
		STEP E	23.2175	34.8262	2,600.36	5,634.11	67,609.36
		STEP F	23.7909	35.6863	2,664.58	5,773.25	69,279.10
		STEP G	24.3784	36.5676	2,730.38	5,915.82	70,989.90
		STEP H	24.9805	37.4707	2,797.81	6,061.93	72,743.21
		STEP I	25.5974	38.3961	2,866.90	6,211.63	74,539.62
		STEP J	26.2295	39.3442	2,937.70	6,365.02	76,380.30
		STEP K	26.8773	40.3159	3,010.25	6,522.22	78,266.69
		STEP L	27.5410	41.3115	3,084.59	6,683.28	80,199.39
		STEP M	28.2212	42.3318	3,160.77	6,848.34	82,180.13
		STEP N	28.9181	43.3771	3,238.82	7,017.45	84,209.50
		STEP O	29.6322	44.4483	3,318.80	7,190.74	86,288.96

ORDINANCE NO. 5994

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
ORDINANCE NO. 5986, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES,
AS AMENDED BY APPENDIX “U” TO BE EFFECTIVE
JULY 21, 2018, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 5986, the Salary Ordinance for Management Employees, is hereby amended as shown on Appendix “U” for salary schedules A and B attached hereto.

ADDITION OF CLASSIFICATION:

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
1505/B957	AMI Project Manager	6602
1501/B958	Permits Supervisor	5001

DELETION OF CLASSIFICATION:

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
1125/B722	Central Services Director	8336

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective July 21, 2018 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 July 21, 2018. 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 _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0043	ACCOUNTING SUPERVISOR					
		STEP A	42.3057	3,384.45	7,332.98	87,995.85
		STEP B	44.4210	3,553.68	7,699.64	92,395.68
		STEP C	46.6420	3,731.36	8,084.61	97,015.36
		STEP D	48.9741	3,917.92	8,488.84	101,866.12
		STEP E	51.4229	4,113.83	8,913.30	106,959.63
		STEP F	53.9940	4,319.52	9,358.96	112,307.52
		STEP G	56.6937	4,535.49	9,826.90	117,922.89
9427	ACCOUNTS PAYABLE SUPERVISOR					
		STEP A	40.0089	3,200.71	6,934.87	83,218.51
		STEP B	42.0094	3,360.75	7,281.62	87,379.55
		STEP C	44.1098	3,528.78	7,645.69	91,748.38
		STEP D	46.3153	3,705.22	8,027.98	96,335.82
		STEP E	48.6310	3,890.48	8,429.37	101,152.48
		STEP F	51.0626	4,085.00	8,850.85	106,210.20
		STEP G	53.6158	4,289.26	9,293.40	111,520.86
0045	ADMIN ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	35.6224	2,849.79	6,174.54	74,094.59
		STEP C	37.4034	2,992.27	6,483.25	77,799.07
		STEP D	39.2738	3,141.90	6,807.45	81,689.50
		STEP E	41.2374	3,298.99	7,147.81	85,773.79
		STEP F	43.2993	3,463.94	7,505.21	90,062.54
		STEP G	45.4643	3,637.14	7,880.47	94,565.74
0050	ADMIN ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
0086	ALTERNATIVE TRANSP ANALYST I					
		STEP A	34.4335	2,754.68	5,968.47	71,621.68
		STEP B	36.1553	2,892.42	6,266.91	75,203.02
		STEP C	37.9631	3,037.04	6,580.27	78,963.24
		STEP D	39.8612	3,188.89	6,909.27	82,911.29
		STEP E	41.8542	3,348.33	7,254.72	87,056.73
		STEP F	43.9469	3,515.75	7,617.46	91,409.55
		STEP G	46.1444	3,691.55	7,998.36	95,980.35

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0088	ALTERNATIVE TRANSP ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
0090	ALTERNATIVE TRANSP MGR					
		STEP A	50.7532	4,060.25	8,797.22	105,566.65
		STEP B	53.2909	4,263.27	9,237.08	110,845.07
		STEP C	55.9555	4,476.44	9,698.95	116,387.44
		STEP D	58.7532	4,700.25	10,183.88	122,206.65
		STEP E	61.6909	4,935.27	10,693.08	128,317.07
		STEP F	64.7754	5,182.03	11,227.73	134,732.83
		STEP G	68.0142	5,441.13	11,789.12	141,469.53
1505	AMI PROJECT MANAGER					
		STEP A	49.2678	3,941.42	8,539.75	102,477.02
		STEP B	51.7313	4,138.50	8,966.75	107,601.10
		STEP C	54.3180	4,345.44	9,415.12	112,981.44
		STEP D	57.0337	4,562.69	9,885.84	118,630.09
		STEP E	59.8854	4,790.83	10,380.13	124,561.63
		STEP F	62.8797	5,030.37	10,899.14	130,789.77
		STEP G	66.0237	5,281.89	11,444.10	137,329.29
0245	ASST CITY ATTORNEY					
		STEP A	74.8557	5,988.45	12,974.98	155,699.85
		STEP B	78.5985	6,287.88	13,623.74	163,484.88
		STEP C	82.5284	6,602.27	14,304.92	171,659.07
		STEP D	86.6548	6,932.38	15,020.16	180,241.98
		STEP E	90.9876	7,279.00	15,771.18	189,254.20
		STEP F	95.5370	7,642.96	16,559.74	198,716.96
		STEP G	100.3138	8,025.10	17,387.72	208,652.70
0250	ASST CITY CLERK					
		STEP A	36.4809	2,918.47	6,323.35	75,880.27
		STEP B	38.3049	3,064.39	6,639.51	79,674.19
		STEP C	40.2202	3,217.61	6,971.50	83,658.01
		STEP D	42.2312	3,378.49	7,320.07	87,840.89
		STEP E	44.3428	3,547.42	7,686.08	92,233.02
		STEP F	46.5599	3,724.79	8,070.38	96,844.59
		STEP G	48.8879	3,911.03	8,473.90	101,686.83

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0325	ASST CITY MANAGER					
		STEP A	75.5630	6,045.04	13,097.58	157,171.04
		STEP B	79.3411	6,347.28	13,752.45	165,029.48
		STEP C	83.3082	6,664.65	14,440.08	173,281.05
		STEP D	87.4737	6,997.89	15,162.10	181,945.29
		STEP E	91.8473	7,347.78	15,920.19	191,042.38
		STEP F	96.4397	7,715.17	16,716.21	200,594.57
		STEP G	101.2617	8,100.93	17,552.02	210,624.33
0395	ASST ELEC UTIL DIRECTOR					
		STEP A	79.2844	6,342.75	13,742.62	164,911.55
		STEP B	83.2487	6,659.89	14,429.77	173,157.29
		STEP C	87.4111	6,992.88	15,151.25	181,815.08
		STEP D	91.7815	7,342.52	15,908.79	190,905.52
		STEP E	96.3707	7,709.65	16,704.25	200,451.05
		STEP F	101.1892	8,095.13	17,539.46	210,473.53
		STEP G	106.2488	8,499.90	18,416.45	220,997.50
0411	ASST EU DIRECTOR					
		STEP A	63.3944	5,071.55	10,988.36	131,860.35
		STEP B	66.5640	5,325.12	11,537.76	138,453.12
		STEP C	69.8922	5,591.37	12,114.64	145,375.77
		STEP D	73.3868	5,870.94	12,720.37	152,644.54
		STEP E	77.0562	6,164.49	13,356.40	160,276.89
		STEP F	80.9090	6,472.72	14,024.22	168,290.72
		STEP G	84.9544	6,796.35	14,725.42	176,705.15
0480	ASST FIRE CHIEF					
		STEP A	62.4844	4,998.75	10,830.62	129,967.55
		STEP B	65.6085	5,248.68	11,372.14	136,465.68
		STEP C	68.8891	5,511.12	11,940.77	143,289.32
		STEP D	72.3335	5,786.68	12,537.80	150,453.68
		STEP E	75.9501	6,076.00	13,164.68	157,976.20
		STEP F	79.7476	6,379.80	13,822.91	165,875.00
		STEP G	83.7351	6,698.80	14,514.08	174,169.00
0484	ASST HUMAN RESOURCES DIRECTOR					
		STEP A	51.2305	4,098.44	8,879.95	106,559.44
		STEP B	53.7917	4,303.33	9,323.89	111,886.73
		STEP C	56.4817	4,518.53	9,790.16	117,481.93
		STEP D	59.3058	4,744.46	10,279.67	123,356.06
		STEP E	62.2711	4,981.68	10,793.65	129,523.88
		STEP F	65.3847	5,230.77	11,333.34	136,000.17
		STEP G	68.6539	5,492.31	11,900.00	142,800.11

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U
Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0510	ASST POLICE CHIEF					
		STEP A	69.3658	5,549.26	12,023.40	144,280.86
		STEP B	72.8341	5,826.72	12,624.57	151,494.92
		STEP C	76.4758	6,118.06	13,255.80	159,069.66
		STEP D	80.2996	6,423.96	13,918.59	167,023.16
		STEP E	84.3146	6,745.16	14,614.53	175,374.36
		STEP F	88.5303	7,082.42	15,345.25	184,143.02
		STEP G	92.9568	7,436.54	16,112.51	193,350.14
0920	BILLING SERVICES MANAGER					
		STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	48.7830	3,902.64	8,455.72	101,468.64
		STEP C	51.2222	4,097.77	8,878.51	106,542.17
		STEP D	53.7833	4,302.66	9,322.43	111,869.26
		STEP E	56.4725	4,517.80	9,788.56	117,462.80
		STEP F	59.2961	4,743.68	10,277.99	123,335.88
		STEP G	62.2609	4,980.87	10,791.88	129,502.67
1017	BLDG INSPECTION SUPERVISOR					
		STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	43.1942	3,455.53	7,486.99	89,843.93
		STEP C	45.3539	3,628.31	7,861.34	94,336.11
		STEP D	47.6215	3,809.72	8,254.39	99,052.72
		STEP E	50.0027	4,000.21	8,667.13	104,005.61
		STEP F	52.5029	4,200.23	9,100.50	109,206.03
		STEP G	55.1279	4,410.23	9,555.50	114,666.03
1043	BLDG OFFICIAL					
		STEP A	51.5014	4,120.11	8,926.90	107,122.91
		STEP B	54.0765	4,326.12	9,373.26	112,479.12
		STEP C	56.7803	4,542.42	9,841.91	118,103.02
		STEP D	59.6193	4,769.54	10,334.01	124,008.14
		STEP E	62.6003	5,008.02	10,850.71	130,208.62
		STEP F	65.7303	5,258.42	11,393.25	136,719.02
		STEP G	69.0168	5,521.34	11,962.91	143,554.94
0910	BUDGET ANALYST I					
		STEP A	35.1221	2,809.76	6,087.83	73,053.96
		STEP B	36.8780	2,950.24	6,392.18	76,706.24
		STEP C	38.7221	3,097.76	6,711.83	80,541.96
		STEP D	40.6582	3,252.65	7,047.42	84,569.05
		STEP E	42.6912	3,415.29	7,399.80	88,797.69
		STEP F	44.8255	3,586.04	7,769.75	93,237.04
		STEP G	47.0669	3,765.35	8,158.26	97,899.15

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
0915	BUDGET ANALYST II					
		STEP A	38.0646	3,045.16	6,597.86	79,174.36
		STEP B	39.9677	3,197.41	6,927.73	83,132.81
		STEP C	41.9663	3,357.30	7,274.15	87,289.90
		STEP D	44.0645	3,525.16	7,637.84	91,654.16
		STEP E	46.2677	3,701.41	8,019.73	96,236.81
		STEP F	48.5812	3,886.49	8,420.74	101,048.89
		STEP G	51.0102	4,080.81	8,841.76	106,101.21
0930	BUDGET MANAGER					
		STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	48.7830	3,902.64	8,455.72	101,468.64
		STEP C	51.2222	4,097.77	8,878.51	106,542.17
		STEP D	53.7833	4,302.66	9,322.43	111,869.26
		STEP E	56.4725	4,517.80	9,788.56	117,462.80
		STEP F	59.2961	4,743.68	10,277.99	123,335.88
		STEP G	62.2609	4,980.87	10,791.88	129,502.67
1245	CHIEF FINANCIAL OFFICER					
		STEP A	91.4466	7,315.72	15,850.74	190,208.92
		STEP B	96.0189	7,681.51	16,643.27	199,719.31
		STEP C	100.8199	8,065.59	17,475.44	209,705.39
		STEP D	105.8609	8,468.87	18,349.22	220,190.67
		STEP E	111.1539	8,892.31	19,266.67	231,200.11
		STEP F	116.7116	9,336.92	20,230.01	242,760.12
		STEP G	122.5472	9,803.77	21,241.51	254,898.17
1180	CHIEF INFORMATION OFFICER					
		STEP A	62.2090	4,976.72	10,782.89	129,394.72
		STEP B	65.3196	5,225.56	11,322.06	135,864.76
		STEP C	68.5855	5,486.84	11,888.15	142,657.84
		STEP D	72.0148	5,761.18	12,482.56	149,790.78
		STEP E	75.6156	6,049.24	13,106.70	157,280.44
		STEP F	79.3964	6,351.71	13,762.04	165,144.51
		STEP G	83.3662	6,669.29	14,450.14	173,401.69
1220	CITY CLERK					
		STEP A	56.6292	4,530.33	9,815.72	117,788.73
		STEP B	59.4607	4,756.85	10,306.52	123,678.25
		STEP C	62.4338	4,994.70	10,821.85	129,862.30
		STEP D	65.5555	5,244.44	11,362.95	136,355.44
		STEP E	68.8333	5,506.66	11,931.10	143,173.26
		STEP F	72.2751	5,782.00	12,527.68	150,332.20
		STEP G	75.8886	6,071.08	13,154.02	157,848.28

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1224	CITY LIBRARIAN					
		STEP A	51.0108	4,080.86	8,841.87	106,102.46
		STEP B	53.5613	4,284.90	9,283.95	111,407.50
		STEP C	56.2392	4,499.13	9,748.12	116,977.53
		STEP D	59.0515	4,724.12	10,235.59	122,827.12
		STEP E	62.0038	4,960.30	10,747.32	128,967.90
		STEP F	65.1042	5,208.33	11,284.72	135,416.73
		STEP G	68.3594	5,468.75	11,848.96	142,187.55
1370	CONTROLLER					
		STEP A	48.7830	3,902.64	8,455.72	101,468.64
		STEP B	51.2222	4,097.77	8,878.51	106,542.17
		STEP C	53.7833	4,302.66	9,322.43	111,869.26
		STEP D	56.4724	4,517.79	9,788.54	117,462.59
		STEP E	59.2961	4,743.68	10,277.99	123,335.88
		STEP F	62.2609	4,980.87	10,791.88	129,502.67
		STEP G	65.3739	5,229.91	11,331.47	135,977.71
1645	DEPT PUBLIC INFO OFFICER					
		STEP A	39.0878	3,127.02	6,775.21	81,302.62
		STEP B	41.0424	3,283.39	7,114.01	85,368.19
		STEP C	43.0941	3,447.52	7,469.64	89,635.72
		STEP D	45.2489	3,619.91	7,843.14	94,117.71
		STEP E	47.5115	3,800.92	8,235.32	98,823.92
		STEP F	49.8870	3,990.96	8,647.08	103,764.96
		STEP G	52.3817	4,190.53	9,079.49	108,953.93
1655	DEPUTY CITY ATTORNEY I					
		STEP A	53.7951	4,303.60	9,324.48	111,893.80
		STEP B	56.4848	4,518.78	9,790.69	117,488.38
		STEP C	59.3091	4,744.72	10,280.24	123,362.92
		STEP D	62.2745	4,981.96	10,794.24	129,530.96
		STEP E	65.3882	5,231.05	11,333.95	136,007.45
		STEP F	68.6577	5,492.61	11,900.66	142,808.01
		STEP G	72.0905	5,767.24	12,495.68	149,948.24
1658	DEPUTY CITY ATTORNEY II					
		STEP A	59.1746	4,733.96	10,256.93	123,083.16
		STEP B	62.1333	4,970.66	10,769.77	129,237.26
		STEP C	65.2400	5,219.20	11,308.26	135,699.20
		STEP D	68.5020	5,480.16	11,873.68	142,484.16
		STEP E	71.9271	5,754.16	12,467.36	149,608.36
		STEP F	75.5234	6,041.87	13,090.72	157,088.67
		STEP G	79.2996	6,343.96	13,745.26	164,943.16

CITY OF ROSEVILLE

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1659	DEPUTY CITY MANAGER					
		STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	59.4607	4,756.85	10,306.52	123,678.25
		STEP C	62.4338	4,994.70	10,821.85	129,862.30
		STEP D	65.5555	5,244.44	11,362.95	136,355.44
		STEP E	68.8334	5,506.67	11,931.12	143,173.47
		STEP F	72.2751	5,782.00	12,527.68	150,332.20
		STEP G	75.8887	6,071.09	13,154.04	157,848.49
1674	DEVELOPMENT ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	35.6224	2,849.79	6,174.54	74,094.59
		STEP C	37.4034	2,992.27	6,483.25	77,799.07
		STEP D	39.2738	3,141.90	6,807.45	81,689.50
		STEP E	41.2374	3,298.99	7,147.81	85,773.79
		STEP F	43.2993	3,463.94	7,505.21	90,062.54
		STEP G	45.4643	3,637.14	7,880.47	94,565.74
1675	DEVELOPMENT ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
1676	DEVELOPMENT SERVICES DIRECTOR					
		STEP A	68.5341	5,482.72	11,879.24	142,550.92
		STEP B	71.9608	5,756.86	12,473.20	149,678.46
		STEP C	75.5587	6,044.69	13,096.84	157,162.09
		STEP D	79.3368	6,346.94	13,751.71	165,020.54
		STEP E	83.3036	6,664.28	14,439.29	173,271.48
		STEP F	87.4689	6,997.51	15,161.27	181,935.31
		STEP G	91.8424	7,347.39	15,919.34	191,032.19
1695	DEVELOPMENT SERVICES MANAGER					
		STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	59.4607	4,756.85	10,306.52	123,678.25
		STEP C	62.4338	4,994.70	10,821.85	129,862.30
		STEP D	65.5555	5,244.44	11,362.95	136,355.44
		STEP E	68.8334	5,506.67	11,931.12	143,173.47
		STEP F	72.2751	5,782.00	12,527.68	150,332.20
		STEP G	75.8887	6,071.09	13,154.04	157,848.49

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1280	DEVELOPMENT SVCS ADMINISTRATOR					
		STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	43.1942	3,455.53	7,486.99	89,843.93
		STEP C	45.3539	3,628.31	7,861.34	94,336.11
		STEP D	47.6215	3,809.72	8,254.39	99,052.72
		STEP E	50.0027	4,000.21	8,667.13	104,005.61
		STEP F	52.5029	4,200.23	9,100.50	109,206.03
		STEP G	55.1279	4,410.23	9,555.50	114,666.03
1710	ECONOMIC DEVELOPMENT DIRECTOR					
		STEP A	65.9539	5,276.31	11,432.00	137,184.11
		STEP B	69.2518	5,540.14	12,003.64	144,043.74
		STEP C	72.7144	5,817.15	12,603.82	151,245.95
		STEP D	76.3500	6,108.00	13,234.00	158,808.00
		STEP E	80.1676	6,413.40	13,895.71	166,748.60
		STEP F	84.1760	6,734.08	14,590.50	175,086.08
		STEP G	88.3848	7,070.78	15,320.03	183,840.38
1712	ECONOMIC DEVELOPMENT MANAGER					
		STEP A	51.1096	4,088.76	8,859.00	106,307.96
		STEP B	53.6653	4,293.22	9,301.98	111,623.82
		STEP C	56.3485	4,507.88	9,767.07	117,204.88
		STEP D	59.1659	4,733.27	10,255.42	123,065.07
		STEP E	62.1241	4,969.92	10,768.17	129,218.12
		STEP F	65.2306	5,218.44	11,306.63	135,679.64
		STEP G	68.4920	5,479.36	11,871.94	142,463.36
1310	ELECTRIC BUSINESS ANALYST I					
		STEP A	40.0932	3,207.45	6,949.48	83,393.85
		STEP B	42.0981	3,367.84	7,297.00	87,564.04
		STEP C	44.2028	3,536.22	7,661.81	91,941.82
		STEP D	46.4130	3,713.04	8,044.92	96,539.04
		STEP E	48.7336	3,898.68	8,447.15	101,365.88
		STEP F	51.1702	4,093.61	8,869.50	106,434.01
		STEP G	53.7287	4,298.29	9,312.97	111,755.69
1312	ELECTRIC BUSINESS ANALYST II					
		STEP A	44.1064	3,528.51	7,645.10	91,741.31
		STEP B	46.3119	3,704.95	8,027.39	96,328.75
		STEP C	48.6275	3,890.20	8,428.76	101,145.20
		STEP D	51.0588	4,084.70	8,850.19	106,202.30
		STEP E	53.6117	4,288.93	9,292.69	111,512.33
		STEP F	56.2924	4,503.39	9,757.34	117,088.19
		STEP G	59.1070	4,728.56	10,245.21	122,942.56

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2335	ELECTRIC COMPLIANCE ANALYST					
		STEP A	45.9213	3,673.70	7,959.69	95,516.30
		STEP B	48.2173	3,857.38	8,357.66	100,291.98
		STEP C	50.6283	4,050.26	8,775.57	105,306.86
		STEP D	53.1597	4,252.77	9,214.34	110,572.17
		STEP E	55.8177	4,465.41	9,675.06	116,100.81
		STEP F	58.6085	4,688.68	10,158.80	121,905.68
		STEP G	61.5389	4,923.11	10,666.74	128,000.91
6285	ELECTRIC CUSTOMR PROGRAMS SUPV					
		STEP A	55.8630	4,469.04	9,682.92	116,195.04
		STEP B	58.6560	4,692.48	10,167.04	122,004.48
		STEP C	61.5888	4,927.10	10,675.39	128,104.70
		STEP D	64.6682	5,173.45	11,209.15	134,509.85
		STEP E	67.9017	5,432.13	11,769.62	141,235.53
		STEP F	71.2967	5,703.73	12,358.09	148,297.13
		STEP G	74.8616	5,988.92	12,976.01	155,712.12
2284	ELECTRIC ENGINEERING TECH SUPV					
		STEP A	48.8082	3,904.65	8,460.08	101,521.05
		STEP B	51.2485	4,099.88	8,883.07	106,596.88
		STEP C	53.8110	4,304.88	9,327.24	111,926.88
		STEP D	56.5016	4,520.12	9,793.61	117,523.32
		STEP E	59.3266	4,746.12	10,283.27	123,399.32
		STEP F	62.2929	4,983.43	10,797.43	129,569.23
		STEP G	65.4076	5,232.60	11,337.31	136,047.80
2338	ELECTRIC OPERATIONS MANAGER					
		STEP A	68.9362	5,514.89	11,948.94	143,387.29
		STEP B	72.3830	5,790.64	12,546.38	150,556.64
		STEP C	76.0021	6,080.16	13,173.69	158,084.36
		STEP D	79.8021	6,384.16	13,832.36	165,988.36
		STEP E	83.7923	6,703.38	14,524.00	174,287.98
		STEP F	87.9820	7,038.56	15,250.21	183,002.56
		STEP G	92.3811	7,390.48	16,012.72	192,152.68
2339	ELECTRIC OPERATIONS SUPERVISOR					
		STEP A	62.6703	5,013.62	10,862.85	130,354.22
		STEP B	65.8040	5,264.32	11,406.02	136,872.32
		STEP C	69.0940	5,527.52	11,976.29	143,715.52
		STEP D	72.5488	5,803.90	12,575.12	150,901.50
		STEP E	76.1763	6,094.10	13,203.89	158,446.70
		STEP F	79.9851	6,398.80	13,864.08	166,369.00
		STEP G	83.9841	6,718.72	14,557.24	174,686.92

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2314	ELECTRIC RESOURCES ANALYST I					
		STEP A	48.9282	3,914.25	8,480.88	101,770.65
		STEP B	51.3746	4,109.96	8,904.93	106,859.16
		STEP C	53.9432	4,315.45	9,350.15	112,201.85
		STEP D	56.6406	4,531.24	9,817.70	117,812.44
		STEP E	59.4725	4,757.80	10,308.56	123,702.80
		STEP F	62.4461	4,995.68	10,823.99	129,887.88
		STEP G	65.5685	5,245.48	11,365.20	136,382.48
2316	ELECTRIC RESOURCES ANALYST II					
		STEP A	53.8257	4,306.05	9,329.78	111,957.45
		STEP B	56.5170	4,521.36	9,796.28	117,555.36
		STEP C	59.3428	4,747.42	10,286.08	123,433.02
		STEP D	62.3101	4,984.80	10,800.41	129,605.00
		STEP E	65.4256	5,234.04	11,340.43	136,085.24
		STEP F	68.6968	5,495.74	11,907.44	142,889.34
		STEP G	72.1315	5,770.52	12,502.79	150,033.52
2216	ELECTRIC RISK AND COMP SUPV					
		STEP A	58.1317	4,650.53	10,076.16	120,913.93
		STEP B	61.0383	4,883.06	10,579.97	126,959.66
		STEP C	64.0902	5,127.21	11,108.96	133,307.61
		STEP D	67.2947	5,383.57	11,664.41	139,972.97
		STEP E	70.6594	5,652.75	12,247.62	146,971.55
		STEP F	74.1924	5,935.39	12,860.01	154,320.19
		STEP G	77.9020	6,232.16	13,503.01	162,036.16
2352	ELECTRIC SAFETY COORDINATOR					
		STEP A	37.3188	2,985.50	6,468.59	77,623.10
		STEP B	39.1847	3,134.77	6,792.01	81,504.17
		STEP C	41.1438	3,291.50	7,131.59	85,579.10
		STEP D	43.2010	3,456.08	7,488.17	89,858.08
		STEP E	45.3610	3,628.88	7,862.57	94,350.88
		STEP F	47.6291	3,810.32	8,255.71	99,068.52
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
2319	ELECTRIC SUBSTATION SUPERVISOR					
		STEP A	62.6703	5,013.62	10,862.85	130,354.22
		STEP B	65.8040	5,264.32	11,406.02	136,872.32
		STEP C	69.0940	5,527.52	11,976.29	143,715.52
		STEP D	72.5488	5,803.90	12,575.12	150,901.50
		STEP E	76.1763	6,094.10	13,203.89	158,446.70
		STEP F	79.9851	6,398.80	13,864.08	166,369.00
		STEP G	83.9841	6,718.72	14,557.24	174,686.92

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2358	ELECTRIC TECHNOLOGY SYST SUPV					
		STEP A	51.0106	4,080.84	8,841.83	106,102.04
		STEP B	53.5612	4,284.89	9,283.94	111,407.29
		STEP C	56.2392	4,499.13	9,748.12	116,977.53
		STEP D	59.0513	4,724.10	10,235.55	122,826.70
		STEP E	62.0038	4,960.30	10,747.32	128,967.90
		STEP F	65.1038	5,208.30	11,284.65	135,415.90
		STEP G	68.3591	5,468.72	11,848.91	142,186.92
2320	ELECTRIC UTILITY DIRECTOR					
		STEP A	101.9121	8,152.96	17,664.76	211,977.16
		STEP B	107.0077	8,560.61	18,548.00	222,576.01
		STEP C	112.3580	8,988.64	19,475.38	233,704.64
		STEP D	117.9760	9,438.08	20,449.17	245,390.08
		STEP E	123.8747	9,909.97	21,471.61	257,659.37
		STEP F	130.0685	10,405.48	22,545.20	270,542.48
		STEP G	136.5719	10,925.75	23,672.46	284,069.55
2215	ELECTRIC UTILITY FIN ADMIN					
		STEP A	54.3404	4,347.23	9,419.00	113,028.03
		STEP B	57.0575	4,564.60	9,889.96	118,679.60
		STEP C	59.9103	4,792.82	10,384.45	124,613.42
		STEP D	62.9059	5,032.47	10,903.68	130,844.27
		STEP E	66.0511	5,284.08	11,448.85	137,386.28
		STEP F	69.3537	5,548.29	12,021.30	144,255.69
		STEP G	72.8214	5,825.71	12,622.37	151,468.51
2378	ELECTRONIC MAINT COORDINATOR					
		STEP A	40.0601	3,204.80	6,943.75	83,325.00
		STEP B	42.0632	3,365.05	7,290.95	87,491.45
		STEP C	44.1663	3,533.30	7,655.49	91,865.90
		STEP D	46.3746	3,709.96	8,038.26	96,459.16
		STEP E	48.6932	3,895.45	8,440.15	101,281.85
		STEP F	51.1279	4,090.23	8,862.16	106,346.03
		STEP G	53.6843	4,294.74	9,305.27	111,663.34
2415	EMS QUAL ASSURANCE COORDINATOR					
		STEP A	46.0955	3,687.64	7,989.88	95,878.64
		STEP B	48.4002	3,872.01	8,389.36	100,672.41
		STEP C	50.8204	4,065.63	8,808.86	105,706.43
		STEP D	53.3615	4,268.92	9,249.32	110,991.92
		STEP E	56.0295	4,482.36	9,711.78	116,541.36
		STEP F	58.8310	4,706.48	10,197.37	122,368.48
		STEP G	61.7725	4,941.80	10,707.23	128,486.80

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2500	ENERGY SERVICES ACCOUNT REP I					
		STEP A	40.1471	3,211.76	6,958.83	83,505.96
		STEP B	42.1545	3,372.36	7,306.78	87,681.36
		STEP C	44.2621	3,540.96	7,672.09	92,065.16
		STEP D	46.4753	3,718.02	8,055.71	96,668.62
		STEP E	48.7989	3,903.91	8,458.47	101,501.71
		STEP F	51.2389	4,099.11	8,881.40	106,576.91
		STEP G	53.8008	4,304.06	9,325.47	111,905.66
2501	ENERGY SERVICES ACCOUNT REP II					
		STEP A	44.1618	3,532.94	7,654.71	91,856.54
		STEP B	46.3697	3,709.57	8,037.41	96,448.97
		STEP C	48.6884	3,895.07	8,439.32	101,271.87
		STEP D	51.1228	4,089.82	8,861.28	106,335.42
		STEP E	53.6789	4,294.31	9,304.34	111,652.11
		STEP F	56.3629	4,509.03	9,769.56	117,234.83
		STEP G	59.1810	4,734.48	10,258.04	123,096.48
1277	ENGINEERING MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	60.5130	4,841.04	10,488.92	125,867.04
		STEP C	63.5383	5,083.06	11,013.30	132,159.66
		STEP D	66.7154	5,337.23	11,564.00	138,768.03
		STEP E	70.0510	5,604.08	12,142.17	145,706.08
		STEP F	73.5535	5,884.28	12,749.27	152,991.28
		STEP G	77.2312	6,178.49	13,386.74	160,640.89
2540	ENVIRONMENTAL COORDINATOR					
		STEP A	42.9167	3,433.33	7,438.89	89,266.73
		STEP B	45.0627	3,605.01	7,810.86	93,730.41
		STEP C	47.3159	3,785.27	8,201.42	98,417.07
		STEP D	49.6815	3,974.52	8,611.46	103,337.52
		STEP E	52.1657	4,173.25	9,042.05	108,504.65
		STEP F	54.7738	4,381.90	9,494.12	113,929.50
		STEP G	57.5126	4,601.00	9,968.85	119,626.20
2541	ENVIRONMENTAL UTIL COMPL ADMIN					
		STEP A	42.9148	3,433.18	7,438.56	89,262.78
		STEP B	45.0604	3,604.83	7,810.46	93,725.63
		STEP C	47.3134	3,785.07	8,200.98	98,411.87
		STEP D	49.6791	3,974.32	8,611.04	103,332.52
		STEP E	52.1629	4,173.03	9,041.56	108,498.83
		STEP F	54.7711	4,381.68	9,493.65	113,923.88
		STEP G	57.5096	4,600.76	9,968.33	119,619.96

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1684	ENVIRONMENTAL UTIL DIRECTOR					
		STEP A	75.9955	6,079.64	13,172.55	158,070.64
		STEP B	79.7952	6,383.61	13,831.16	165,974.01
		STEP C	83.7849	6,702.79	14,522.71	174,272.59
		STEP D	87.9743	7,037.94	15,248.87	182,986.54
		STEP E	92.3729	7,389.83	16,011.30	192,135.63
		STEP F	96.9916	7,759.32	16,811.87	201,742.52
		STEP G	101.8412	8,147.29	17,652.47	211,829.69
2565	EQUIPMENT MAINT SUPERVISOR					
		STEP A	32.0975	2,567.80	5,563.56	66,762.80
		STEP B	33.7023	2,696.18	5,841.73	70,100.78
		STEP C	35.3875	2,831.00	6,133.83	73,606.00
		STEP D	37.1569	2,972.55	6,440.52	77,286.35
		STEP E	39.0147	3,121.17	6,762.54	81,150.57
		STEP F	40.9654	3,277.23	7,100.66	85,208.03
		STEP G	43.0137	3,441.09	7,455.70	89,468.49
6520	ERP MANAGER					
		STEP A	49.2678	3,941.42	8,539.75	102,477.02
		STEP B	51.7313	4,138.50	8,966.75	107,601.10
		STEP C	54.3180	4,345.44	9,415.12	112,981.44
		STEP D	57.0337	4,562.69	9,885.84	118,630.09
		STEP E	59.8854	4,790.83	10,380.13	124,561.63
		STEP F	62.8797	5,030.37	10,899.14	130,789.77
		STEP G	66.0237	5,281.89	11,444.10	137,329.29
2548	EU BUSINESS SVCS ADMINISTRATOR					
		STEP A	43.7743	3,501.94	7,587.54	91,050.54
		STEP B	45.9630	3,677.04	7,966.92	95,603.04
		STEP C	48.2612	3,860.89	8,365.27	100,383.29
		STEP D	50.6742	4,053.93	8,783.52	105,402.33
		STEP E	53.2079	4,256.63	9,222.70	110,672.43
		STEP F	55.8684	4,469.47	9,683.85	116,206.27
		STEP G	58.6617	4,692.93	10,168.02	122,016.33
2546	EU RATE ANALYST I					
		STEP A	35.1221	2,809.76	6,087.83	73,053.96
		STEP B	36.8781	2,950.24	6,392.20	76,706.44
		STEP C	38.7221	3,097.76	6,711.83	80,541.96
		STEP D	40.6581	3,252.64	7,047.40	84,568.84
		STEP E	42.6911	3,415.28	7,399.79	88,797.48
		STEP F	44.8256	3,586.04	7,769.77	93,237.24
		STEP G	47.0669	3,765.35	8,158.26	97,899.15

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
2547	EU RATE ANALYST II					
		STEP A	38.0646	3,045.16	6,597.86	79,174.36
		STEP B	39.9678	3,197.42	6,927.75	83,133.02
		STEP C	41.9663	3,357.30	7,274.15	87,289.90
		STEP D	44.0645	3,525.16	7,637.84	91,654.16
		STEP E	46.2677	3,701.41	8,019.73	96,236.81
		STEP F	48.5812	3,886.49	8,420.74	101,048.89
		STEP G	51.0102	4,080.81	8,841.76	106,101.21
3395	FACILITIES MANAGER					
		STEP A	41.9004	3,352.03	7,262.73	87,152.83
		STEP B	43.9954	3,519.63	7,625.86	91,510.43
		STEP C	46.1952	3,695.61	8,007.16	96,086.01
		STEP D	48.5049	3,880.39	8,407.51	100,890.19
		STEP E	50.9302	4,074.41	8,827.90	105,934.81
		STEP F	53.4767	4,278.13	9,269.29	111,231.53
		STEP G	56.1505	4,492.04	9,732.75	116,793.04
4321	FACILITIES SUPERVISOR					
		STEP A	32.0975	2,567.80	5,563.56	66,762.80
		STEP B	33.7023	2,696.18	5,841.73	70,100.78
		STEP C	35.3875	2,831.00	6,133.83	73,606.00
		STEP D	37.1569	2,972.55	6,440.52	77,286.35
		STEP E	39.0147	3,121.17	6,762.54	81,150.57
		STEP F	40.9654	3,277.23	7,100.66	85,208.03
		STEP G	43.0137	3,441.09	7,455.70	89,468.49
3301	FINANCE DIRECTOR					
		STEP A	68.4299	5,474.39	11,861.18	142,334.19
		STEP B	71.8515	5,748.12	12,454.26	149,451.12
		STEP C	75.4441	6,035.52	13,076.97	156,923.72
		STEP D	79.2162	6,337.29	13,730.80	164,769.69
		STEP E	83.1771	6,654.16	14,417.36	173,008.36
		STEP F	87.3360	6,986.88	15,138.24	181,658.88
		STEP G	91.7028	7,336.22	15,895.15	190,741.82
2900	FINANCE MANAGER					
		STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	48.7830	3,902.64	8,455.72	101,468.64
		STEP C	51.2222	4,097.77	8,878.51	106,542.17
		STEP D	53.7833	4,302.66	9,322.43	111,869.26
		STEP E	56.4725	4,517.80	9,788.56	117,462.80
		STEP F	59.2961	4,743.68	10,277.99	123,335.88
		STEP G	62.2609	4,980.87	10,791.88	129,502.67

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3310	FINANCE SUPERVISOR					
		STEP A	37.0645	2,965.16	6,424.51	77,094.16
		STEP B	38.9174	3,113.39	6,745.68	80,948.19
		STEP C	40.8634	3,269.07	7,082.98	84,995.87
		STEP D	42.9067	3,432.53	7,437.16	89,245.93
		STEP E	45.0520	3,604.16	7,809.01	93,708.16
		STEP F	47.3045	3,784.36	8,199.44	98,393.36
		STEP G	49.6696	3,973.56	8,609.39	103,312.76
3391	FIRE BATTALION CHIEF (8HR)					
		STEP A	52.2184	4,177.47	9,051.18	108,614.27
		STEP B	54.2218	4,337.74	9,398.44	112,781.34
		STEP C	56.9325	4,554.60	9,868.30	118,419.60
		STEP D	59.7796	4,782.36	10,361.79	124,341.56
		STEP E	62.7684	5,021.47	10,879.85	130,558.27
		STEP F	65.9069	5,272.55	11,423.86	137,086.35
		STEP G	69.2022	5,536.17	11,995.04	143,940.57
0905	FIRE BATTALION CHIEF (24HR)					
		STEP A	36.8854	4,131.16	8,950.85	107,410.28
		STEP B	38.7298	4,337.73	9,398.43	112,781.17
		STEP C	40.6661	4,554.60	9,868.30	118,419.68
		STEP D	42.6997	4,782.36	10,361.79	124,341.52
		STEP E	44.8346	5,021.47	10,879.86	130,558.35
		STEP F	47.0764	5,272.55	11,423.87	137,086.47
		STEP G	49.4301	5,536.17	11,995.03	143,940.45
3330	FIRE CHIEF					
		STEP A	74.2220	5,937.76	12,865.14	154,381.76
		STEP B	77.9332	6,234.65	13,508.42	162,101.05
		STEP C	81.8297	6,546.37	14,183.81	170,205.77
		STEP D	85.9213	6,873.70	14,893.02	178,716.30
		STEP E	90.2174	7,217.39	15,637.68	187,652.19
		STEP F	94.7280	7,578.24	16,419.52	197,034.24
		STEP G	99.4645	7,957.16	17,240.51	206,886.16
3332	FIRE DIVISION CHIEF					
		STEP A	56.8040	4,544.32	9,846.02	118,152.32
		STEP B	59.6442	4,771.53	10,338.32	124,059.93
		STEP C	62.6264	5,010.11	10,855.24	130,262.91
		STEP D	65.7577	5,260.61	11,398.00	136,776.01
		STEP E	69.0456	5,523.64	11,967.90	143,614.84
		STEP F	72.4979	5,799.83	12,566.30	150,795.63
		STEP G	76.1227	6,089.81	13,194.60	158,335.21

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3392	FLEET MANAGER					
		STEP A	41.9004	3,352.03	7,262.73	87,152.83
		STEP B	43.9954	3,519.63	7,625.86	91,510.43
		STEP C	46.1952	3,695.61	8,007.16	96,086.01
		STEP D	48.5049	3,880.39	8,407.51	100,890.19
		STEP E	50.9302	4,074.41	8,827.90	105,934.81
		STEP F	53.4767	4,278.13	9,269.29	111,231.53
		STEP G	56.1505	4,492.04	9,732.75	116,793.04
3451	GOVERNMENT RELATIONS ADMINISTR					
		STEP A	44.7824	3,582.59	7,762.28	93,147.39
		STEP B	47.0215	3,761.72	8,150.39	97,804.72
		STEP C	49.3725	3,949.80	8,557.90	102,694.80
		STEP D	51.8413	4,147.30	8,985.82	107,829.90
		STEP E	54.4333	4,354.66	9,435.10	113,221.26
		STEP F	57.1550	4,572.40	9,906.86	118,882.40
		STEP G	60.0125	4,801.00	10,402.16	124,826.00
3589	HOUSING MANAGER					
		STEP A	44.3119	3,544.95	7,680.72	92,168.75
		STEP B	46.5293	3,722.34	8,065.07	96,780.94
		STEP C	48.8559	3,908.47	8,468.35	101,620.27
		STEP D	51.2987	4,103.89	8,891.77	106,701.29
		STEP E	53.8635	4,309.08	9,336.34	112,036.08
		STEP F	56.5568	4,524.54	9,803.17	117,638.14
		STEP G	59.3846	4,750.76	10,293.33	123,519.96
3590	HOUSING SUPERVISOR					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
3594	HUMAN RESOURCES ANALYST I					
		STEP A	33.0805	2,646.44	5,733.95	68,807.44
		STEP B	34.7346	2,778.76	6,020.66	72,247.96
		STEP C	36.4713	2,917.70	6,321.69	75,860.30
		STEP D	38.2949	3,063.59	6,637.78	79,653.39
		STEP E	40.2096	3,216.76	6,969.66	83,635.96
		STEP F	42.2201	3,377.60	7,318.15	87,817.80
		STEP G	44.3311	3,546.48	7,684.05	92,208.68

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3596	HUMAN RESOURCES ANALYST II					
		STEP A	36.3995	2,911.96	6,309.24	75,710.96
		STEP B	38.2195	3,057.56	6,624.71	79,496.56
		STEP C	40.1304	3,210.43	6,955.93	83,471.23
		STEP D	42.1370	3,370.96	7,303.74	87,644.96
		STEP E	44.2438	3,539.50	7,668.92	92,027.10
		STEP F	46.4560	3,716.48	8,052.37	96,628.48
		STEP G	48.7788	3,902.30	8,454.99	101,459.90
3598	HUMAN RESOURCES DIRECTOR					
		STEP A	62.2922	4,983.37	10,797.31	129,567.77
		STEP B	65.4068	5,232.54	11,337.17	136,046.14
		STEP C	68.6771	5,494.16	11,904.03	142,848.36
		STEP D	72.1110	5,768.88	12,499.24	149,990.88
		STEP E	75.7167	6,057.33	13,124.22	157,490.73
		STEP F	79.5026	6,360.20	13,780.45	165,365.40
		STEP G	83.4776	6,678.20	14,469.45	173,633.40
3599	HUMAN RESOURCES MANAGER					
		STEP A	42.5017	3,400.13	7,366.96	88,403.53
		STEP B	44.6268	3,570.14	7,735.31	92,823.74
		STEP C	46.8583	3,748.66	8,122.10	97,465.26
		STEP D	49.2011	3,936.08	8,528.19	102,338.28
		STEP E	51.6612	4,132.89	8,954.60	107,455.29
		STEP F	54.2444	4,339.55	9,402.36	112,828.35
		STEP G	56.9566	4,556.52	9,872.47	118,469.72
3625	INFO SECURITY ADMINISTRATOR					
		STEP A	43.7153	3,497.22	7,577.31	90,927.82
		STEP B	45.9010	3,672.08	7,956.17	95,474.08
		STEP C	48.1960	3,855.68	8,353.97	100,247.68
		STEP D	50.6058	4,048.46	8,771.67	105,260.06
		STEP E	53.1361	4,250.88	9,210.25	110,523.08
		STEP F	55.7929	4,463.43	9,670.76	116,049.23
		STEP G	58.5826	4,686.60	10,154.31	121,851.80
3740	INTERPRETIVE SRVCS SUPERVISOR					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	37.3183	2,985.46	6,468.50	77,622.06
		STEP C	39.1844	3,134.75	6,791.96	81,503.55
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3601	IT DIVISION MANAGER					
		STEP A	49.2678	3,941.42	8,539.75	102,477.02
		STEP B	51.7313	4,138.50	8,966.75	107,601.10
		STEP C	54.3180	4,345.44	9,415.12	112,981.44
		STEP D	57.0337	4,562.69	9,885.84	118,630.09
		STEP E	59.8854	4,790.83	10,380.13	124,561.63
		STEP F	62.8797	5,030.37	10,899.14	130,789.77
		STEP G	66.0237	5,281.89	11,444.10	137,329.29
3602	IT PROGRAM MANAGER					
		STEP A	44.7874	3,582.99	7,763.14	93,157.79
		STEP B	47.0267	3,762.13	8,151.29	97,815.53
		STEP C	49.3780	3,950.24	8,558.85	102,706.24
		STEP D	51.8470	4,147.76	8,986.81	107,841.76
		STEP E	54.4393	4,355.14	9,436.14	113,233.74
		STEP F	57.1611	4,572.88	9,907.92	118,895.08
		STEP G	60.0192	4,801.53	10,403.32	124,839.93
3810	KEY ACCOUNTS REPRESENTATIVE					
		STEP A	48.5758	3,886.06	8,419.80	101,037.66
		STEP B	51.0045	4,080.36	8,840.78	106,089.36
		STEP C	53.5548	4,284.38	9,282.83	111,393.98
		STEP D	56.2325	4,498.60	9,746.96	116,963.60
		STEP E	59.0440	4,723.52	10,234.29	122,811.52
		STEP F	61.9962	4,959.69	10,746.00	128,952.09
		STEP G	65.0960	5,207.68	11,283.30	135,399.68
4246	LIBRARY SUPERVISOR					
		STEP A	32.7580	2,620.64	5,678.05	68,136.64
		STEP B	34.3962	2,751.69	5,962.00	71,544.09
		STEP C	36.1159	2,889.27	6,260.08	75,121.07
		STEP D	37.9218	3,033.74	6,573.11	78,877.34
		STEP E	39.8177	3,185.41	6,901.73	82,820.81
		STEP F	41.8087	3,344.69	7,246.84	86,962.09
		STEP G	43.8991	3,511.92	7,609.17	91,310.12
4449	MANAGEMENT ANALYST					
		STEP A	39.1848	3,134.78	6,792.03	81,504.38
		STEP B	41.1439	3,291.51	7,131.60	85,579.31
		STEP C	43.2012	3,456.09	7,488.20	89,858.49
		STEP D	45.3611	3,628.88	7,862.59	94,351.08
		STEP E	47.6293	3,810.34	8,255.74	99,068.94
		STEP F	50.0107	4,000.85	8,668.52	104,022.25
		STEP G	52.5111	4,200.88	9,101.92	109,223.08

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
4960	OPEN SPACE SUPERINTENDENT					
		STEP A	41.1428	3,291.42	7,131.41	85,577.02
		STEP B	43.2001	3,456.00	7,488.01	89,856.20
		STEP C	45.3601	3,628.80	7,862.41	94,349.00
		STEP D	47.6281	3,810.24	8,255.53	99,066.44
		STEP E	50.0098	4,000.78	8,668.36	104,020.38
		STEP F	52.5099	4,200.79	9,101.71	109,220.59
		STEP G	55.1354	4,410.83	9,556.80	114,681.63
5020	PARK DEVELOPMENT ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	35.6224	2,849.79	6,174.54	74,094.59
		STEP C	37.4034	2,992.27	6,483.25	77,799.07
		STEP D	39.2738	3,141.90	6,807.45	81,689.50
		STEP E	41.2374	3,298.99	7,147.81	85,773.79
		STEP F	43.2993	3,463.94	7,505.21	90,062.54
		STEP G	45.4643	3,637.14	7,880.47	94,565.74
5022	PARK DEVELOPMENT ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
5024	PARK PLANNING & DEVELOPMT SUPT					
		STEP A	41.1430	3,291.44	7,131.45	85,577.44
		STEP B	43.2002	3,456.01	7,488.03	89,856.41
		STEP C	45.3602	3,628.81	7,862.43	94,349.21
		STEP D	47.6281	3,810.24	8,255.53	99,066.44
		STEP E	50.0099	4,000.79	8,668.38	104,020.59
		STEP F	52.5101	4,200.80	9,101.75	109,221.00
		STEP G	55.1354	4,410.83	9,556.80	114,681.63
9429	PARKS MANAGER					
		STEP A	43.4345	3,474.76	7,528.64	90,343.76
		STEP B	45.6062	3,648.49	7,905.07	94,860.89
		STEP C	47.8866	3,830.92	8,300.34	99,604.12
		STEP D	50.2809	4,022.47	8,715.35	104,584.27
		STEP E	52.7949	4,223.59	9,151.11	109,813.39
		STEP F	55.4347	4,434.77	9,608.68	115,304.17
		STEP G	58.2064	4,656.51	10,089.10	121,069.31

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Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5090	PARKS SUPERINTENDENT					
		STEP A	41.1430	3,291.44	7,131.45	85,577.44
		STEP B	43.2002	3,456.01	7,488.03	89,856.41
		STEP C	45.3602	3,628.81	7,862.43	94,349.21
		STEP D	47.6281	3,810.24	8,255.53	99,066.44
		STEP E	50.0099	4,000.79	8,668.38	104,020.59
		STEP F	52.5101	4,200.80	9,101.75	109,221.00
		STEP G	55.1354	4,410.83	9,556.80	114,681.63
5069	PARKS SUPERVISOR					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	37.3184	2,985.47	6,468.52	77,622.27
		STEP C	39.1845	3,134.76	6,791.98	81,503.76
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90
5082	PARKS, REC & LIBRARIES DIRECTOR					
		STEP A	67.4018	5,392.14	11,682.97	140,195.74
		STEP B	70.7719	5,661.75	12,267.12	147,205.55
		STEP C	74.3104	5,944.83	12,880.46	154,565.63
		STEP D	78.0259	6,242.07	13,524.48	162,293.87
		STEP E	81.9272	6,554.17	14,200.71	170,408.57
		STEP F	86.0237	6,881.89	14,910.77	178,929.29
		STEP G	90.3249	7,225.99	15,656.31	187,875.79
5010	PARKS, REC & LIBRARY BUS ADMSTR					
		STEP A	41.0501	3,284.00	7,115.35	85,384.20
		STEP B	43.1028	3,448.22	7,471.15	89,653.82
		STEP C	45.2577	3,620.61	7,844.66	94,136.01
		STEP D	47.5206	3,801.64	8,236.90	98,842.84
		STEP E	49.8968	3,991.74	8,648.77	103,785.34
		STEP F	52.3914	4,191.31	9,081.17	108,974.11
		STEP G	55.0110	4,400.88	9,535.24	114,422.88
9428	PAYROLL SUPERVISOR					
		STEP A	40.0089	3,200.71	6,934.87	83,218.51
		STEP B	42.0094	3,360.75	7,281.62	87,379.55
		STEP C	44.1098	3,528.78	7,645.69	91,748.38
		STEP D	46.3153	3,705.22	8,027.98	96,335.82
		STEP E	48.6310	3,890.48	8,429.37	101,152.48
		STEP F	51.0626	4,085.00	8,850.85	106,210.20
		STEP G	53.6158	4,289.26	9,293.40	111,520.86

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1501	PERMIT SUPERVISOR					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	39.1848	3,134.78	6,792.03	81,504.38
		STEP C	41.1439	3,291.51	7,131.60	85,579.31
		STEP D	43.2012	3,456.09	7,488.20	89,858.49
		STEP E	45.3611	3,628.88	7,862.59	94,351.08
		STEP F	47.6293	3,810.34	8,255.74	99,068.94
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
5309	PLANNING MANAGER					
		STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	59.4607	4,756.85	10,306.52	123,678.25
		STEP C	62.4338	4,994.70	10,821.85	129,862.30
		STEP D	65.5555	5,244.44	11,362.95	136,355.44
		STEP E	68.8334	5,506.67	11,931.12	143,173.47
		STEP F	72.2751	5,782.00	12,527.68	150,332.20
		STEP G	75.8887	6,071.09	13,154.04	157,848.49
5400	POLICE CAPTAIN					
		STEP A	60.3182	4,825.45	10,455.15	125,461.85
		STEP B	63.3341	5,066.72	10,977.91	131,734.92
		STEP C	66.5008	5,320.06	11,526.80	138,321.66
		STEP D	69.8258	5,586.06	12,103.13	145,237.66
		STEP E	73.3171	5,865.36	12,708.29	152,499.56
		STEP F	76.9830	6,158.64	13,343.72	160,124.64
		STEP G	80.8321	6,466.56	14,010.89	168,130.76
5410	POLICE CHIEF					
		STEP A	79.5170	6,361.36	13,782.94	165,395.36
		STEP B	83.4929	6,679.43	14,472.10	173,665.23
		STEP C	87.6675	7,013.40	15,195.70	182,348.40
		STEP D	92.0509	7,364.07	15,955.48	191,465.87
		STEP E	96.6535	7,732.28	16,753.27	201,039.28
		STEP F	101.4861	8,118.88	17,590.92	211,091.08
		STEP G	106.5601	8,524.80	18,470.41	221,645.00
5420	POLICE LIEUTENANT					
		STEP A	54.7527	4,380.21	9,490.46	113,885.61
		STEP B	57.4904	4,599.23	9,965.00	119,580.03
		STEP C	60.3649	4,829.19	10,463.24	125,558.99
		STEP D	63.3831	5,070.64	10,986.40	131,836.84
		STEP E	66.5523	5,324.18	11,535.73	138,428.78
		STEP F	69.8799	5,590.39	12,112.51	145,350.19
		STEP G	73.3739	5,869.91	12,718.14	152,617.71

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5489	POLICE SERVICES ADMINISTRATOR					
		STEP A	42.2985	3,383.88	7,331.74	87,980.88
		STEP B	44.4136	3,553.08	7,698.35	92,380.28
		STEP C	46.6342	3,730.73	8,083.26	96,999.13
		STEP D	48.9659	3,917.27	8,487.42	101,849.07
		STEP E	51.4142	4,113.13	8,911.79	106,941.53
		STEP F	53.9849	4,318.79	9,357.38	112,288.59
		STEP G	56.6843	4,534.74	9,825.27	117,903.34
5485	POLICE SOCIAL SVCS ADMINSTR					
		STEP A	44.7824	3,582.59	7,762.28	93,147.39
		STEP B	47.0215	3,761.72	8,150.39	97,804.72
		STEP C	49.3725	3,949.80	8,557.90	102,694.80
		STEP D	51.8413	4,147.30	8,985.82	107,829.90
		STEP E	54.4333	4,354.66	9,435.10	113,221.26
		STEP F	57.1550	4,572.40	9,906.86	118,882.40
		STEP G	60.0125	4,801.00	10,402.16	124,826.00
5505	POWER ENGINEERING MANAGER					
		STEP A	68.9362	5,514.89	11,948.94	143,387.29
		STEP B	72.3830	5,790.64	12,546.38	150,556.64
		STEP C	76.0021	6,080.16	13,173.69	158,084.36
		STEP D	79.8021	6,384.16	13,832.36	165,988.36
		STEP E	83.7923	6,703.38	14,524.00	174,287.98
		STEP F	87.9820	7,038.56	15,250.21	183,002.56
		STEP G	92.3811	7,390.48	16,012.72	192,152.68
5600	POWER GENERATION SUPERTINDENT					
		STEP A	63.2677	5,061.41	10,966.40	131,596.81
		STEP B	66.4312	5,314.49	11,514.74	138,176.89
		STEP C	69.7526	5,580.20	12,090.45	145,085.40
		STEP D	73.2402	5,859.21	12,694.96	152,339.61
		STEP E	76.9023	6,152.18	13,329.73	159,956.78
		STEP F	80.7475	6,459.80	13,996.23	167,954.80
		STEP G	84.7850	6,782.80	14,696.06	176,352.80
5530	POWER PLANT OPS & MAINT SUPV					
		STEP A	60.2506	4,820.04	10,443.43	125,321.24
		STEP B	63.2632	5,061.05	10,965.62	131,587.45
		STEP C	66.4264	5,314.11	11,513.90	138,166.91
		STEP D	69.7476	5,579.80	12,089.58	145,075.00
		STEP E	73.2350	5,858.80	12,694.06	152,328.80
		STEP F	76.8967	6,151.73	13,328.76	159,945.13
		STEP G	80.7416	6,459.32	13,995.21	167,942.52

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5535	POWER SUPPLY & PORTFOLIO ADMST					
		STEP A	65.4522	5,236.17	11,345.04	136,140.57
		STEP B	68.7249	5,497.99	11,912.31	142,947.79
		STEP C	72.1611	5,772.88	12,507.92	150,095.08
		STEP D	75.7693	6,061.54	13,133.34	157,600.14
		STEP E	79.5577	6,364.61	13,790.00	165,480.01
		STEP F	83.5356	6,682.84	14,479.50	173,754.04
		STEP G	87.7122	7,016.97	15,203.44	182,441.37
5519	PREVENTATIVE MAINT SUPERVISOR					
		STEP A	43.5705	3,485.64	7,552.22	90,626.64
		STEP B	45.7488	3,659.90	7,929.79	95,157.50
		STEP C	48.0362	3,842.89	8,326.27	99,915.29
		STEP D	50.4382	4,035.05	8,742.62	104,911.45
		STEP E	52.9602	4,236.81	9,179.76	110,157.21
		STEP F	55.6083	4,448.66	9,638.77	115,665.26
		STEP G	58.3884	4,671.07	10,120.65	121,447.87
5514	PRINCIPAL ENGINEER					
		STEP A	51.2263	4,098.10	8,879.22	106,550.70
		STEP B	53.7875	4,303.00	9,323.16	111,878.00
		STEP C	56.4770	4,518.16	9,789.34	117,472.16
		STEP D	59.3009	4,744.07	10,278.82	123,345.87
		STEP E	62.2660	4,981.28	10,792.77	129,513.28
		STEP F	65.3794	5,230.35	11,332.42	135,989.15
		STEP G	68.6480	5,491.84	11,898.98	142,787.84
5513	PRINCIPAL PLANNER					
		STEP A	47.3068	3,784.54	8,199.84	98,398.14
		STEP B	49.6722	3,973.77	8,609.84	103,318.17
		STEP C	52.1557	4,172.45	9,040.32	108,483.85
		STEP D	54.7635	4,381.08	9,492.34	113,908.08
		STEP E	57.5017	4,600.13	9,966.96	119,603.53
		STEP F	60.3767	4,830.13	10,465.29	125,583.53
		STEP G	63.3957	5,071.65	10,988.58	131,863.05
5615	PUB AFFAIRS&COMMUNICAT ADMNSTR					
		STEP A	44.7824	3,582.59	7,762.28	93,147.39
		STEP B	47.0215	3,761.72	8,150.39	97,804.72
		STEP C	49.3725	3,949.80	8,557.90	102,694.80
		STEP D	51.8413	4,147.30	8,985.82	107,829.90
		STEP E	54.4333	4,354.66	9,435.10	113,221.26
		STEP F	57.1550	4,572.40	9,906.86	118,882.40
		STEP G	60.0125	4,801.00	10,402.16	124,826.00

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
5610	PUBLIC AFFAIRS&COMMNCT DIRCTOR					
		STEP A	56.6292	4,530.33	9,815.72	117,788.73
		STEP B	59.4607	4,756.85	10,306.52	123,678.25
		STEP C	62.4338	4,994.70	10,821.85	129,862.30
		STEP D	65.5555	5,244.44	11,362.95	136,355.44
		STEP E	68.8333	5,506.66	11,931.10	143,173.26
		STEP F	72.2751	5,782.00	12,527.68	150,332.20
		STEP G	75.8886	6,071.08	13,154.02	157,848.28
5565	PUBLIC INFORMATION OFFICER					
		STEP A	41.0425	3,283.40	7,114.03	85,368.40
		STEP B	43.0945	3,447.56	7,469.71	89,636.56
		STEP C	45.2492	3,619.93	7,843.19	94,118.33
		STEP D	47.5117	3,800.93	8,235.36	98,824.33
		STEP E	49.8873	3,990.98	8,647.13	103,765.58
		STEP F	52.3817	4,190.53	9,079.49	108,953.93
		STEP G	55.0007	4,400.05	9,533.45	114,401.45
5635	PUBLIC WORKS DIRECTOR					
		STEP A	62.2090	4,976.72	10,782.89	129,394.72
		STEP B	65.3196	5,225.56	11,322.06	135,864.76
		STEP C	68.5855	5,486.84	11,888.15	142,657.84
		STEP D	72.0148	5,761.18	12,482.56	149,790.78
		STEP E	75.6156	6,049.24	13,106.70	157,280.44
		STEP F	79.3964	6,351.71	13,762.04	165,144.51
		STEP G	83.3662	6,669.29	14,450.14	173,401.69
5652	PURCHASING & WAREHOUSE MANAGER					
		STEP A	42.3644	3,389.15	7,343.16	88,117.95
		STEP B	44.4826	3,558.60	7,710.31	92,523.80
		STEP C	46.7067	3,736.53	8,095.82	97,149.93
		STEP D	49.0420	3,923.36	8,500.61	102,007.36
		STEP E	51.4941	4,119.52	8,925.64	107,107.72
		STEP F	54.0689	4,325.51	9,371.94	112,463.31
		STEP G	56.7723	4,541.78	9,840.53	118,086.38
6125	RECREATION MANAGER					
		STEP A	47.0054	3,760.43	8,147.60	97,771.23
		STEP B	49.3558	3,948.46	8,555.00	102,660.06
		STEP C	51.8233	4,145.86	8,982.70	107,792.46
		STEP D	54.4146	4,353.16	9,431.86	113,182.36
		STEP E	57.1354	4,570.83	9,903.46	118,841.63
		STEP F	59.9923	4,799.38	10,398.66	124,783.98
		STEP G	62.9917	5,039.33	10,918.56	131,022.73

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
6145	RECREATION SUPERINTENDENT					
		STEP A	41.1430	3,291.44	7,131.45	85,577.44
		STEP B	43.2002	3,456.01	7,488.03	89,856.41
		STEP C	45.3602	3,628.81	7,862.43	94,349.21
		STEP D	47.6281	3,810.24	8,255.53	99,066.44
		STEP E	50.0099	4,000.79	8,668.38	104,020.59
		STEP F	52.5101	4,200.80	9,101.75	109,221.00
		STEP G	55.1354	4,410.83	9,556.80	114,681.63
6147	RECREATION SUPERVISOR					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	37.3184	2,985.47	6,468.52	77,622.27
		STEP C	39.1845	3,134.76	6,791.98	81,503.76
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90
6244	REFUSE & STORMWATER MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	60.5130	4,841.04	10,488.92	125,867.04
		STEP C	63.5383	5,083.06	11,013.30	132,159.66
		STEP D	66.7154	5,337.23	11,564.00	138,768.03
		STEP E	70.0510	5,604.08	12,142.17	145,706.08
		STEP F	73.5535	5,884.28	12,749.27	152,991.28
		STEP G	77.2312	6,178.49	13,386.74	160,640.89
6231	REFUSE SUPERINTENDENT					
		STEP A	40.8726	3,269.80	7,084.58	85,015.00
		STEP B	42.9162	3,433.29	7,438.80	89,265.69
		STEP C	45.0619	3,604.95	7,810.72	93,728.75
		STEP D	47.3153	3,785.22	8,201.31	98,415.82
		STEP E	49.6808	3,974.46	8,611.33	103,336.06
		STEP F	52.1648	4,173.18	9,041.89	108,502.78
		STEP G	54.7731	4,381.84	9,494.00	113,928.04
6235	REFUSE SUPERVISOR					
		STEP A	34.4344	2,754.75	5,968.62	71,623.55
		STEP B	36.1561	2,892.48	6,267.05	75,204.68
		STEP C	37.9641	3,037.12	6,580.44	78,965.32
		STEP D	39.8615	3,188.92	6,909.32	82,911.92
		STEP E	41.8546	3,348.36	7,254.79	87,057.56
		STEP F	43.9471	3,515.76	7,617.49	91,409.96
		STEP G	46.1447	3,691.57	7,998.41	95,980.97

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MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
6450	RISK MANAGER					
		STEP A	51.2305	4,098.44	8,879.95	106,559.44
		STEP B	53.7920	4,303.36	9,323.94	111,887.36
		STEP C	56.4817	4,518.53	9,790.16	117,481.93
		STEP D	59.3058	4,744.46	10,279.67	123,356.06
		STEP E	62.2711	4,981.68	10,793.65	129,523.88
		STEP F	65.3847	5,230.77	11,333.34	136,000.17
		STEP G	68.6539	5,492.31	11,900.00	142,800.11
6500	SAFETY COORDINATOR					
		STEP A	37.3188	2,985.50	6,468.59	77,623.10
		STEP B	39.1847	3,134.77	6,792.01	81,504.17
		STEP C	41.1438	3,291.50	7,131.59	85,579.10
		STEP D	43.2010	3,456.08	7,488.17	89,858.08
		STEP E	45.3610	3,628.88	7,862.57	94,350.88
		STEP F	47.6291	3,810.32	8,255.71	99,068.52
		STEP G	50.0107	4,000.85	8,668.52	104,022.25
7130	SR BUSINESS SYSTEMS ANALYST					
		STEP A	35.4616	2,836.92	6,146.67	73,760.12
		STEP B	37.2347	2,978.77	6,454.01	77,448.17
		STEP C	39.0964	3,127.71	6,776.70	81,320.51
		STEP D	41.0512	3,284.09	7,115.54	85,386.49
		STEP E	43.1038	3,448.30	7,471.32	89,655.90
		STEP F	45.2590	3,620.72	7,844.89	94,138.72
		STEP G	47.5218	3,801.74	8,237.11	98,845.34
7145	SR DATABASE ANALYST					
		STEP A	38.9454	3,115.63	6,750.53	81,006.43
		STEP B	40.8928	3,271.42	7,088.08	85,057.02
		STEP C	42.9374	3,434.99	7,442.48	89,309.79
		STEP D	45.0842	3,606.73	7,814.59	93,775.13
		STEP E	47.3385	3,787.08	8,205.34	98,464.08
		STEP F	49.7053	3,976.42	8,615.58	103,387.02
		STEP G	52.1906	4,175.24	9,046.37	108,556.44
7123	SR DEPUTY CITY ATTORNEY					
		STEP A	65.0919	5,207.35	11,282.59	135,391.15
		STEP B	68.3465	5,467.72	11,846.72	142,160.72
		STEP C	71.7638	5,741.10	12,439.05	149,268.70
		STEP D	75.3520	6,028.16	13,061.01	156,732.16
		STEP E	79.1196	6,329.56	13,714.06	164,568.76
		STEP F	83.0756	6,646.04	14,399.77	172,797.24
		STEP G	87.2294	6,978.35	15,119.76	181,437.15

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
1281	SR DEVELOPMENT SERVICES ANALYS					
		STEP A	35.6131	2,849.04	6,172.93	74,075.24
		STEP B	37.3937	2,991.49	6,481.57	77,778.89
		STEP C	39.2634	3,141.07	6,805.65	81,667.87
		STEP D	41.2266	3,298.12	7,145.94	85,751.32
		STEP E	43.2879	3,463.03	7,503.23	90,038.83
		STEP F	45.4523	3,636.18	7,878.39	94,540.78
		STEP G	47.7249	3,817.99	8,272.31	99,267.79
7128	SR ELECTRIC BUSINESS ANALYST					
		STEP A	48.5181	3,881.44	8,409.80	100,917.64
		STEP B	50.9441	4,075.52	8,830.31	105,963.72
		STEP C	53.4914	4,279.31	9,271.84	111,262.11
		STEP D	56.1659	4,493.27	9,735.42	116,825.07
		STEP E	58.9743	4,717.94	10,222.21	122,666.54
		STEP F	61.9230	4,953.84	10,733.32	128,799.84
		STEP G	65.0191	5,201.52	11,269.97	135,239.72
7163	SR ENERGY SERVICES ACCOUNT REP					
		STEP A	48.5758	3,886.06	8,419.80	101,037.66
		STEP B	51.0045	4,080.36	8,840.78	106,089.36
		STEP C	53.5548	4,284.38	9,282.83	111,393.98
		STEP D	56.2325	4,498.60	9,746.96	116,963.60
		STEP E	59.0440	4,723.52	10,234.29	122,811.52
		STEP F	61.9962	4,959.69	10,746.00	128,952.09
		STEP G	65.0960	5,207.68	11,283.30	135,399.68
7142	SR ENGINEER					
		STEP A	43.5792	3,486.33	7,553.72	90,644.73
		STEP B	45.7582	3,660.65	7,931.42	95,177.05
		STEP C	48.0461	3,843.68	8,327.99	99,935.88
		STEP D	50.4485	4,035.88	8,744.40	104,932.88
		STEP E	52.9707	4,237.65	9,181.58	110,179.05
		STEP F	55.6194	4,449.55	9,640.69	115,688.35
		STEP G	58.4003	4,672.02	10,122.71	121,472.62
7161	SR GIS ANALYST					
		STEP A	35.4589	2,836.71	6,146.20	73,754.51
		STEP B	37.2318	2,978.54	6,453.51	77,442.14
		STEP C	39.0934	3,127.47	6,776.18	81,314.27
		STEP D	41.0482	3,283.85	7,115.02	85,380.25
		STEP E	43.1005	3,448.04	7,470.75	89,649.04
		STEP F	45.2556	3,620.44	7,844.30	94,131.64
		STEP G	47.5183	3,801.46	8,236.50	98,838.06

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
7150	SR HUMAN RESOURCES ANALYST					
		STEP A	39.1848	3,134.78	6,792.03	81,504.38
		STEP B	41.1439	3,291.51	7,131.60	85,579.31
		STEP C	43.2012	3,456.09	7,488.20	89,858.49
		STEP D	45.3611	3,628.88	7,862.59	94,351.08
		STEP E	47.6293	3,810.34	8,255.74	99,068.94
		STEP F	50.0107	4,000.85	8,668.52	104,022.25
		STEP G	52.5111	4,200.88	9,101.92	109,223.08
7194	SR IT ANALYST					
		STEP A	35.5077	2,840.61	6,154.66	73,856.01
		STEP B	37.2830	2,982.64	6,462.38	77,548.64
		STEP C	39.1472	3,131.77	6,785.51	81,426.17
		STEP D	41.1047	3,288.37	7,124.81	85,497.77
		STEP E	43.1598	3,452.78	7,481.03	89,772.38
		STEP F	45.3179	3,625.43	7,855.10	94,261.23
		STEP G	47.5836	3,806.68	8,247.82	98,973.88
7180	SR PLANNER					
		STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	43.1942	3,455.53	7,486.99	89,843.93
		STEP C	45.3539	3,628.31	7,861.34	94,336.11
		STEP D	47.6215	3,809.72	8,254.39	99,052.72
		STEP E	50.0027	4,000.21	8,667.13	104,005.61
		STEP F	52.5029	4,200.23	9,100.50	109,206.03
		STEP G	55.1279	4,410.23	9,555.50	114,666.03
7151	SR POWER ENGINEER					
		STEP A	61.0097	4,880.77	10,575.01	126,900.17
		STEP B	64.0604	5,124.83	11,103.80	133,245.63
		STEP C	67.2632	5,381.05	11,658.95	139,907.45
		STEP D	70.6264	5,650.11	12,241.90	146,902.91
		STEP E	74.1577	5,932.61	12,854.00	154,248.01
		STEP F	77.8657	6,229.25	13,496.72	161,960.65
		STEP G	81.7589	6,540.71	14,171.54	170,058.51
5555	SR POWER PLANT ENGINEER					
		STEP A	61.0097	4,880.77	10,575.01	126,900.17
		STEP B	64.0604	5,124.83	11,103.80	133,245.63
		STEP C	67.2632	5,381.05	11,658.95	139,907.45
		STEP D	70.6264	5,650.11	12,241.90	146,902.91
		STEP E	74.1577	5,932.61	12,854.00	154,248.01
		STEP F	77.8657	6,229.25	13,496.72	161,960.65
		STEP G	81.7589	6,540.71	14,171.54	170,058.51

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
7520	STREET MAINT SUPERINTENDENT					
		STEP A	43.5705	3,485.64	7,552.22	90,626.64
		STEP B	45.7488	3,659.90	7,929.79	95,157.50
		STEP C	48.0362	3,842.89	8,326.27	99,915.29
		STEP D	50.4382	4,035.05	8,742.62	104,911.45
		STEP E	52.9602	4,236.81	9,179.76	110,157.21
		STEP F	55.6083	4,448.66	9,638.77	115,665.26
		STEP G	58.3884	4,671.07	10,120.65	121,447.87
7522	STREET MAINT SUPERVISOR					
		STEP A	33.2846	2,662.76	5,769.33	69,231.96
		STEP B	34.9488	2,795.90	6,057.79	72,693.50
		STEP C	36.6962	2,935.69	6,360.67	76,328.09
		STEP D	38.5310	3,082.48	6,678.70	80,144.48
		STEP E	40.4576	3,236.60	7,012.65	84,151.80
		STEP F	42.4805	3,398.44	7,363.28	88,359.44
		STEP G	44.6045	3,568.36	7,731.44	92,777.36
8762	URBAN FORESTER					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	37.3183	2,985.46	6,468.50	77,622.06
		STEP C	39.1844	3,134.75	6,791.96	81,503.55
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90
9047	WATER CONSERVATION ADMINSTR					
		STEP A	39.2069	3,136.55	6,795.86	81,550.35
		STEP B	41.1673	3,293.38	7,135.66	85,627.98
		STEP C	43.2256	3,458.04	7,492.43	89,909.24
		STEP D	45.3869	3,630.95	7,867.06	94,404.75
		STEP E	47.6562	3,812.49	8,260.40	99,124.89
		STEP F	50.0394	4,003.15	8,673.49	104,081.95
		STEP G	52.5411	4,203.28	9,107.12	109,285.48
9084	WATER DISTRIBUTION SUPERVISOR					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	37.3184	2,985.47	6,468.52	77,622.27
		STEP C	39.1845	3,134.76	6,791.98	81,503.76
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U
Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
9085	WATER DISTRIBUTION SUPT					
		STEP A	42.9210	3,433.68	7,439.64	89,275.68
		STEP B	45.7417	3,659.33	7,928.56	95,142.73
		STEP C	48.0288	3,842.30	8,324.99	99,899.90
		STEP D	50.4303	4,034.42	8,741.25	104,895.02
		STEP E	52.9518	4,236.14	9,178.31	110,139.74
		STEP F	55.5995	4,447.96	9,637.24	115,646.96
		STEP G	58.3793	4,670.34	10,119.07	121,428.94
9101	WATER QUALITY LAB SUPERVISOR					
		STEP A	37.3171	2,985.36	6,468.29	77,619.56
		STEP B	39.1829	3,134.63	6,791.70	81,500.43
		STEP C	41.1421	3,291.36	7,131.29	85,575.56
		STEP D	43.1991	3,455.92	7,487.84	89,854.12
		STEP E	45.3592	3,628.73	7,862.26	94,347.13
		STEP F	47.6271	3,810.16	8,255.36	99,064.36
		STEP G	50.0083	4,000.66	8,668.10	104,017.26
9175	WATER TRMT PLT CHIEF OPERATOR					
		STEP A	42.6478	3,411.82	7,392.28	88,707.42
		STEP B	44.7803	3,582.42	7,761.91	93,143.02
		STEP C	47.0192	3,761.53	8,149.99	97,799.93
		STEP D	49.3703	3,949.62	8,557.51	102,690.22
		STEP E	51.8386	4,147.08	8,985.35	107,824.28
		STEP F	54.4307	4,354.45	9,434.65	113,215.85
		STEP G	57.1521	4,572.16	9,906.36	118,876.36
9244	WATER UTILITY MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	60.5130	4,841.04	10,488.92	125,867.04
		STEP C	63.5383	5,083.06	11,013.30	132,159.66
		STEP D	66.7154	5,337.23	11,564.00	138,768.03
		STEP E	70.0510	5,604.08	12,142.17	145,706.08
		STEP F	73.5535	5,884.28	12,749.27	152,991.28
		STEP G	77.2312	6,178.49	13,386.74	160,640.89
8980	WSTWTR COLLECTION SUPT					
		STEP A	43.5636	3,485.08	7,551.02	90,612.28
		STEP B	45.7417	3,659.33	7,928.56	95,142.73
		STEP C	48.0288	3,842.30	8,324.99	99,899.90
		STEP D	50.4303	4,034.42	8,741.25	104,895.02
		STEP E	52.9518	4,236.14	9,178.31	110,139.74
		STEP F	55.5995	4,447.96	9,637.24	115,646.96
		STEP G	58.3793	4,670.34	10,119.07	121,428.94

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: U
Percentage: 1.000

Effective Date 07/21/2018

MGMT MANAGEMENT

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
8978	WSTWTR COLLECTION SUPV					
		STEP A	35.5415	2,843.32	6,160.52	73,926.32
		STEP B	37.3184	2,985.47	6,468.52	77,622.27
		STEP C	39.1845	3,134.76	6,791.98	81,503.76
		STEP D	41.1436	3,291.48	7,131.55	85,578.68
		STEP E	43.2009	3,456.07	7,488.15	89,857.87
		STEP F	45.3607	3,628.85	7,862.52	94,350.25
		STEP G	47.6288	3,810.30	8,255.65	99,067.90
9040	WSTWTR TRMT PLT CHIEF OPERATOR					
		STEP A	46.9127	3,753.01	8,131.53	97,578.41
		STEP B	49.2585	3,940.68	8,538.14	102,457.68
		STEP C	51.7211	4,137.68	8,964.99	107,579.88
		STEP D	54.3074	4,344.59	9,413.28	112,959.39
		STEP E	57.0225	4,561.80	9,883.90	118,606.80
		STEP F	59.8738	4,789.90	10,378.12	124,537.50
		STEP G	62.8673	5,029.38	10,897.00	130,763.98
9045	WSTWTR UTILITY MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	60.5130	4,841.04	10,488.92	125,867.04
		STEP C	63.5383	5,083.06	11,013.30	132,159.66
		STEP D	66.7154	5,337.23	11,564.00	138,768.03
		STEP E	70.0510	5,604.08	12,142.17	145,706.08
		STEP F	73.5535	5,884.28	12,749.27	152,991.28
		STEP G	77.2312	6,178.49	13,386.74	160,640.89

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B701	ACCOUNTING SUPERVISOR					
		STEP A	42.3057	3,384.45	7,332.98	87,995.85
		STEP B	43.3500	3,468.00	7,514.00	90,168.00
		STEP C	44.4206	3,553.64	7,699.57	92,394.84
		STEP D	45.5176	3,641.40	7,889.71	94,676.60
		STEP E	46.6417	3,731.33	8,084.56	97,014.73
		STEP F	47.7936	3,823.48	8,284.22	99,410.68
		STEP G	48.9739	3,917.91	8,488.80	101,865.71
		STEP H	50.1833	4,014.66	8,698.43	104,381.26
		STEP I	51.4227	4,113.81	8,913.26	106,959.21
		STEP J	52.6926	4,215.40	9,133.38	109,600.60
		STEP K	53.9939	4,319.51	9,358.94	112,307.31
		STEP L	55.3273	4,426.18	9,590.06	115,080.78
		STEP M	56.6937	4,535.49	9,826.90	117,922.89
B853	ACCOUNTS PAYABLE SUPERVISOR					
		STEP A	40.0089	3,200.71	6,934.87	83,218.51
		STEP B	40.9966	3,279.72	7,106.07	85,272.92
		STEP C	42.0090	3,360.72	7,281.56	87,378.72
		STEP D	43.0464	3,443.71	7,461.37	89,536.51
		STEP E	44.1095	3,528.76	7,645.64	91,747.76
		STEP F	45.1989	3,615.91	7,834.47	94,013.71
		STEP G	46.3150	3,705.20	8,027.93	96,335.20
		STEP H	47.4589	3,796.71	8,226.20	98,714.51
		STEP I	48.6309	3,890.47	8,429.35	101,152.27
		STEP J	49.8319	3,986.55	8,637.52	103,650.35
		STEP K	51.0625	4,085.00	8,850.83	106,210.00
		STEP L	52.3236	4,185.88	9,069.42	108,833.08
		STEP M	53.6158	4,289.26	9,293.40	111,520.86
B702	ADMIN ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	34.7636	2,781.08	6,025.69	72,308.28
		STEP C	35.6221	2,849.76	6,174.49	74,093.96
		STEP D	36.5018	2,920.14	6,326.97	75,923.74
		STEP E	37.4033	2,992.26	6,483.23	77,798.86
		STEP F	38.3270	3,066.16	6,643.34	79,720.16
		STEP G	39.2736	3,141.88	6,807.42	81,689.08
		STEP H	40.2434	3,219.47	6,975.52	83,706.27
		STEP I	41.2373	3,298.98	7,147.79	85,773.58
		STEP J	42.2556	3,380.44	7,324.30	87,891.64
		STEP K	43.2992	3,463.93	7,505.19	90,062.33
		STEP L	44.3686	3,549.48	7,690.55	92,286.68
		STEP M	45.4643	3,637.14	7,880.47	94,565.74

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B703	ADMIN ANALYST II	STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25
B704	ALTERNATIVE TRANSP ANALYST I	STEP A	34.4335	2,754.68	5,968.47	71,621.68
		STEP B	35.2836	2,822.68	6,115.82	73,389.88
		STEP C	36.1550	2,892.40	6,266.86	75,202.40
		STEP D	37.0479	2,963.83	6,421.63	77,059.63
		STEP E	37.9629	3,037.03	6,580.23	78,962.83
		STEP F	38.9004	3,112.03	6,742.73	80,912.83
		STEP G	39.8611	3,188.88	6,909.25	82,911.08
		STEP H	40.8455	3,267.64	7,079.88	84,958.64
		STEP I	41.8542	3,348.33	7,254.72	87,056.73
		STEP J	42.8878	3,431.02	7,433.88	89,206.62
		STEP K	43.9470	3,515.76	7,617.48	91,409.76
		STEP L	45.0323	3,602.58	7,805.59	93,667.18
		STEP M	46.1444	3,691.55	7,998.36	95,980.35
B705	ALTERNATIVE TRANSP ANALYST II	STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B706	ALTERNATIVE TRANSP MGR	STEP A	50.7532	4,060.25	8,797.22	105,566.65
		STEP B	52.0061	4,160.48	9,014.39	108,172.68
		STEP C	53.2904	4,263.23	9,237.00	110,844.03
		STEP D	54.6065	4,368.52	9,465.12	113,581.52
		STEP E	55.9550	4,476.40	9,698.86	116,386.40
		STEP F	57.3369	4,586.95	9,938.39	119,260.75
		STEP G	58.7529	4,700.23	10,183.83	122,206.03
		STEP H	60.2039	4,816.31	10,435.34	125,224.11
		STEP I	61.6907	4,935.25	10,693.05	128,316.65
		STEP J	63.2142	5,057.13	10,957.12	131,485.53
		STEP K	64.7753	5,182.02	11,227.71	134,732.62
		STEP L	66.3750	5,310.00	11,505.00	138,060.00
		STEP M	68.0142	5,441.13	11,789.12	141,469.53
B957	AMI PROJECT MANAGER	STEP A	49.2678	3,941.42	8,539.75	102,477.02
		STEP B	50.4841	4,038.72	8,750.57	105,006.92
		STEP C	51.7308	4,138.46	8,966.67	107,600.06
		STEP D	53.0084	4,240.67	9,188.12	110,257.47
		STEP E	54.3174	4,345.39	9,415.01	112,980.19
		STEP F	55.6588	4,452.70	9,647.52	115,770.30
		STEP G	57.0334	4,562.67	9,885.78	118,629.47
		STEP H	58.4419	4,675.35	10,129.92	121,559.15
		STEP I	59.8852	4,790.81	10,380.10	124,561.21
		STEP J	61.3641	4,909.12	10,636.44	127,637.32
		STEP K	62.8796	5,030.36	10,899.13	130,789.56
		STEP L	64.4325	5,154.60	11,168.30	134,019.60
		STEP M	66.0237	5,281.89	11,444.10	137,329.29
B711	ASST CITY ATTORNEY	STEP A	74.8557	5,988.45	12,974.98	155,699.85
		STEP B	76.7035	6,136.28	13,295.27	159,543.28
		STEP C	78.5978	6,287.82	13,623.61	163,483.42
		STEP D	80.5388	6,443.10	13,960.05	167,520.70
		STEP E	82.5278	6,602.22	14,304.81	171,657.82
		STEP F	84.5659	6,765.27	14,658.08	175,897.07
		STEP G	86.6544	6,932.35	15,020.09	180,241.15
		STEP H	88.7944	7,103.55	15,391.02	184,692.35
		STEP I	90.9872	7,278.97	15,771.11	189,253.37
		STEP J	93.2343	7,458.74	16,160.61	193,927.34
		STEP K	95.5368	7,642.94	16,559.71	198,716.54
		STEP L	97.8962	7,831.69	16,968.67	203,624.09
		STEP M	100.3138	8,025.10	17,387.72	208,652.70

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B712	ASST CITY CLERK	STEP A	36.4809	2,918.47	6,323.35	75,880.27
		STEP B	37.3814	2,990.51	6,479.44	77,753.31
		STEP C	38.3046	3,064.36	6,639.46	79,673.56
		STEP D	39.2506	3,140.04	6,803.43	81,641.24
		STEP E	40.2199	3,217.59	6,971.44	83,657.39
		STEP F	41.2132	3,297.05	7,143.62	85,723.45
		STEP G	42.2310	3,378.48	7,320.04	87,840.48
		STEP H	43.2739	3,461.91	7,500.80	90,009.71
		STEP I	44.3426	3,547.40	7,686.05	92,232.60
		STEP J	45.4377	3,635.01	7,875.86	94,510.41
		STEP K	46.5598	3,724.78	8,070.36	96,844.38
		STEP L	47.7097	3,816.77	8,269.68	99,236.17
		STEP M	48.8879	3,911.03	8,473.90	101,686.83
B707	ASST CITY MANAGER	STEP A	75.5630	6,045.04	13,097.58	157,171.04
		STEP B	77.4283	6,194.26	13,420.90	161,050.86
		STEP C	79.3405	6,347.24	13,752.35	165,028.24
		STEP D	81.2999	6,503.99	14,091.98	169,103.79
		STEP E	83.3077	6,664.61	14,440.00	173,280.01
		STEP F	85.3650	6,829.20	14,796.60	177,559.20
		STEP G	87.4733	6,997.86	15,162.03	181,944.46
		STEP H	89.6334	7,170.67	15,536.45	186,437.47
		STEP I	91.8470	7,347.76	15,920.14	191,041.76
		STEP J	94.1153	7,529.22	16,313.31	195,759.82
		STEP K	96.4396	7,715.16	16,716.19	200,594.36
		STEP L	98.8213	7,905.70	17,129.02	205,548.30
		STEP M	101.2617	8,100.93	17,552.02	210,624.33
B708	ASST ELEC UTIL DIRECTOR	STEP A	79.2844	6,342.75	13,742.62	164,911.55
		STEP B	81.2417	6,499.33	14,081.89	168,982.73
		STEP C	83.2480	6,659.84	14,429.65	173,155.84
		STEP D	85.3038	6,824.30	14,785.99	177,431.90
		STEP E	87.4105	6,992.84	15,151.15	181,813.84
		STEP F	89.5693	7,165.54	15,525.34	186,304.14
		STEP G	91.7812	7,342.49	15,908.74	190,904.89
		STEP H	94.0479	7,523.83	16,301.63	195,619.63
		STEP I	96.3704	7,709.63	16,704.20	200,450.43
		STEP J	98.7504	7,900.03	17,116.73	205,400.83
		STEP K	101.1892	8,095.13	17,539.46	210,473.53
		STEP L	103.6881	8,295.04	17,972.60	215,671.24
		STEP M	106.2488	8,499.90	18,416.45	220,997.50

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B709	ASST EU DIRECTOR	STEP A	63.3944	5,071.55	10,988.36	131,860.35
		STEP B	64.9591	5,196.72	11,259.57	135,114.92
		STEP C	66.5634	5,325.07	11,537.65	138,451.87
		STEP D	68.2072	5,456.57	11,822.58	141,870.97
		STEP E	69.8916	5,591.32	12,114.54	145,374.52
		STEP F	71.6177	5,729.41	12,413.73	148,964.81
		STEP G	73.3863	5,870.90	12,720.29	152,643.50
		STEP H	75.1987	6,015.89	13,034.44	156,413.29
		STEP I	77.0558	6,164.46	13,356.33	160,276.06
		STEP J	78.9588	6,316.70	13,686.19	164,234.30
		STEP K	80.9087	6,472.69	14,024.17	168,290.09
		STEP L	82.9069	6,632.55	14,370.52	172,446.35
		STEP M	84.9544	6,796.35	14,725.42	176,705.15
B713	ASST FIRE CHIEF	STEP A	62.4844	4,998.75	10,830.62	129,967.55
		STEP B	64.0268	5,122.14	11,097.97	133,175.74
		STEP C	65.6080	5,248.64	11,372.05	136,464.64
		STEP D	67.2283	5,378.26	11,652.90	139,834.86
		STEP E	68.8886	5,511.08	11,940.69	143,288.28
		STEP F	70.5898	5,647.18	12,235.56	146,826.78
		STEP G	72.3331	5,786.64	12,537.73	150,452.84
		STEP H	74.1194	5,929.55	12,847.36	154,168.35
		STEP I	75.9499	6,075.99	13,164.64	157,975.79
		STEP J	77.8256	6,226.04	13,489.77	161,877.24
		STEP K	79.7476	6,379.80	13,822.91	165,875.00
		STEP L	81.7170	6,537.36	14,164.28	169,971.36
		STEP M	83.7351	6,698.80	14,514.08	174,169.00
B845	ASST HUMAN RESOURCES DIRECTOR	STEP A	51.2305	4,098.44	8,879.95	106,559.44
		STEP B	52.4952	4,199.61	9,099.16	109,190.01
		STEP C	53.7916	4,303.32	9,323.87	111,886.52
		STEP D	55.1201	4,409.60	9,554.15	114,649.80
		STEP E	56.4813	4,518.50	9,790.09	117,481.10
		STEP F	57.8761	4,630.08	10,031.85	120,382.28
		STEP G	59.3055	4,744.44	10,279.62	123,355.44
		STEP H	60.7701	4,861.60	10,533.48	126,401.80
		STEP I	62.2708	4,981.66	10,793.60	129,523.26
		STEP J	63.8086	5,104.68	11,060.15	132,721.88
		STEP K	65.3844	5,230.75	11,333.29	135,999.55
		STEP L	66.9992	5,359.93	11,613.19	139,358.33
		STEP M	68.6539	5,492.31	11,900.00	142,800.11

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B710	ASST POLICE CHIEF	STEP A	69.3658	5,549.26	12,023.40	144,280.86
		STEP B	71.0781	5,686.24	12,320.20	147,842.44
		STEP C	72.8334	5,826.67	12,624.45	151,493.47
		STEP D	74.6321	5,970.56	12,936.23	155,234.76
		STEP E	76.4752	6,118.01	13,255.70	159,068.41
		STEP F	78.3639	6,269.11	13,583.07	162,996.91
		STEP G	80.2991	6,423.92	13,918.51	167,022.12
		STEP H	82.2822	6,582.57	14,262.24	171,146.97
		STEP I	84.3143	6,745.14	14,614.47	175,373.74
		STEP J	86.3965	6,911.72	14,975.39	179,704.72
		STEP K	88.5301	7,082.40	15,345.21	184,142.60
		STEP L	90.7165	7,257.32	15,724.19	188,690.32
		STEP M	92.9568	7,436.54	16,112.51	193,350.14
B714	BILLING SERVICES MANAGER	STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	47.6069	3,808.55	8,251.86	99,022.35
		STEP C	48.7826	3,902.60	8,455.65	101,467.80
		STEP D	49.9873	3,998.98	8,664.46	103,973.58
		STEP E	51.2218	4,097.74	8,878.44	106,541.34
		STEP F	52.4868	4,198.94	9,097.71	109,172.54
		STEP G	53.7830	4,302.64	9,322.38	111,868.64
		STEP H	55.1112	4,408.89	9,552.60	114,631.29
		STEP I	56.4723	4,517.78	9,788.53	117,462.38
		STEP J	57.8669	4,629.35	10,030.26	120,363.15
		STEP K	59.2960	4,743.68	10,277.97	123,335.68
		STEP L	60.7604	4,860.83	10,531.80	126,381.63
		STEP M	62.2609	4,980.87	10,791.88	129,502.67
B715	BLDG INSPECTION SUPERVISOR	STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	42.1528	3,372.22	7,306.48	87,677.82
		STEP C	43.1938	3,455.50	7,486.92	89,843.10
		STEP D	44.2606	3,540.84	7,671.83	92,062.04
		STEP E	45.3536	3,628.28	7,861.29	94,335.48
		STEP F	46.4736	3,717.88	8,055.42	96,665.08
		STEP G	47.6214	3,809.71	8,254.37	99,052.51
		STEP H	48.7974	3,903.79	8,458.21	101,498.59
		STEP I	50.0024	4,000.19	8,667.08	104,004.99
		STEP J	51.2374	4,098.99	8,881.14	106,573.79
		STEP K	52.5027	4,200.21	9,100.46	109,205.61
		STEP L	53.7993	4,303.94	9,325.21	111,902.54
		STEP M	55.1279	4,410.23	9,555.50	114,666.03

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B717	BLDG OFFICIAL	STEP A	51.5014	4,120.11	8,926.90	107,122.91
		STEP B	52.7727	4,221.81	9,147.26	109,767.21
		STEP C	54.0760	4,326.08	9,373.17	112,478.08
		STEP D	55.4114	4,432.91	9,604.64	115,255.71
		STEP E	56.7799	4,542.39	9,841.84	118,102.19
		STEP F	58.1821	4,654.56	10,084.89	121,018.76
		STEP G	59.6190	4,769.52	10,333.96	124,007.52
		STEP H	61.0913	4,887.30	10,589.15	127,069.90
		STEP I	62.6000	5,008.00	10,850.66	130,208.00
		STEP J	64.1460	5,131.68	11,118.64	133,423.68
		STEP K	65.7302	5,258.41	11,393.23	136,718.81
		STEP L	67.3534	5,388.27	11,674.58	140,095.07
		STEP M	69.0168	5,521.34	11,962.91	143,554.94
B718	BUDGET ANALYST I	STEP A	35.1221	2,809.76	6,087.83	73,053.96
		STEP B	35.9890	2,879.12	6,238.09	74,857.12
		STEP C	36.8778	2,950.22	6,392.15	76,705.82
		STEP D	37.7886	3,023.08	6,550.02	78,600.28
		STEP E	38.7218	3,097.74	6,711.77	80,541.34
		STEP F	39.6780	3,174.24	6,877.52	82,530.24
		STEP G	40.6579	3,252.63	7,047.36	84,568.43
		STEP H	41.6620	3,332.96	7,221.41	86,656.96
		STEP I	42.6909	3,415.27	7,399.75	88,797.07
		STEP J	43.7451	3,499.60	7,582.48	90,989.80
		STEP K	44.8255	3,586.04	7,769.75	93,237.04
		STEP L	45.9325	3,674.60	7,961.63	95,539.60
		STEP M	47.0669	3,765.35	8,158.26	97,899.15
B719	BUDGET ANALYST II	STEP A	38.0646	3,045.16	6,597.86	79,174.36
		STEP B	39.0042	3,120.33	6,760.72	81,128.73
		STEP C	39.9675	3,197.40	6,927.70	83,132.40
		STEP D	40.9545	3,276.36	7,098.78	85,185.36
		STEP E	41.9660	3,357.28	7,274.10	87,289.28
		STEP F	43.0023	3,440.18	7,453.73	89,444.78
		STEP G	44.0643	3,525.14	7,637.81	91,653.74
		STEP H	45.1525	3,612.20	7,826.43	93,917.20
		STEP I	46.2676	3,701.40	8,019.71	96,236.60
		STEP J	47.4102	3,792.81	8,217.76	98,613.21
		STEP K	48.5811	3,886.48	8,420.72	101,048.68
		STEP L	49.7808	3,982.46	8,628.67	103,544.06
		STEP M	51.0102	4,080.81	8,841.76	106,101.21

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B720	BUDGET MANAGER					
		STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	47.6069	3,808.55	8,251.86	99,022.35
		STEP C	48.7826	3,902.60	8,455.65	101,467.80
		STEP D	49.9873	3,998.98	8,664.46	103,973.58
		STEP E	51.2218	4,097.74	8,878.44	106,541.34
		STEP F	52.4868	4,198.94	9,097.71	109,172.54
		STEP G	53.7830	4,302.64	9,322.38	111,868.64
		STEP H	55.1112	4,408.89	9,552.60	114,631.29
		STEP I	56.4723	4,517.78	9,788.53	117,462.38
		STEP J	57.8669	4,629.35	10,030.26	120,363.15
		STEP K	59.2960	4,743.68	10,277.97	123,335.68
		STEP L	60.7604	4,860.83	10,531.80	126,381.63
		STEP M	62.2609	4,980.87	10,791.88	129,502.67
B723	CHIEF FINANCIAL OFFICER					
		STEP A	91.4466	7,315.72	15,850.74	190,208.92
		STEP B	93.7040	7,496.32	16,242.02	194,904.32
		STEP C	96.0181	7,681.44	16,643.13	199,717.64
		STEP D	98.3893	7,871.14	17,054.14	204,649.74
		STEP E	100.8192	8,065.53	17,475.32	209,703.93
		STEP F	103.3090	8,264.72	17,906.89	214,882.72
		STEP G	105.8603	8,468.82	18,349.11	220,189.42
		STEP H	108.4746	8,677.96	18,802.26	225,627.16
		STEP I	111.1535	8,892.28	19,266.60	231,199.28
		STEP J	113.8986	9,111.88	19,742.42	236,909.08
		STEP K	116.7114	9,336.91	20,229.97	242,759.71
		STEP L	119.5937	9,567.49	20,729.57	248,754.89
		STEP M	122.5472	9,803.77	21,241.51	254,898.17
B724	CHIEF INFORMATION OFFICER					
		STEP A	62.2090	4,976.72	10,782.89	129,394.72
		STEP B	63.7448	5,099.58	11,049.09	132,589.18
		STEP C	65.3191	5,225.52	11,321.97	135,863.72
		STEP D	66.9322	5,354.57	11,601.58	139,218.97
		STEP E	68.5851	5,486.80	11,888.08	142,657.00
		STEP F	70.2789	5,622.31	12,181.67	146,180.11
		STEP G	72.0144	5,761.15	12,482.49	149,789.95
		STEP H	73.7929	5,903.43	12,790.76	153,489.23
		STEP I	75.6154	6,049.23	13,106.66	157,280.03
		STEP J	77.4828	6,198.62	13,430.35	161,164.22
		STEP K	79.3963	6,351.70	13,762.02	165,144.30
		STEP L	81.3570	6,508.56	14,101.88	169,222.56
		STEP M	83.3662	6,669.29	14,450.14	173,401.69

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B725	CITY CLERK	STEP A	50.4788	4,038.30	8,749.65	104,995.90
		STEP B	51.7254	4,138.03	8,965.73	107,588.83
		STEP C	53.0029	4,240.23	9,187.16	110,246.03
		STEP D	54.3117	4,344.93	9,414.02	112,968.33
		STEP E	55.6530	4,452.24	9,646.52	115,758.24
		STEP F	57.0275	4,562.20	9,884.76	118,617.20
		STEP G	58.4358	4,674.86	10,128.87	121,546.46
		STEP H	59.8790	4,790.32	10,379.02	124,548.32
		STEP I	61.3577	4,908.61	10,635.33	127,624.01
		STEP J	62.8730	5,029.84	10,897.98	130,775.84
		STEP K	64.4258	5,154.06	11,167.13	134,005.66
		STEP L	66.0167	5,281.33	11,442.89	137,314.73
		STEP M	67.6471	5,411.76	11,725.49	140,705.96
B726	CITY LIBRARIAN	STEP A	44.3132	3,545.05	7,680.95	92,171.45
		STEP B	45.4075	3,632.60	7,870.63	94,447.60
		STEP C	46.5289	3,722.31	8,065.00	96,780.11
		STEP D	47.6781	3,814.24	8,264.20	99,170.44
		STEP E	48.8556	3,908.44	8,468.30	101,619.64
		STEP F	50.0620	4,004.96	8,677.41	104,128.96
		STEP G	51.2984	4,103.87	8,891.72	106,700.67
		STEP H	52.5652	4,205.21	9,111.30	109,335.61
		STEP I	53.8633	4,309.06	9,336.30	112,035.66
		STEP J	55.1936	4,415.48	9,566.89	114,802.68
		STEP K	56.5567	4,524.53	9,803.16	117,637.93
		STEP L	57.9533	4,636.26	10,045.23	120,542.86
		STEP M	59.3846	4,750.76	10,293.33	123,519.96
B852	CONTROLLER	STEP A	48.7830	3,902.64	8,455.72	101,468.64
		STEP B	49.9872	3,998.97	8,664.44	103,973.37
		STEP C	51.2217	4,097.73	8,878.42	106,541.13
		STEP D	52.4867	4,198.93	9,097.69	109,172.33
		STEP E	53.7829	4,302.63	9,322.36	111,868.43
		STEP F	55.1111	4,408.88	9,552.59	114,631.08
		STEP G	56.4721	4,517.76	9,788.49	117,461.96
		STEP H	57.8668	4,629.34	10,030.24	120,362.94
		STEP I	59.2958	4,743.66	10,277.93	123,335.26
		STEP J	60.7602	4,860.81	10,531.76	126,381.21
		STEP K	62.2607	4,980.85	10,791.85	129,502.25
		STEP L	63.7983	5,103.86	11,058.37	132,700.46
		STEP M	65.3739	5,229.91	11,331.47	135,977.71

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B728	DEPT PUBLIC INFO OFFICER					
		STEP A	39.0878	3,127.02	6,775.21	81,302.62
		STEP B	40.0530	3,204.24	6,942.52	83,310.24
		STEP C	41.0420	3,283.36	7,113.94	85,367.36
		STEP D	42.0556	3,364.44	7,289.63	87,475.64
		STEP E	43.0943	3,447.54	7,469.67	89,636.14
		STEP F	44.1585	3,532.68	7,654.14	91,849.68
		STEP G	45.2490	3,619.92	7,843.16	94,117.92
		STEP H	46.3665	3,709.32	8,036.86	96,442.32
		STEP I	47.5116	3,800.92	8,235.34	98,824.12
		STEP J	48.6849	3,894.79	8,438.71	101,264.59
		STEP K	49.8873	3,990.98	8,647.13	103,765.58
		STEP L	51.1192	4,089.53	8,860.66	106,327.93
		STEP M	52.3817	4,190.53	9,079.49	108,953.93
B729	DEPUTY CITY ATTORNEY I					
		STEP A	53.7951	4,303.60	9,324.48	111,893.80
		STEP B	55.1230	4,409.84	9,554.65	114,655.84
		STEP C	56.4843	4,518.74	9,790.61	117,487.34
		STEP D	57.8793	4,630.34	10,032.41	120,388.94
		STEP E	59.3086	4,744.68	10,280.15	123,361.88
		STEP F	60.7733	4,861.86	10,534.03	126,408.46
		STEP G	62.2742	4,981.93	10,794.19	129,530.33
		STEP H	63.8121	5,104.96	11,060.76	132,729.16
		STEP I	65.3880	5,231.04	11,333.92	136,007.04
		STEP J	67.0028	5,360.22	11,613.81	139,365.82
		STEP K	68.6575	5,492.60	11,900.63	142,807.60
		STEP L	70.3531	5,628.24	12,194.53	146,334.44
		STEP M	72.0905	5,767.24	12,495.68	149,948.24
B730	DEPUTY CITY ATTORNEY II					
		STEP A	59.1746	4,733.96	10,256.93	123,083.16
		STEP B	60.6353	4,850.82	10,510.11	126,121.42
		STEP C	62.1328	4,970.62	10,769.68	129,236.22
		STEP D	63.6672	5,093.37	11,035.64	132,427.77
		STEP E	65.2395	5,219.16	11,308.18	135,698.16
		STEP F	66.8507	5,348.05	11,587.45	139,049.45
		STEP G	68.5016	5,480.12	11,873.61	142,483.32
		STEP H	70.1933	5,615.46	12,166.83	146,002.06
		STEP I	71.9268	5,754.14	12,467.31	149,607.74
		STEP J	73.7031	5,896.24	12,775.20	153,302.44
		STEP K	75.5233	6,041.86	13,090.70	157,088.46
		STEP L	77.3884	6,191.07	13,413.98	160,967.87
		STEP M	79.2996	6,343.96	13,745.26	164,943.16

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B731	DEPUTY CITY MANAGER					
		STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	58.0272	4,642.17	10,058.04	120,696.57
		STEP C	59.4603	4,756.82	10,306.45	123,677.42
		STEP D	60.9287	4,874.29	10,560.97	126,731.69
		STEP E	62.4334	4,994.67	10,821.78	129,861.47
		STEP F	63.9752	5,118.01	11,089.03	133,068.41
		STEP G	65.5552	5,244.41	11,362.90	136,354.81
		STEP H	67.1741	5,373.92	11,643.51	139,722.12
		STEP I	68.8331	5,506.64	11,931.07	143,172.84
		STEP J	70.5330	5,642.64	12,225.72	146,708.64
		STEP K	72.2749	5,781.99	12,527.64	150,331.79
		STEP L	74.0598	5,924.78	12,837.03	154,044.38
		STEP M	75.8887	6,071.09	13,154.04	157,848.49
B732	DEVELOPMENT ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	34.7636	2,781.08	6,025.69	72,308.28
		STEP C	35.6221	2,849.76	6,174.49	74,093.96
		STEP D	36.5018	2,920.14	6,326.97	75,923.74
		STEP E	37.4033	2,992.26	6,483.23	77,798.86
		STEP F	38.3270	3,066.16	6,643.34	79,720.16
		STEP G	39.2736	3,141.88	6,807.42	81,689.08
		STEP H	40.2434	3,219.47	6,975.52	83,706.27
		STEP I	41.2373	3,298.98	7,147.79	85,773.58
		STEP J	42.2556	3,380.44	7,324.30	87,891.64
		STEP K	43.2992	3,463.93	7,505.19	90,062.33
		STEP L	44.3686	3,549.48	7,690.55	92,286.68
		STEP M	45.4643	3,637.14	7,880.47	94,565.74
B733	DEVELOPMENT ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B950	DEVELOPMENT SERVICES ADMINISTR					
		STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	42.1528	3,372.22	7,306.48	87,677.82
		STEP C	43.1938	3,455.50	7,486.92	89,843.10
		STEP D	44.2606	3,540.84	7,671.83	92,062.04
		STEP E	45.3536	3,628.28	7,861.29	94,335.48
		STEP F	46.4736	3,717.88	8,055.42	96,665.08
		STEP G	47.6214	3,809.71	8,254.37	99,052.51
		STEP H	48.7974	3,903.79	8,458.21	101,498.59
		STEP I	50.0024	4,000.19	8,667.08	104,004.99
		STEP J	51.2374	4,098.99	8,881.14	106,573.79
		STEP K	52.5027	4,200.21	9,100.46	109,205.61
		STEP L	53.7993	4,303.94	9,325.21	111,902.54
		STEP M	55.1279	4,410.23	9,555.50	114,666.03
B734	DEVELOPMENT SERVICES DIRECTOR					
		STEP A	68.5341	5,482.72	11,879.24	142,550.92
		STEP B	70.2260	5,618.08	12,172.50	146,070.08
		STEP C	71.9603	5,756.82	12,473.11	149,677.42
		STEP D	73.7374	5,898.99	12,781.14	153,373.79
		STEP E	75.5584	6,044.67	13,096.78	157,161.47
		STEP F	77.4244	6,193.95	13,420.22	161,042.75
		STEP G	79.3365	6,346.92	13,751.66	165,019.92
		STEP H	81.2958	6,503.66	14,091.27	169,095.26
		STEP I	83.3035	6,664.28	14,439.27	173,271.28
		STEP J	85.3607	6,828.85	14,795.85	177,550.25
		STEP K	87.4689	6,997.51	15,161.27	181,935.31
		STEP L	89.6289	7,170.31	15,535.67	186,428.11
		STEP M	91.8424	7,347.39	15,919.34	191,032.19
B735	DEVELOPMENT SERVICES MANAGER					
		STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	58.0272	4,642.17	10,058.04	120,696.57
		STEP C	59.4603	4,756.82	10,306.45	123,677.42
		STEP D	60.9287	4,874.29	10,560.97	126,731.69
		STEP E	62.4334	4,994.67	10,821.78	129,861.47
		STEP F	63.9752	5,118.01	11,089.03	133,068.41
		STEP G	65.5552	5,244.41	11,362.90	136,354.81
		STEP H	67.1741	5,373.92	11,643.51	139,722.12
		STEP I	68.8331	5,506.64	11,931.07	143,172.84
		STEP J	70.5330	5,642.64	12,225.72	146,708.64
		STEP K	72.2749	5,781.99	12,527.64	150,331.79
		STEP L	74.0598	5,924.78	12,837.03	154,044.38
		STEP M	75.8887	6,071.09	13,154.04	157,848.49

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B736	ECONOMIC DEVELOPMENT DIRECTOR					
		STEP A	65.9539	5,276.31	11,432.00	137,184.11
		STEP B	67.5822	5,406.57	11,714.24	140,570.97
		STEP C	69.2512	5,540.09	12,003.54	144,042.49
		STEP D	70.9614	5,676.91	12,299.97	147,599.71
		STEP E	72.7139	5,817.11	12,603.74	151,244.91
		STEP F	74.5097	5,960.77	12,915.01	154,980.17
		STEP G	76.3498	6,107.98	13,233.96	158,807.58
		STEP H	78.2352	6,258.81	13,560.76	162,729.21
		STEP I	80.1674	6,413.39	13,895.68	166,748.19
		STEP J	82.1471	6,571.76	14,238.83	170,865.96
		STEP K	84.1759	6,734.07	14,590.48	175,085.87
		STEP L	86.2547	6,900.37	14,950.81	179,409.77
		STEP M	88.3848	7,070.78	15,320.03	183,840.38
B737	ECONOMIC DEVELOPMENT MANAGER					
		STEP A	44.3132	3,545.05	7,680.95	92,171.45
		STEP B	45.4075	3,632.60	7,870.63	94,447.60
		STEP C	46.5289	3,722.31	8,065.00	96,780.11
		STEP D	47.6781	3,814.24	8,264.20	99,170.44
		STEP E	48.8556	3,908.44	8,468.30	101,619.64
		STEP F	50.0620	4,004.96	8,677.41	104,128.96
		STEP G	51.2984	4,103.87	8,891.72	106,700.67
		STEP H	52.5652	4,205.21	9,111.30	109,335.61
		STEP I	53.8633	4,309.06	9,336.30	112,035.66
		STEP J	55.1936	4,415.48	9,566.89	114,802.68
		STEP K	56.5567	4,524.53	9,803.16	117,637.93
		STEP L	57.9533	4,636.26	10,045.23	120,542.86
		STEP M	59.3846	4,750.76	10,293.33	123,519.96
B738	ELECTRIC BUSINESS ANALYST I					
		STEP A	40.0932	3,207.45	6,949.48	83,393.85
		STEP B	41.0828	3,286.62	7,121.01	85,452.22
		STEP C	42.0974	3,367.79	7,296.88	87,562.59
		STEP D	43.1371	3,450.96	7,477.09	89,725.16
		STEP E	44.2024	3,536.19	7,661.74	91,940.99
		STEP F	45.2940	3,623.52	7,850.96	94,211.52
		STEP G	46.4127	3,713.01	8,044.86	96,538.41
		STEP H	47.5588	3,804.70	8,243.52	98,922.30
		STEP I	48.7334	3,898.67	8,447.12	101,365.47
		STEP J	49.9369	3,994.95	8,655.72	103,868.75
		STEP K	51.1701	4,093.60	8,869.48	106,433.80
		STEP L	52.4338	4,194.70	9,088.52	109,062.30
		STEP M	53.7287	4,298.29	9,312.97	111,755.69

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B739	ELECTRIC BUSINESS ANALYST II					
		STEP A	44.1064	3,528.51	7,645.10	91,741.31
		STEP B	45.1953	3,615.62	7,833.85	94,006.22
		STEP C	46.3115	3,704.92	8,027.32	96,327.92
		STEP D	47.4551	3,796.40	8,225.55	98,706.60
		STEP E	48.6271	3,890.16	8,428.69	101,144.36
		STEP F	49.8280	3,986.24	8,636.85	103,642.24
		STEP G	51.0585	4,084.68	8,850.14	106,201.68
		STEP H	52.3195	4,185.56	9,068.71	108,824.56
		STEP I	53.6116	4,288.92	9,292.67	111,512.12
		STEP J	54.9356	4,394.84	9,522.17	114,266.04
		STEP K	56.2923	4,503.38	9,757.33	117,087.98
		STEP L	57.6824	4,614.59	9,998.28	119,979.39
		STEP M	59.1070	4,728.56	10,245.21	122,942.56
B740	ELECTRIC COMPLIANCE ANALYST					
		STEP A	45.9213	3,673.70	7,959.69	95,516.30
		STEP B	47.0548	3,764.38	8,156.16	97,873.98
		STEP C	48.2169	3,857.35	8,357.59	100,291.15
		STEP D	49.4077	3,952.61	8,564.00	102,768.01
		STEP E	50.6279	4,050.23	8,775.50	105,306.03
		STEP F	51.8782	4,150.25	8,992.22	107,906.65
		STEP G	53.1593	4,252.74	9,214.27	110,571.34
		STEP H	54.4722	4,357.77	9,441.84	113,302.17
		STEP I	55.8175	4,465.40	9,675.03	116,100.40
		STEP J	57.1959	4,575.67	9,913.95	118,967.47
		STEP K	58.6084	4,688.67	10,158.78	121,905.47
		STEP L	60.0558	4,804.46	10,409.67	124,916.06
		STEP M	61.5389	4,923.11	10,666.74	128,000.91
B941	ELECTRIC CUSTOMR PROGRAMS SUPV					
		STEP A	55.8630	4,469.04	9,682.92	116,195.04
		STEP B	57.2418	4,579.34	9,921.91	119,062.94
		STEP C	58.6555	4,692.44	10,166.95	122,003.44
		STEP D	60.1040	4,808.32	10,418.02	125,016.32
		STEP E	61.5883	4,927.06	10,675.30	128,103.66
		STEP F	63.1093	5,048.74	10,938.94	131,267.34
		STEP G	64.6679	5,173.43	11,209.10	134,509.23
		STEP H	66.2649	5,301.19	11,485.91	137,830.99
		STEP I	67.9014	5,432.11	11,769.57	141,234.91
		STEP J	69.5783	5,566.26	12,060.23	144,722.86
		STEP K	71.2966	5,703.72	12,358.07	148,296.92
		STEP L	73.0574	5,844.59	12,663.28	151,959.39
		STEP M	74.8616	5,988.92	12,976.01	155,712.12

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B741	ELECTRIC ENGINEERING TECH SUPV					
		STEP A	48.8082	3,904.65	8,460.08	101,521.05
		STEP B	50.0129	4,001.03	8,668.90	104,026.83
		STEP C	51.2481	4,099.84	8,883.00	106,596.04
		STEP D	52.5137	4,201.09	9,102.37	109,228.49
		STEP E	53.8106	4,304.84	9,327.17	111,926.04
		STEP F	55.1395	4,411.16	9,557.51	114,690.16
		STEP G	56.5013	4,520.10	9,793.55	117,522.70
		STEP H	57.8966	4,631.72	10,035.41	120,424.92
		STEP I	59.3264	4,746.11	10,283.24	123,398.91
		STEP J	60.7915	4,863.32	10,537.19	126,446.32
		STEP K	62.2928	4,983.42	10,797.41	129,569.02
		STEP L	63.8312	5,106.49	11,064.07	132,768.89
		STEP M	65.4076	5,232.60	11,337.31	136,047.80
B743	ELECTRIC OPERATIONS MANAGER					
		STEP A	68.9362	5,514.89	11,948.94	143,387.29
		STEP B	70.6379	5,651.03	12,243.90	146,926.83
		STEP C	72.3824	5,790.59	12,546.28	150,555.39
		STEP D	74.1699	5,933.59	12,856.11	154,273.39
		STEP E	76.0016	6,080.12	13,173.61	158,083.32
		STEP F	77.8785	6,230.28	13,498.94	161,987.28
		STEP G	79.8018	6,384.14	13,832.31	165,987.74
		STEP H	81.7726	6,541.80	14,173.91	170,087.00
		STEP I	83.7921	6,703.36	14,523.96	174,287.56
		STEP J	85.8614	6,868.91	14,882.64	178,591.71
		STEP K	87.9818	7,038.54	15,250.17	183,002.14
		STEP L	90.1546	7,212.36	15,626.79	187,521.56
		STEP M	92.3811	7,390.48	16,012.72	192,152.68
B945	ELECTRIC OPERATIONS SUPERVISOR					
		STEP A	62.6703	5,013.62	10,862.85	130,354.22
		STEP B	64.2173	5,137.38	11,131.00	133,571.98
		STEP C	65.8032	5,264.25	11,405.88	136,870.65
		STEP D	67.4282	5,394.25	11,687.55	140,250.65
		STEP E	69.0935	5,527.48	11,976.20	143,714.48
		STEP F	70.7998	5,663.98	12,271.96	147,263.58
		STEP G	72.5483	5,803.86	12,575.03	150,900.46
		STEP H	74.3399	5,947.19	12,885.58	154,626.99
		STEP I	76.1758	6,094.06	13,203.80	158,445.66
		STEP J	78.0570	6,244.56	13,529.88	162,358.56
		STEP K	79.9847	6,398.77	13,864.01	166,368.17
		STEP L	81.9601	6,556.80	14,206.41	170,477.00
		STEP M	83.9841	6,718.72	14,557.24	174,686.92

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B746	ELECTRIC RESOURCES ANALYST I					
		STEP A	48.9282	3,914.25	8,480.88	101,770.65
		STEP B	50.1360	4,010.88	8,690.24	104,282.88
		STEP C	51.3741	4,109.92	8,904.84	106,858.12
		STEP D	52.6429	4,211.43	9,124.76	109,497.23
		STEP E	53.9429	4,315.43	9,350.10	112,201.23
		STEP F	55.2751	4,422.00	9,581.01	114,972.20
		STEP G	56.6402	4,531.21	9,817.63	117,811.61
		STEP H	58.0390	4,643.12	10,060.09	120,721.12
		STEP I	59.4723	4,757.78	10,308.53	123,702.38
		STEP J	60.9410	4,875.28	10,563.10	126,757.28
		STEP K	62.4460	4,995.68	10,823.97	129,887.68
		STEP L	63.9882	5,119.05	11,091.28	133,095.45
		STEP M	65.5685	5,245.48	11,365.20	136,382.48
B747	ELECTRIC RESOURCES ANALYST II					
		STEP A	53.8257	4,306.05	9,329.78	111,957.45
		STEP B	55.1544	4,412.35	9,560.09	114,721.15
		STEP C	56.5165	4,521.32	9,796.19	117,554.32
		STEP D	57.9121	4,632.96	10,038.09	120,457.16
		STEP E	59.3424	4,747.39	10,286.01	123,432.19
		STEP F	60.8079	4,864.63	10,540.03	126,480.43
		STEP G	62.3096	4,984.76	10,800.33	129,603.96
		STEP H	63.8484	5,107.87	11,067.05	132,804.67
		STEP I	65.4252	5,234.01	11,340.36	136,084.41
		STEP J	67.0409	5,363.27	11,620.42	139,445.07
		STEP K	68.6966	5,495.72	11,907.41	142,888.92
		STEP L	70.3932	5,631.45	12,201.48	146,417.85
		STEP M	72.1315	5,770.52	12,502.79	150,033.52
B956	ELECTRIC RISK AND COMP SUPV					
		STEP A	58.1317	4,650.53	10,076.16	120,913.93
		STEP B	59.5667	4,765.33	10,324.89	123,898.73
		STEP C	61.0377	4,883.01	10,579.86	126,958.41
		STEP D	62.5451	5,003.60	10,841.15	130,093.80
		STEP E	64.0897	5,127.17	11,108.88	133,306.57
		STEP F	65.6725	5,253.80	11,383.23	136,598.80
		STEP G	67.2943	5,383.54	11,664.34	139,972.14
		STEP H	68.9562	5,516.49	11,952.40	143,428.89
		STEP I	70.6592	5,652.73	12,247.59	146,971.13
		STEP J	72.4042	5,792.33	12,550.06	150,600.73
		STEP K	74.1923	5,935.38	12,860.00	154,319.98
		STEP L	76.0245	6,081.96	13,177.58	158,130.96
		STEP M	77.9020	6,232.16	13,503.01	162,036.16

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B750	ELECTRIC SAFETY COORDINATOR					
		STEP A	37.3188	2,985.50	6,468.59	77,623.10
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25
B751	ELECTRIC SUBSTATION SUPERVISOR					
		STEP A	62.6703	5,013.62	10,862.85	130,354.22
		STEP B	64.2173	5,137.38	11,131.00	133,571.98
		STEP C	65.8032	5,264.25	11,405.88	136,870.65
		STEP D	67.4282	5,394.25	11,687.55	140,250.65
		STEP E	69.0935	5,527.48	11,976.20	143,714.48
		STEP F	70.7998	5,663.98	12,271.96	147,263.58
		STEP G	72.5483	5,803.86	12,575.03	150,900.46
		STEP H	74.3399	5,947.19	12,885.58	154,626.99
		STEP I	76.1758	6,094.06	13,203.80	158,445.66
		STEP J	78.0570	6,244.56	13,529.88	162,358.56
		STEP K	79.9847	6,398.77	13,864.01	166,368.17
		STEP L	81.9601	6,556.80	14,206.41	170,477.00
		STEP M	83.9841	6,718.72	14,557.24	174,686.92
B752	ELECTRIC TECHNOLOGY SYST SUPV					
		STEP A	51.0106	4,080.84	8,841.83	106,102.04
		STEP B	52.2698	4,181.58	9,060.09	108,721.18
		STEP C	53.5606	4,284.84	9,283.83	111,406.04
		STEP D	54.8833	4,390.66	9,513.10	114,157.26
		STEP E	56.2388	4,499.10	9,748.05	116,976.70
		STEP F	57.6277	4,610.21	9,988.80	119,865.61
		STEP G	59.0509	4,724.07	10,235.48	122,825.87
		STEP H	60.5092	4,840.73	10,488.26	125,859.13
		STEP I	62.0035	4,960.28	10,747.27	128,967.28
		STEP J	63.5347	5,082.77	11,012.68	132,152.17
		STEP K	65.1037	5,208.29	11,284.64	135,415.69
		STEP L	66.7116	5,336.92	11,563.34	138,760.12
		STEP M	68.3591	5,468.72	11,848.91	142,186.92

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B753	ELECTRIC UTILITY DIRECTOR					
		STEP A	101.9121	8,152.96	17,664.76	211,977.16
		STEP B	104.4277	8,354.21	18,100.80	217,209.61
		STEP C	107.0067	8,560.53	18,547.82	222,573.93
		STEP D	109.6493	8,771.94	19,005.87	228,070.54
		STEP E	112.3572	8,988.57	19,475.24	233,702.97
		STEP F	115.1320	9,210.56	19,956.21	239,474.56
		STEP G	117.9752	9,438.01	20,449.03	245,388.41
		STEP H	120.8888	9,671.10	20,954.05	251,448.70
		STEP I	123.8743	9,909.94	21,471.54	257,658.54
		STEP J	126.9335	10,154.68	22,001.80	264,021.68
		STEP K	130.0683	10,405.46	22,545.17	270,542.06
		STEP L	133.2803	10,662.42	23,101.91	277,223.02
		STEP M	136.5719	10,925.75	23,672.46	284,069.55
B955	ELECTRIC UTILITY FIN ADMIN					
		STEP A	54.3404	4,347.23	9,419.00	113,028.03
		STEP B	55.6818	4,454.54	9,651.51	115,818.14
		STEP C	57.0570	4,564.56	9,889.88	118,678.56
		STEP D	58.4660	4,677.28	10,134.10	121,609.28
		STEP E	59.9099	4,792.79	10,384.38	124,612.59
		STEP F	61.3894	4,911.15	10,640.82	127,689.95
		STEP G	62.9055	5,032.44	10,903.62	130,843.44
		STEP H	64.4590	5,156.72	11,172.89	134,074.72
		STEP I	66.0509	5,284.07	11,448.82	137,385.87
		STEP J	67.6821	5,414.56	11,731.56	140,778.76
		STEP K	69.3536	5,548.28	12,021.29	144,255.48
		STEP L	71.0663	5,685.30	12,318.15	147,817.90
		STEP M	72.8214	5,825.71	12,622.37	151,468.51
B754	ELECTRONIC MAINT COORDINATOR					
		STEP A	36.0024	2,880.19	6,240.41	74,884.99
		STEP B	36.8916	2,951.32	6,394.54	76,734.52
		STEP C	37.8026	3,024.20	6,552.45	78,629.40
		STEP D	38.7361	3,098.88	6,714.25	80,571.08
		STEP E	39.6928	3,175.42	6,880.08	82,561.02
		STEP F	40.6730	3,253.84	7,049.98	84,599.84
		STEP G	41.6775	3,334.20	7,224.10	86,689.20
		STEP H	42.7068	3,416.54	7,402.51	88,830.14
		STEP I	43.7615	3,500.92	7,585.32	91,023.92
		STEP J	44.8422	3,587.37	7,772.64	93,271.77
		STEP K	45.9496	3,675.96	7,964.59	95,575.16
		STEP L	47.0844	3,766.75	8,161.29	97,935.55
		STEP M	48.2472	3,859.77	8,362.84	100,354.17

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B755	EMS QUAL ASSURANCE COORDINATOR					
		STEP A	46.0955	3,687.64	7,989.88	95,878.64
		STEP B	47.2334	3,778.67	8,187.12	98,245.47
		STEP C	48.3999	3,871.99	8,389.31	100,671.79
		STEP D	49.5953	3,967.62	8,596.51	103,158.22
		STEP E	50.8201	4,065.60	8,808.81	105,705.80
		STEP F	52.0751	4,166.00	9,026.35	108,316.20
		STEP G	53.3611	4,268.88	9,249.25	110,991.08
		STEP H	54.6789	4,374.31	9,477.67	113,732.11
		STEP I	56.0293	4,482.34	9,711.74	116,540.94
		STEP J	57.4130	4,593.04	9,951.58	119,419.04
		STEP K	58.8308	4,706.46	10,197.33	122,368.06
		STEP L	60.2837	4,822.69	10,449.17	125,390.09
		STEP M	61.7725	4,941.80	10,707.23	128,486.80
B939	ENERGY SERVICES ACCOUNT REP I					
		STEP A	40.1471	3,211.76	6,958.83	83,505.96
		STEP B	41.1380	3,291.04	7,130.58	85,567.04
		STEP C	42.1539	3,372.31	7,306.67	87,680.11
		STEP D	43.1950	3,455.60	7,487.13	89,845.60
		STEP E	44.2618	3,540.94	7,672.04	92,064.54
		STEP F	45.3548	3,628.38	7,861.49	94,337.98
		STEP G	46.4749	3,717.99	8,055.64	96,667.79
		STEP H	47.6227	3,809.81	8,254.60	99,055.21
		STEP I	48.7987	3,903.89	8,458.44	101,501.29
		STEP J	50.0039	4,000.31	8,667.34	104,008.11
		STEP K	51.2388	4,099.10	8,881.39	106,576.70
		STEP L	52.5042	4,200.33	9,100.72	109,208.73
		STEP M	53.8008	4,304.06	9,325.47	111,905.66
B756	ENERGY SERVICES ACCOUNT REP II					
		STEP A	44.1618	3,532.94	7,654.71	91,856.54
		STEP B	45.2519	3,620.15	7,843.66	94,123.95
		STEP C	46.3694	3,709.55	8,037.36	96,448.35
		STEP D	47.5146	3,801.16	8,235.86	98,830.36
		STEP E	48.6880	3,895.04	8,439.25	101,271.04
		STEP F	49.8904	3,991.23	8,647.66	103,772.03
		STEP G	51.1225	4,089.80	8,861.23	106,334.80
		STEP H	52.3851	4,190.80	9,080.08	108,961.00
		STEP I	53.6787	4,294.29	9,304.30	111,651.69
		STEP J	55.0044	4,400.35	9,534.09	114,409.15
		STEP K	56.3628	4,509.02	9,769.55	117,234.62
		STEP L	57.7547	4,620.37	10,010.81	120,129.77
		STEP M	59.1810	4,734.48	10,258.04	123,096.48

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B757	ENGINEERING MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	59.0537	4,724.29	10,235.97	122,831.69
		STEP C	60.5121	4,840.96	10,488.76	125,865.16
		STEP D	62.0065	4,960.52	10,747.79	128,973.52
		STEP E	63.5378	5,083.02	11,013.21	132,158.62
		STEP F	65.1070	5,208.56	11,285.21	135,422.56
		STEP G	66.7149	5,337.19	11,563.91	138,766.99
		STEP H	68.3624	5,468.99	11,849.48	142,193.79
		STEP I	70.0507	5,604.05	12,142.12	145,705.45
		STEP J	71.7808	5,742.46	12,442.00	149,304.06
		STEP K	73.5534	5,884.27	12,749.25	152,991.07
		STEP L	75.3699	6,029.59	13,064.11	156,769.39
		STEP M	77.2312	6,178.49	13,386.74	160,640.89
B758	ENVIRONMENTAL COORDINATOR					
		STEP A	42.9167	3,433.33	7,438.89	89,266.73
		STEP B	43.9762	3,518.09	7,622.54	91,470.49
		STEP C	45.0622	3,604.97	7,810.78	93,729.37
		STEP D	46.1751	3,694.00	8,003.68	96,044.20
		STEP E	47.3155	3,785.24	8,201.35	98,416.24
		STEP F	48.4840	3,878.72	8,403.89	100,846.72
		STEP G	49.6812	3,974.49	8,611.40	103,336.89
		STEP H	50.9082	4,072.65	8,824.08	105,889.05
		STEP I	52.1655	4,173.24	9,042.02	108,504.24
		STEP J	53.4537	4,276.29	9,265.30	111,183.69
		STEP K	54.7738	4,381.90	9,494.12	113,929.50
		STEP L	56.1265	4,490.12	9,728.59	116,743.12
		STEP M	57.5126	4,601.00	9,968.85	119,626.20
B761	ENVIRONMENTAL UTIL COMPL ADMIN					
		STEP A	42.9148	3,433.18	7,438.56	89,262.78
		STEP B	43.9739	3,517.91	7,622.14	91,465.71
		STEP C	45.0599	3,604.79	7,810.38	93,724.59
		STEP D	46.1727	3,693.81	8,003.26	96,039.21
		STEP E	47.3130	3,785.04	8,200.92	98,411.04
		STEP F	48.4814	3,878.51	8,403.44	100,841.31
		STEP G	49.6787	3,974.29	8,610.97	103,331.69
		STEP H	50.9055	4,072.44	8,823.62	105,883.44
		STEP I	52.1628	4,173.02	9,041.55	108,498.62
		STEP J	53.4510	4,276.08	9,264.84	111,178.08
		STEP K	54.7709	4,381.67	9,493.62	113,923.47
		STEP L	56.1236	4,489.88	9,728.09	116,737.08
		STEP M	57.5096	4,600.76	9,968.33	119,619.96

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B759	ENVIRONMENTAL UTIL DIRECTOR					
		STEP A	75.9955	6,079.64	13,172.55	158,070.64
		STEP B	77.8714	6,229.71	13,497.70	161,972.51
		STEP C	79.7945	6,383.56	13,831.04	165,972.56
		STEP D	81.7651	6,541.20	14,172.61	170,071.40
		STEP E	83.7844	6,702.75	14,522.62	174,271.55
		STEP F	85.8535	6,868.28	14,881.27	178,575.28
		STEP G	87.9738	7,037.90	15,248.79	182,985.50
		STEP H	90.1464	7,211.71	15,625.37	187,504.51
		STEP I	92.3726	7,389.80	16,011.25	192,135.00
		STEP J	94.6539	7,572.31	16,406.67	196,880.11
		STEP K	96.9914	7,759.31	16,811.84	201,742.11
		STEP L	99.3868	7,950.94	17,227.04	206,724.54
		STEP M	101.8412	8,147.29	17,652.47	211,829.69
B760	EQUIPMENT MAINT SUPERVISOR					
		STEP A	32.0975	2,567.80	5,563.56	66,762.80
		STEP B	32.8898	2,631.18	5,700.89	68,410.78
		STEP C	33.7020	2,696.16	5,841.68	70,100.16
		STEP D	34.5343	2,762.74	5,985.94	71,831.34
		STEP E	35.3873	2,830.98	6,133.79	73,605.58
		STEP F	36.2611	2,900.88	6,285.25	75,423.08
		STEP G	37.1567	2,972.53	6,440.49	77,285.93
		STEP H	38.0743	3,045.94	6,599.54	79,194.54
		STEP I	39.0146	3,121.16	6,762.53	81,150.36
		STEP J	39.9781	3,198.24	6,929.53	83,154.44
		STEP K	40.9653	3,277.22	7,100.65	85,207.82
		STEP L	41.9771	3,358.16	7,276.03	87,312.36
		STEP M	43.0137	3,441.09	7,455.70	89,468.49
B851	ERP MANAGER					
		STEP A	49.2678	3,941.42	8,539.75	102,477.02
		STEP B	50.4841	4,038.72	8,750.57	105,006.92
		STEP C	51.7308	4,138.46	8,966.67	107,600.06
		STEP D	53.0084	4,240.67	9,188.12	110,257.47
		STEP E	54.3174	4,345.39	9,415.01	112,980.19
		STEP F	55.6588	4,452.70	9,647.52	115,770.30
		STEP G	57.0334	4,562.67	9,885.78	118,629.47
		STEP H	58.4419	4,675.35	10,129.92	121,559.15
		STEP I	59.8852	4,790.81	10,380.10	124,561.21
		STEP J	61.3641	4,909.12	10,636.44	127,637.32
		STEP K	62.8796	5,030.36	10,899.13	130,789.56
		STEP L	64.4325	5,154.60	11,168.30	134,019.60
		STEP M	66.0237	5,281.89	11,444.10	137,329.29

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B847	EU BUSINESS SVCS ADMINISTRATOR					
		STEP A	43.7743	3,501.94	7,587.54	91,050.54
		STEP B	44.8548	3,588.38	7,774.83	93,297.98
		STEP C	45.9626	3,677.00	7,966.85	95,602.20
		STEP D	47.0977	3,767.81	8,163.60	97,963.21
		STEP E	48.2608	3,860.86	8,365.20	100,382.46
		STEP F	49.4527	3,956.21	8,571.80	102,861.61
		STEP G	50.6739	4,053.91	8,783.47	105,401.71
		STEP H	51.9253	4,154.02	9,000.38	108,004.62
		STEP I	53.2077	4,256.61	9,222.66	110,672.01
		STEP J	54.5218	4,361.74	9,450.44	113,405.34
		STEP K	55.8683	4,469.46	9,683.83	116,206.06
		STEP L	57.2479	4,579.83	9,922.96	119,075.63
		STEP M	58.6617	4,692.93	10,168.02	122,016.33
B848	EU RATE ANALYST I					
		STEP A	35.1221	2,809.76	6,087.83	73,053.96
		STEP B	35.9890	2,879.12	6,238.09	74,857.12
		STEP C	36.8778	2,950.22	6,392.15	76,705.82
		STEP D	37.7886	3,023.08	6,550.02	78,600.28
		STEP E	38.7218	3,097.74	6,711.77	80,541.34
		STEP F	39.6780	3,174.24	6,877.52	82,530.24
		STEP G	40.6579	3,252.63	7,047.36	84,568.43
		STEP H	41.6620	3,332.96	7,221.41	86,656.96
		STEP I	42.6909	3,415.27	7,399.75	88,797.07
		STEP J	43.7451	3,499.60	7,582.48	90,989.80
		STEP K	44.8255	3,586.04	7,769.75	93,237.04
		STEP L	45.9325	3,674.60	7,961.63	95,539.60
		STEP M	47.0669	3,765.35	8,158.26	97,899.15
B849	EU RATE ANALYST II					
		STEP A	38.0646	3,045.16	6,597.86	79,174.36
		STEP B	39.0042	3,120.33	6,760.72	81,128.73
		STEP C	39.9675	3,197.40	6,927.70	83,132.40
		STEP D	40.9545	3,276.36	7,098.78	85,185.36
		STEP E	41.9660	3,357.28	7,274.10	87,289.28
		STEP F	43.0023	3,440.18	7,453.73	89,444.78
		STEP G	44.0643	3,525.14	7,637.81	91,653.74
		STEP H	45.1525	3,612.20	7,826.43	93,917.20
		STEP I	46.2676	3,701.40	8,019.71	96,236.60
		STEP J	47.4102	3,792.81	8,217.76	98,613.21
		STEP K	48.5811	3,886.48	8,420.72	101,048.68
		STEP L	49.7808	3,982.46	8,628.67	103,544.06
		STEP M	51.0102	4,080.81	8,841.76	106,101.21

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B762	FACILITIES MANAGER	STEP A	41.9004	3,352.03	7,262.73	87,152.83
		STEP B	42.9347	3,434.77	7,442.01	89,304.17
		STEP C	43.9950	3,519.60	7,625.80	91,509.60
		STEP D	45.0815	3,606.52	7,814.12	93,769.52
		STEP E	46.1948	3,695.58	8,007.09	96,085.18
		STEP F	47.3356	3,786.84	8,204.83	98,458.04
		STEP G	48.5047	3,880.37	8,407.48	100,889.77
		STEP H	49.7025	3,976.20	8,615.10	103,381.20
		STEP I	50.9300	4,074.40	8,827.86	105,934.40
		STEP J	52.1877	4,175.01	9,045.86	108,550.41
		STEP K	53.4766	4,278.12	9,269.27	111,231.32
		STEP L	54.7972	4,383.77	9,498.18	113,978.17
		STEP M	56.1505	4,492.04	9,732.75	116,793.04
B118	FACILITIES SUPERVISOR	STEP A	32.0975	2,567.80	5,563.56	66,762.80
		STEP B	32.8898	2,631.18	5,700.89	68,410.78
		STEP C	33.7020	2,696.16	5,841.68	70,100.16
		STEP D	34.5343	2,762.74	5,985.94	71,831.34
		STEP E	35.3873	2,830.98	6,133.79	73,605.58
		STEP F	36.2611	2,900.88	6,285.25	75,423.08
		STEP G	37.1567	2,972.53	6,440.49	77,285.93
		STEP H	38.0743	3,045.94	6,599.54	79,194.54
		STEP I	39.0146	3,121.16	6,762.53	81,150.36
		STEP J	39.9781	3,198.24	6,929.53	83,154.44
		STEP K	40.9653	3,277.22	7,100.65	85,207.82
		STEP L	41.9771	3,358.16	7,276.03	87,312.36
		STEP M	43.0137	3,441.09	7,455.70	89,468.49
B763	FINANCE DIRECTOR	STEP A	68.4299	5,474.39	11,861.18	142,334.19
		STEP B	70.1192	5,609.53	12,153.99	145,847.93
		STEP C	71.8509	5,748.07	12,454.15	149,449.87
		STEP D	73.6253	5,890.02	12,761.71	153,140.62
		STEP E	75.4436	6,035.48	13,076.89	156,922.68
		STEP F	77.3067	6,184.53	13,399.82	160,797.93
		STEP G	79.2159	6,337.27	13,730.75	164,769.07
		STEP H	81.1722	6,493.77	14,069.84	168,838.17
		STEP I	83.1768	6,654.14	14,417.31	173,007.74
		STEP J	85.2310	6,818.48	14,773.37	177,280.48
		STEP K	87.3359	6,986.87	15,138.22	181,658.67
		STEP L	89.4927	7,159.41	15,512.06	186,144.81
		STEP M	91.7028	7,336.22	15,895.15	190,741.82

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B764	FINANCE MANAGER	STEP A	46.4600	3,716.80	8,053.06	96,636.80
		STEP B	47.6069	3,808.55	8,251.86	99,022.35
		STEP C	48.7826	3,902.60	8,455.65	101,467.80
		STEP D	49.9873	3,998.98	8,664.46	103,973.58
		STEP E	51.2218	4,097.74	8,878.44	106,541.34
		STEP F	52.4868	4,198.94	9,097.71	109,172.54
		STEP G	53.7830	4,302.64	9,322.38	111,868.64
		STEP H	55.1112	4,408.89	9,552.60	114,631.29
		STEP I	56.4723	4,517.78	9,788.53	117,462.38
		STEP J	57.8669	4,629.35	10,030.26	120,363.15
		STEP K	59.2960	4,743.68	10,277.97	123,335.68
		STEP L	60.7604	4,860.83	10,531.80	126,381.63
		STEP M	62.2609	4,980.87	10,791.88	129,502.67
B765	FINANCE SUPERVISOR	STEP A	37.0645	2,965.16	6,424.51	77,094.16
		STEP B	37.9792	3,038.33	6,583.06	78,996.73
		STEP C	38.9171	3,113.36	6,745.63	80,947.56
		STEP D	39.8782	3,190.25	6,912.22	82,946.65
		STEP E	40.8630	3,269.04	7,082.92	84,995.04
		STEP F	41.8721	3,349.76	7,257.83	87,093.96
		STEP G	42.9062	3,432.49	7,437.07	89,244.89
		STEP H	43.9659	3,517.27	7,620.75	91,449.07
		STEP I	45.0517	3,604.13	7,808.96	93,707.53
		STEP J	46.1643	3,693.14	8,001.81	96,021.74
		STEP K	47.3043	3,784.34	8,199.41	98,392.94
		STEP L	48.4725	3,877.80	8,401.90	100,822.80
		STEP M	49.6696	3,973.56	8,609.39	103,312.76
B766	FIRE BATALION CHIEF (8HR)	STEP A	52.2184	4,177.47	9,051.18	108,614.27
		STEP B	52.9144	4,233.15	9,171.82	110,061.95
		STEP C	54.2213	4,337.70	9,398.35	112,780.30
		STEP D	55.5603	4,444.82	9,630.45	115,565.42
		STEP E	56.9324	4,554.59	9,868.28	118,419.39
		STEP F	58.3384	4,667.07	10,111.98	121,343.87
		STEP G	59.7791	4,782.32	10,361.71	124,340.52
		STEP H	61.2555	4,900.44	10,617.62	127,411.44
		STEP I	62.7682	5,021.45	10,879.82	130,557.85
		STEP J	64.3183	5,145.46	11,148.50	133,782.06
		STEP K	65.9068	5,272.54	11,423.84	137,086.14
		STEP L	67.5344	5,402.75	11,705.96	140,471.55
		STEP M	69.2022	5,536.17	11,995.04	143,940.57

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B767	FIRE BATTALION CHIEF (24HR)	STEP A	36.8854	4,131.16	8,950.85	107,410.28
		STEP B	37.7960	4,233.15	9,171.82	110,061.95
		STEP C	38.7294	4,337.69	9,398.33	112,780.01
		STEP D	39.6859	4,444.82	9,630.44	115,565.34
		STEP E	40.6660	4,554.59	9,868.28	118,419.39
		STEP F	41.6703	4,667.07	10,111.99	121,343.91
		STEP G	42.6993	4,782.32	10,361.69	124,340.36
		STEP H	43.7538	4,900.42	10,617.58	127,411.06
		STEP I	44.8344	5,021.45	10,879.81	130,557.77
		STEP J	45.9416	5,145.45	11,148.49	133,781.93
		STEP K	47.0763	5,272.54	11,423.84	137,086.18
		STEP L	48.2389	5,402.75	11,705.97	140,471.67
		STEP M	49.4301	5,536.17	11,995.03	143,940.45
B768	FIRE CHIEF	STEP A	74.2220	5,937.76	12,865.14	154,381.76
		STEP B	76.0541	6,084.32	13,182.71	158,192.52
		STEP C	77.9323	6,234.58	13,508.26	162,099.18
		STEP D	79.8569	6,388.55	13,841.86	166,102.35
		STEP E	81.8291	6,546.32	14,183.71	170,204.52
		STEP F	83.8499	6,707.99	14,533.98	174,407.79
		STEP G	85.9207	6,873.65	14,892.92	178,715.05
		STEP H	88.0426	7,043.40	15,260.71	183,128.60
		STEP I	90.2169	7,217.35	15,637.59	187,651.15
		STEP J	92.4448	7,395.58	16,023.76	192,285.18
		STEP K	94.7279	7,578.23	16,419.50	197,034.03
		STEP L	97.0673	7,765.38	16,825.00	201,899.98
		STEP M	99.4645	7,957.16	17,240.51	206,886.16
B769	FIRE DIVISION CHIEF	STEP A	56.8040	4,544.32	9,846.02	118,152.32
		STEP B	58.2061	4,656.48	10,089.05	121,068.68
		STEP C	59.6436	4,771.48	10,338.22	124,058.68
		STEP D	61.1166	4,889.32	10,593.54	127,122.52
		STEP E	62.6259	5,010.07	10,855.15	130,261.87
		STEP F	64.1725	5,133.80	11,123.23	133,478.80
		STEP G	65.7573	5,260.58	11,397.93	136,775.18
		STEP H	67.3812	5,390.49	11,679.40	140,152.89
		STEP I	69.0453	5,523.62	11,967.85	143,614.22
		STEP J	70.7505	5,660.04	12,263.42	147,161.04
		STEP K	72.4977	5,799.81	12,566.26	150,795.21
		STEP L	74.2881	5,943.04	12,876.60	154,519.24
		STEP M	76.1227	6,089.81	13,194.60	158,335.21

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B770	FLEET MANAGER					
		STEP A	41.9004	3,352.03	7,262.73	87,152.83
		STEP B	42.9347	3,434.77	7,442.01	89,304.17
		STEP C	43.9950	3,519.60	7,625.80	91,509.60
		STEP D	45.0815	3,606.52	7,814.12	93,769.52
		STEP E	46.1948	3,695.58	8,007.09	96,085.18
		STEP F	47.3356	3,786.84	8,204.83	98,458.04
		STEP G	48.5047	3,880.37	8,407.48	100,889.77
		STEP H	49.7025	3,976.20	8,615.10	103,381.20
		STEP I	50.9300	4,074.40	8,827.86	105,934.40
		STEP J	52.1877	4,175.01	9,045.86	108,550.41
		STEP K	53.4766	4,278.12	9,269.27	111,231.32
		STEP L	54.7972	4,383.77	9,498.18	113,978.17
		STEP M	56.1505	4,492.04	9,732.75	116,793.04
B771	GOVERNMENT RELATIONS ADMINISTR					
		STEP A	44.7824	3,582.59	7,762.28	93,147.39
		STEP B	45.8878	3,671.02	7,953.88	95,446.62
		STEP C	47.0210	3,761.68	8,150.30	97,803.68
		STEP D	48.1821	3,854.56	8,351.56	100,218.76
		STEP E	49.3721	3,949.76	8,557.83	102,693.96
		STEP F	50.5914	4,047.31	8,769.17	105,230.11
		STEP G	51.8408	4,147.26	8,985.73	107,828.86
		STEP H	53.1211	4,249.68	9,207.65	110,491.88
		STEP I	54.4329	4,354.63	9,435.03	113,220.43
		STEP J	55.7772	4,462.17	9,668.04	116,016.57
		STEP K	57.1547	4,572.37	9,906.81	118,881.77
		STEP L	58.5662	4,685.29	10,151.47	121,817.69
		STEP M	60.0125	4,801.00	10,402.16	124,826.00
B844	HOUSING MANAGER					
		STEP A	44.3119	3,544.95	7,680.72	92,168.75
		STEP B	45.4075	3,632.60	7,870.63	94,447.60
		STEP C	46.5289	3,722.31	8,065.00	96,780.11
		STEP D	47.6781	3,814.24	8,264.20	99,170.44
		STEP E	48.8556	3,908.44	8,468.30	101,619.64
		STEP F	50.0620	4,004.96	8,677.41	104,128.96
		STEP G	51.2984	4,103.87	8,891.72	106,700.67
		STEP H	52.5652	4,205.21	9,111.30	109,335.61
		STEP I	53.8633	4,309.06	9,336.30	112,035.66
		STEP J	55.1936	4,415.48	9,566.89	114,802.68
		STEP K	56.5567	4,524.53	9,803.16	117,637.93
		STEP L	57.9533	4,636.26	10,045.23	120,542.86
		STEP M	59.3846	4,750.76	10,293.33	123,519.96

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B772	HOUSING SUPERVISOR					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25
B773	HUMAN RESOURCES ANALYST I					
		STEP A	33.0805	2,646.44	5,733.95	68,807.44
		STEP B	33.8971	2,711.76	5,875.49	70,505.96
		STEP C	34.7343	2,778.74	6,020.61	72,247.34
		STEP D	35.5921	2,847.36	6,169.29	74,031.56
		STEP E	36.4710	2,917.68	6,321.64	75,859.68
		STEP F	37.3717	2,989.73	6,477.76	77,733.13
		STEP G	38.2947	3,063.57	6,637.74	79,652.97
		STEP H	39.2404	3,139.23	6,801.66	81,620.03
		STEP I	40.2095	3,216.76	6,969.64	83,635.76
		STEP J	41.2025	3,296.20	7,141.76	85,701.20
		STEP K	42.2200	3,377.60	7,318.13	87,817.60
		STEP L	43.2627	3,461.01	7,498.86	89,986.41
		STEP M	44.3311	3,546.48	7,684.05	92,208.68
B774	HUMAN RESOURCES ANALYST II					
		STEP A	36.3995	2,911.96	6,309.24	75,710.96
		STEP B	37.2980	2,983.84	6,464.98	77,579.84
		STEP C	38.2191	3,057.52	6,624.64	79,495.72
		STEP D	39.1630	3,133.04	6,788.25	81,459.04
		STEP E	40.1302	3,210.41	6,955.90	83,470.81
		STEP F	41.1212	3,289.69	7,127.67	85,532.09
		STEP G	42.1367	3,370.93	7,303.69	87,644.33
		STEP H	43.1773	3,454.18	7,484.06	89,808.78
		STEP I	44.2437	3,539.49	7,668.90	92,026.89
		STEP J	45.3363	3,626.90	7,858.29	94,299.50
		STEP K	46.4559	3,716.47	8,052.35	96,628.27
		STEP L	47.6032	3,808.25	8,251.22	99,014.65
		STEP M	48.7788	3,902.30	8,454.99	101,459.90

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B775	HUMAN RESOURCES DIRECTOR					
		STEP A	62.2922	4,983.37	10,797.31	129,567.77
		STEP B	63.8300	5,106.40	11,063.86	132,766.40
		STEP C	65.4063	5,232.50	11,337.09	136,045.10
		STEP D	67.0215	5,361.72	11,617.06	139,404.72
		STEP E	68.6767	5,494.13	11,903.96	142,847.53
		STEP F	70.3728	5,629.82	12,197.95	146,375.42
		STEP G	72.1107	5,768.85	12,499.18	149,990.25
		STEP H	73.8916	5,911.32	12,807.87	153,694.52
		STEP I	75.7164	6,057.31	13,124.17	157,490.11
		STEP J	77.5863	6,206.90	13,448.29	161,379.50
		STEP K	79.5024	6,360.19	13,780.41	165,364.99
		STEP L	81.4658	6,517.26	14,120.73	169,448.86
		STEP M	83.4776	6,678.20	14,469.45	173,633.40
B776	HUMAN RESOURCES MANAGER					
		STEP A	42.5017	3,400.13	7,366.96	88,403.53
		STEP B	43.5510	3,484.08	7,548.84	90,586.08
		STEP C	44.6266	3,570.12	7,735.27	92,823.32
		STEP D	45.7286	3,658.28	7,926.29	95,115.48
		STEP E	46.8580	3,748.64	8,122.05	97,464.64
		STEP F	48.0152	3,841.21	8,322.63	99,871.61
		STEP G	49.2010	3,936.08	8,528.17	102,338.08
		STEP H	50.4160	4,033.28	8,738.77	104,865.28
		STEP I	51.6612	4,132.89	8,954.60	107,455.29
		STEP J	52.9370	4,234.96	9,175.74	110,108.96
		STEP K	54.2443	4,339.54	9,402.34	112,828.14
		STEP L	55.5839	4,446.71	9,634.54	115,614.51
		STEP M	56.9566	4,556.52	9,872.47	118,469.72
B777	INFO SECURITY ADMINISTRATOR					
		STEP A	43.7153	3,497.22	7,577.31	90,927.82
		STEP B	44.7943	3,583.54	7,764.34	93,172.14
		STEP C	45.9006	3,672.04	7,956.10	95,473.24
		STEP D	47.0341	3,762.72	8,152.57	97,830.92
		STEP E	48.1957	3,855.65	8,353.92	100,247.05
		STEP F	49.3860	3,950.88	8,560.24	102,722.88
		STEP G	50.6056	4,048.44	8,771.63	105,259.64
		STEP H	51.8553	4,148.42	8,988.25	107,859.02
		STEP I	53.1360	4,250.88	9,210.24	110,522.88
		STEP J	54.4482	4,355.85	9,437.68	113,252.25
		STEP K	55.7929	4,463.43	9,670.76	116,049.23
		STEP L	57.1707	4,573.65	9,909.58	118,915.05
		STEP M	58.5826	4,686.60	10,154.31	121,851.80

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B778	INTERPRETIVE SRVCS SUPERVISOR					
		STEP A	31.8553	2,548.42	5,521.58	66,259.02
		STEP B	32.6420	2,611.36	5,657.94	67,895.36
		STEP C	33.4481	2,675.84	5,797.67	69,572.04
		STEP D	34.2742	2,741.93	5,940.86	71,290.33
		STEP E	35.1206	2,809.64	6,087.57	73,050.84
		STEP F	35.9879	2,879.03	6,237.90	74,854.83
		STEP G	36.8768	2,950.14	6,391.97	76,703.74
		STEP H	37.7874	3,022.99	6,549.81	78,597.79
		STEP I	38.7206	3,097.64	6,711.57	80,538.84
		STEP J	39.6769	3,174.15	6,877.32	82,527.95
		STEP K	40.6568	3,252.54	7,047.17	84,566.14
		STEP L	41.6608	3,332.86	7,221.20	86,654.46
		STEP M	42.6897	3,415.17	7,399.54	88,794.57
B779	IT DIVISION MANAGER					
		STEP A	45.6108	3,648.86	7,905.87	94,870.46
		STEP B	46.7372	3,738.97	8,101.11	97,213.37
		STEP C	47.8914	3,831.31	8,301.17	99,614.11
		STEP D	49.0741	3,925.92	8,506.17	102,074.12
		STEP E	50.2861	4,022.88	8,716.25	104,595.08
		STEP F	51.5280	4,122.24	8,931.52	107,178.24
		STEP G	52.8005	4,224.04	9,152.08	109,825.04
		STEP H	54.1045	4,328.36	9,378.11	112,537.36
		STEP I	55.4406	4,435.24	9,609.70	115,316.44
		STEP J	56.8097	4,544.77	9,847.01	118,164.17
		STEP K	58.2127	4,657.01	10,090.20	121,082.41
		STEP L	59.6503	4,772.02	10,339.38	124,072.62
		STEP M	61.1235	4,889.88	10,594.74	127,136.88
B781	IT PROGRAM MANAGER					
		STEP A	41.4676	3,317.40	7,187.71	86,252.60
		STEP B	42.4917	3,399.33	7,365.22	88,382.73
		STEP C	43.5410	3,483.28	7,547.10	90,565.28
		STEP D	44.6163	3,569.30	7,733.49	92,801.90
		STEP E	45.7181	3,657.44	7,924.47	95,093.64
		STEP F	46.8472	3,747.77	8,120.18	97,442.17
		STEP G	48.0042	3,840.33	8,320.72	99,848.73
		STEP H	49.1897	3,935.17	8,526.21	102,314.57
		STEP I	50.4044	4,032.35	8,736.76	104,841.15
		STEP J	51.6492	4,131.93	8,952.52	107,430.33
		STEP K	52.9247	4,233.97	9,173.61	110,083.37
		STEP L	54.2318	4,338.54	9,400.17	112,802.14
		STEP M	55.5711	4,445.68	9,632.32	115,587.88

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B782	KEY ACCOUNTS REPRESENTATIVE					
		STEP A	48.5758	3,886.06	8,419.80	101,037.66
		STEP B	49.7747	3,981.97	8,627.61	103,531.37
		STEP C	51.0040	4,080.32	8,840.69	106,088.32
		STEP D	52.2636	4,181.08	9,059.02	108,708.28
		STEP E	53.5543	4,284.34	9,282.74	111,392.94
		STEP F	54.8768	4,390.14	9,511.97	114,143.74
		STEP G	56.2321	4,498.56	9,746.89	116,962.76
		STEP H	57.6207	4,609.65	9,987.58	119,851.05
		STEP I	59.0437	4,723.49	10,234.24	122,810.89
		STEP J	60.5019	4,840.15	10,487.00	125,843.95
		STEP K	61.9961	4,959.68	10,745.99	128,951.88
		STEP L	63.5271	5,082.16	11,011.36	132,136.36
		STEP M	65.0960	5,207.68	11,283.30	135,399.68
B783	LIBRARY SUPERVISOR					
		STEP A	32.7580	2,620.64	5,678.05	68,136.64
		STEP B	33.5668	2,685.34	5,818.24	69,818.94
		STEP C	34.3957	2,751.65	5,961.92	71,543.05
		STEP D	35.2452	2,819.61	6,109.16	73,310.01
		STEP E	36.1156	2,889.24	6,260.03	75,120.44
		STEP F	37.0075	2,960.60	6,414.63	76,975.60
		STEP G	37.9215	3,033.72	6,573.06	78,876.72
		STEP H	38.8579	3,108.63	6,735.36	80,824.43
		STEP I	39.8176	3,185.40	6,901.71	82,820.60
		STEP J	40.8009	3,264.07	7,072.15	84,865.87
		STEP K	41.8086	3,344.68	7,246.82	86,961.88
		STEP L	42.8410	3,427.28	7,425.77	89,109.28
		STEP M	43.8991	3,511.92	7,609.17	91,310.12
B784	MANAGEMENT ANALYST					
		STEP A	39.1848	3,134.78	6,792.03	81,504.38
		STEP B	40.1519	3,212.15	6,959.66	83,515.95
		STEP C	41.1434	3,291.47	7,131.52	85,578.27
		STEP D	42.1596	3,372.76	7,307.66	87,691.96
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	44.2676	3,541.40	7,673.05	92,076.60
		STEP G	45.3608	3,628.86	7,862.53	94,350.46
		STEP H	46.4811	3,718.48	8,056.72	96,680.68
		STEP I	47.6290	3,810.32	8,255.69	99,068.32
		STEP J	48.8053	3,904.42	8,459.58	101,515.02
		STEP K	50.0105	4,000.84	8,668.48	104,021.84
		STEP L	51.2456	4,099.64	8,882.57	106,590.84
		STEP M	52.5111	4,200.88	9,101.92	109,223.08

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B787	OPEN SPACE SUPERINTENDENT					
		STEP A	37.7688	3,021.50	6,546.59	78,559.10
		STEP B	38.7015	3,096.12	6,708.26	80,499.12
		STEP C	39.6573	3,172.58	6,873.93	82,487.18
		STEP D	40.6366	3,250.92	7,043.67	84,524.12
		STEP E	41.6402	3,331.21	7,217.63	86,611.61
		STEP F	42.6685	3,413.48	7,395.87	88,750.48
		STEP G	43.7223	3,497.78	7,578.53	90,942.38
		STEP H	44.8021	3,584.16	7,765.69	93,188.36
		STEP I	45.9085	3,672.68	7,957.47	95,489.68
		STEP J	47.0422	3,763.37	8,153.98	97,847.77
		STEP K	48.2040	3,856.32	8,355.36	100,264.32
		STEP L	49.3944	3,951.55	8,561.69	102,740.35
		STEP M	50.6142	4,049.13	8,773.12	105,277.53
B788	PARK DEVELOPMENT ANALYST I					
		STEP A	33.9261	2,714.08	5,880.52	70,566.28
		STEP B	34.7636	2,781.08	6,025.69	72,308.28
		STEP C	35.6221	2,849.76	6,174.49	74,093.96
		STEP D	36.5018	2,920.14	6,326.97	75,923.74
		STEP E	37.4033	2,992.26	6,483.23	77,798.86
		STEP F	38.3270	3,066.16	6,643.34	79,720.16
		STEP G	39.2736	3,141.88	6,807.42	81,689.08
		STEP H	40.2434	3,219.47	6,975.52	83,706.27
		STEP I	41.2373	3,298.98	7,147.79	85,773.58
		STEP J	42.2556	3,380.44	7,324.30	87,891.64
		STEP K	43.2992	3,463.93	7,505.19	90,062.33
		STEP L	44.3686	3,549.48	7,690.55	92,286.68
		STEP M	45.4643	3,637.14	7,880.47	94,565.74
B789	PARK DEVELOPMENT ANALYST II					
		STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B790	PARK PLANNING & DEVELOPMT SUPT					
		STEP A	37.7688	3,021.50	6,546.59	78,559.10
		STEP B	38.7015	3,096.12	6,708.26	80,499.12
		STEP C	39.6573	3,172.58	6,873.93	82,487.18
		STEP D	40.6366	3,250.92	7,043.67	84,524.12
		STEP E	41.6402	3,331.21	7,217.63	86,611.61
		STEP F	42.6685	3,413.48	7,395.87	88,750.48
		STEP G	43.7223	3,497.78	7,578.53	90,942.38
		STEP H	44.8021	3,584.16	7,765.69	93,188.36
		STEP I	45.9085	3,672.68	7,957.47	95,489.68
		STEP J	47.0422	3,763.37	8,153.98	97,847.77
		STEP K	48.2040	3,856.32	8,355.36	100,264.32
		STEP L	49.3944	3,951.55	8,561.69	102,740.35
		STEP M	50.6142	4,049.13	8,773.12	105,277.53
B855	PARKS MANAGER					
		STEP A	43.4345	3,474.76	7,528.64	90,343.76
		STEP B	44.5067	3,560.53	7,714.49	92,573.93
		STEP C	45.6058	3,648.46	7,905.00	94,860.06
		STEP D	46.7321	3,738.56	8,100.23	97,202.76
		STEP E	47.8861	3,830.88	8,300.25	99,603.08
		STEP F	49.0687	3,925.49	8,505.24	102,062.89
		STEP G	50.2806	4,022.44	8,715.30	104,583.64
		STEP H	51.5223	4,121.78	8,930.53	107,166.38
		STEP I	52.7947	4,223.57	9,151.08	109,812.97
		STEP J	54.0986	4,327.88	9,377.09	112,525.08
		STEP K	55.4346	4,434.76	9,608.66	115,303.96
		STEP L	56.8036	4,544.28	9,845.95	118,151.48
		STEP M	58.2064	4,656.51	10,089.10	121,069.31
B791	PARKS SUPERINTENDENT					
		STEP A	37.7688	3,021.50	6,546.59	78,559.10
		STEP B	38.7015	3,096.12	6,708.26	80,499.12
		STEP C	39.6573	3,172.58	6,873.93	82,487.18
		STEP D	40.6366	3,250.92	7,043.67	84,524.12
		STEP E	41.6402	3,331.21	7,217.63	86,611.61
		STEP F	42.6685	3,413.48	7,395.87	88,750.48
		STEP G	43.7223	3,497.78	7,578.53	90,942.38
		STEP H	44.8021	3,584.16	7,765.69	93,188.36
		STEP I	45.9085	3,672.68	7,957.47	95,489.68
		STEP J	47.0422	3,763.37	8,153.98	97,847.77
		STEP K	48.2040	3,856.32	8,355.36	100,264.32
		STEP L	49.3944	3,951.55	8,561.69	102,740.35
		STEP M	50.6142	4,049.13	8,773.12	105,277.53

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B792	PARKS SUPERVISOR					
		STEP A	30.5652	2,445.21	5,297.96	63,575.61
		STEP B	31.3200	2,505.60	5,428.80	65,145.60
		STEP C	32.0935	2,567.48	5,562.87	66,754.48
		STEP D	32.8861	2,630.88	5,700.25	68,403.08
		STEP E	33.6982	2,695.85	5,841.02	70,092.25
		STEP F	34.5305	2,762.44	5,985.28	71,823.44
		STEP G	35.3833	2,830.66	6,133.10	73,597.26
		STEP H	36.2570	2,900.56	6,284.54	75,414.56
		STEP I	37.1525	2,972.20	6,439.76	77,277.20
		STEP J	38.0700	3,045.60	6,598.80	79,185.60
		STEP K	39.0102	3,120.81	6,761.76	81,141.21
		STEP L	39.9736	3,197.88	6,928.75	83,145.08
		STEP M	40.9608	3,276.86	7,099.87	85,198.46
B794	PARKS, REC & LIBRARIES DIRECTOR					
		STEP A	67.4018	5,392.14	11,682.97	140,195.74
		STEP B	69.0656	5,525.24	11,971.37	143,656.44
		STEP C	70.7713	5,661.70	12,267.02	147,204.30
		STEP D	72.5190	5,801.52	12,569.96	150,839.52
		STEP E	74.3100	5,944.80	12,880.40	154,564.80
		STEP F	76.1451	6,091.60	13,198.48	158,381.80
		STEP G	78.0256	6,242.04	13,524.43	162,293.24
		STEP H	79.9525	6,396.20	13,858.43	166,301.20
		STEP I	81.9270	6,554.16	14,200.68	170,408.16
		STEP J	83.9503	6,716.02	14,551.38	174,616.62
		STEP K	86.0235	6,881.88	14,910.74	178,928.88
		STEP L	88.1480	7,051.84	15,278.98	183,347.84
		STEP M	90.3249	7,225.99	15,656.31	187,875.79
B793	PARKS, REC & LIBRARY BUS ADMSTR					
		STEP A	37.7851	3,022.80	6,549.41	78,593.00
		STEP B	38.7183	3,097.46	6,711.17	80,534.06
		STEP C	39.6744	3,173.95	6,876.89	82,522.75
		STEP D	40.6542	3,252.33	7,046.72	84,560.73
		STEP E	41.6582	3,332.65	7,220.75	86,649.05
		STEP F	42.6870	3,414.96	7,399.08	88,788.96
		STEP G	43.7413	3,499.30	7,581.82	90,981.90
		STEP H	44.8215	3,585.72	7,769.06	93,228.72
		STEP I	45.9284	3,674.27	7,960.92	95,531.07
		STEP J	47.0626	3,765.00	8,157.51	97,890.20
		STEP K	48.2249	3,857.99	8,358.98	100,307.79
		STEP L	49.4158	3,953.26	8,565.40	102,784.86
		STEP M	50.6362	4,050.89	8,776.94	105,323.29

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B854	PAYROLL SUPERVISOR	STEP A	40.0089	3,200.71	6,934.87	83,218.51
		STEP B	40.9966	3,279.72	7,106.07	85,272.92
		STEP C	42.0090	3,360.72	7,281.56	87,378.72
		STEP D	43.0464	3,443.71	7,461.37	89,536.51
		STEP E	44.1095	3,528.76	7,645.64	91,747.76
		STEP F	45.1989	3,615.91	7,834.47	94,013.71
		STEP G	46.3150	3,705.20	8,027.93	96,335.20
		STEP H	47.4589	3,796.71	8,226.20	98,714.51
		STEP I	48.6309	3,890.47	8,429.35	101,152.27
		STEP J	49.8319	3,986.55	8,637.52	103,650.35
		STEP K	51.0625	4,085.00	8,850.83	106,210.00
		STEP L	52.3236	4,185.88	9,069.42	108,833.08
		STEP M	53.6158	4,289.26	9,293.40	111,520.86
B958	PERMITS SUPERVISOR	STEP A	37.3189	2,985.51	6,468.60	77,623.31
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25
B795	PLANNING MANAGER	STEP A	56.6293	4,530.34	9,815.74	117,788.94
		STEP B	58.0272	4,642.17	10,058.04	120,696.57
		STEP C	59.4603	4,756.82	10,306.45	123,677.42
		STEP D	60.9287	4,874.29	10,560.97	126,731.69
		STEP E	62.4334	4,994.67	10,821.78	129,861.47
		STEP F	63.9752	5,118.01	11,089.03	133,068.41
		STEP G	65.5552	5,244.41	11,362.90	136,354.81
		STEP H	67.1741	5,373.92	11,643.51	139,722.12
		STEP I	68.8331	5,506.64	11,931.07	143,172.84
		STEP J	70.5330	5,642.64	12,225.72	146,708.64
		STEP K	72.2749	5,781.99	12,527.64	150,331.79
		STEP L	74.0598	5,924.78	12,837.03	154,044.38
		STEP M	75.8887	6,071.09	13,154.04	157,848.49

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B796	POLICE CAPTAIN	STEP A	60.3182	4,825.45	10,455.15	125,461.85
		STEP B	61.8071	4,944.56	10,713.23	128,558.76
		STEP C	63.3335	5,066.68	10,977.80	131,733.68
		STEP D	64.8976	5,191.80	11,248.91	134,987.00
		STEP E	66.5003	5,320.02	11,526.71	138,320.62
		STEP F	68.1426	5,451.40	11,811.38	141,736.60
		STEP G	69.8254	5,586.03	12,103.06	145,236.83
		STEP H	71.5498	5,723.98	12,401.96	148,823.58
		STEP I	73.3168	5,865.34	12,708.24	152,498.94
		STEP J	75.1275	6,010.20	13,022.10	156,265.20
		STEP K	76.9828	6,158.62	13,343.68	160,124.22
		STEP L	78.8840	6,310.72	13,673.22	164,078.72
		STEP M	80.8321	6,466.56	14,010.89	168,130.76
B797	POLICE CHIEF	STEP A	79.5170	6,361.36	13,782.94	165,395.36
		STEP B	81.4796	6,518.36	14,123.13	169,477.56
		STEP C	83.4919	6,679.35	14,471.92	173,663.15
		STEP D	85.5538	6,844.30	14,829.32	177,951.90
		STEP E	87.6667	7,013.33	15,195.56	182,346.73
		STEP F	89.8316	7,186.52	15,570.81	186,849.72
		STEP G	92.0501	7,364.00	15,955.35	191,464.20
		STEP H	94.3234	7,545.87	16,349.38	196,192.67
		STEP I	96.6529	7,732.23	16,753.16	201,038.03
		STEP J	99.0398	7,923.18	17,166.89	206,002.78
		STEP K	101.4856	8,118.84	17,590.83	211,090.04
		STEP L	103.9920	8,319.36	18,025.28	216,303.36
		STEP M	106.5601	8,524.80	18,470.41	221,645.00
B798	POLICE LIEUTENANT	STEP A	54.7527	4,380.21	9,490.46	113,885.61
		STEP B	56.1043	4,488.34	9,724.74	116,696.94
		STEP C	57.4899	4,599.19	9,964.91	119,578.99
		STEP D	58.9096	4,712.76	10,211.00	122,531.96
		STEP E	60.3645	4,829.16	10,463.18	125,558.16
		STEP F	61.8552	4,948.41	10,721.56	128,658.81
		STEP G	63.3828	5,070.62	10,986.35	131,836.22
		STEP H	64.9481	5,195.84	11,257.67	135,092.04
		STEP I	66.5521	5,324.16	11,535.69	138,428.36
		STEP J	68.1956	5,455.64	11,820.57	141,846.84
		STEP K	69.8798	5,590.38	12,112.49	145,349.98
		STEP L	71.6055	5,728.44	12,411.62	148,939.44
		STEP M	73.3739	5,869.91	12,718.14	152,617.71

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B799	POLICE SERVICES ADMINISTRATOR					
		STEP A	42.2985	3,383.88	7,331.74	87,980.88
		STEP B	43.3428	3,467.42	7,512.75	90,153.02
		STEP C	44.4132	3,553.05	7,698.28	92,379.45
		STEP D	45.5101	3,640.80	7,888.41	94,661.00
		STEP E	46.6340	3,730.72	8,083.22	96,998.72
		STEP F	47.7856	3,822.84	8,282.83	99,394.04
		STEP G	48.9657	3,917.25	8,487.38	101,848.65
		STEP H	50.1750	4,014.00	8,697.00	104,364.00
		STEP I	51.4141	4,113.12	8,911.77	106,941.32
		STEP J	52.6838	4,214.70	9,131.85	109,582.30
		STEP K	53.9849	4,318.79	9,357.38	112,288.59
		STEP L	55.3182	4,425.45	9,588.48	115,061.85
		STEP M	56.6843	4,534.74	9,825.27	117,903.34
B800	POLICE SOCIAL SVCS ADMINSTR					
		STEP A	44.7824	3,582.59	7,762.28	93,147.39
		STEP B	45.8878	3,671.02	7,953.88	95,446.62
		STEP C	47.0210	3,761.68	8,150.30	97,803.68
		STEP D	48.1821	3,854.56	8,351.56	100,218.76
		STEP E	49.3721	3,949.76	8,557.83	102,693.96
		STEP F	50.5914	4,047.31	8,769.17	105,230.11
		STEP G	51.8408	4,147.26	8,985.73	107,828.86
		STEP H	53.1211	4,249.68	9,207.65	110,491.88
		STEP I	54.4329	4,354.63	9,435.03	113,220.43
		STEP J	55.7772	4,462.17	9,668.04	116,016.57
		STEP K	57.1547	4,572.37	9,906.81	118,881.77
		STEP L	58.5662	4,685.29	10,151.47	121,817.69
		STEP M	60.0125	4,801.00	10,402.16	124,826.00
B801	POWER ENGINEERING MANAGER					
		STEP A	68.9362	5,514.89	11,948.94	143,387.29
		STEP B	70.6379	5,651.03	12,243.90	146,926.83
		STEP C	72.3824	5,790.59	12,546.28	150,555.39
		STEP D	74.1699	5,933.59	12,856.11	154,273.39
		STEP E	76.0016	6,080.12	13,173.61	158,083.32
		STEP F	77.8785	6,230.28	13,498.94	161,987.28
		STEP G	79.8018	6,384.14	13,832.31	165,987.74
		STEP H	81.7726	6,541.80	14,173.91	170,087.00
		STEP I	83.7921	6,703.36	14,523.96	174,287.56
		STEP J	85.8614	6,868.91	14,882.64	178,591.71
		STEP K	87.9818	7,038.54	15,250.17	183,002.14
		STEP L	90.1546	7,212.36	15,626.79	187,521.56
		STEP M	92.3811	7,390.48	16,012.72	192,152.68

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B802	POWER GENERATION SUPERTINDENT					
		STEP A	63.2677	5,061.41	10,966.40	131,596.81
		STEP B	64.8296	5,186.36	11,237.13	134,845.56
		STEP C	66.4307	5,314.45	11,514.65	138,175.85
		STEP D	68.0712	5,445.69	11,799.00	141,588.09
		STEP E	69.7523	5,580.18	12,090.39	145,084.78
		STEP F	71.4749	5,717.99	12,388.98	148,667.79
		STEP G	73.2401	5,859.20	12,694.95	152,339.40
		STEP H	75.0487	6,003.89	13,008.44	156,101.29
		STEP I	76.9022	6,152.17	13,329.71	159,956.57
		STEP J	78.8013	6,304.10	13,658.89	163,906.70
		STEP K	80.7474	6,459.79	13,996.21	167,954.59
		STEP L	82.7416	6,619.32	14,341.87	172,102.52
		STEP M	84.7850	6,782.80	14,696.06	176,352.80
B803	POWER PLANT OPS & MAINT SUPV					
		STEP A	60.2506	4,820.04	10,443.43	125,321.24
		STEP B	61.7378	4,939.02	10,701.21	128,414.62
		STEP C	63.2625	5,061.00	10,965.50	131,586.00
		STEP D	64.8249	5,185.99	11,236.31	134,835.79
		STEP E	66.4258	5,314.06	11,513.80	138,165.66
		STEP F	68.0662	5,445.29	11,798.14	141,577.69
		STEP G	69.7472	5,579.77	12,089.51	145,074.17
		STEP H	71.4697	5,717.57	12,388.08	148,656.97
		STEP I	73.2347	5,858.77	12,694.01	152,328.17
		STEP J	75.0433	6,003.46	13,007.50	156,090.06
		STEP K	76.8966	6,151.72	13,328.74	159,944.92
		STEP L	78.7956	6,303.64	13,657.90	163,894.84
		STEP M	80.7416	6,459.32	13,995.21	167,942.52
B804	POWER SUPPLY & PORTFOLIO ADMST					
		STEP A	65.4522	5,236.17	11,345.04	136,140.57
		STEP B	67.0680	5,365.44	11,625.12	139,501.44
		STEP C	68.7242	5,497.93	11,912.19	142,946.33
		STEP D	70.4214	5,633.71	12,206.37	146,476.51
		STEP E	72.1606	5,772.84	12,507.83	150,094.04
		STEP F	73.9427	5,915.41	12,816.73	153,800.81
		STEP G	75.7688	6,061.50	13,133.25	157,599.10
		STEP H	77.6400	6,211.20	13,457.60	161,491.20
		STEP I	79.5573	6,364.58	13,789.93	165,479.18
		STEP J	81.5221	6,521.76	14,130.49	169,565.96
		STEP K	83.5353	6,682.82	14,479.45	173,753.42
		STEP L	85.5983	6,847.86	14,837.03	178,044.46
		STEP M	87.7122	7,016.97	15,203.44	182,441.37

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B805	PREVENTATIVE MAINT SUPERVISOR					
		STEP A	43.5705	3,485.64	7,552.22	90,626.64
		STEP B	44.6458	3,571.66	7,738.60	92,863.26
		STEP C	45.7484	3,659.87	7,929.72	95,156.67
		STEP D	46.8782	3,750.25	8,125.55	97,506.65
		STEP E	48.0359	3,842.87	8,326.22	99,914.67
		STEP F	49.2222	3,937.77	8,531.84	102,382.17
		STEP G	50.4378	4,035.02	8,742.55	104,910.62
		STEP H	51.6834	4,134.67	8,958.45	107,501.47
		STEP I	52.9598	4,236.78	9,179.69	110,156.38
		STEP J	54.2677	4,341.41	9,406.40	112,876.81
		STEP K	55.6078	4,448.62	9,638.68	115,664.22
		STEP L	56.9812	4,558.49	9,876.74	118,520.89
		STEP M	58.3884	4,671.07	10,120.65	121,447.87
B806	PRINCIPAL ENGINEER					
		STEP A	51.2263	4,098.10	8,879.22	106,550.70
		STEP B	52.4907	4,199.25	9,098.38	109,180.65
		STEP C	53.7870	4,302.96	9,323.08	111,876.96
		STEP D	55.1154	4,409.23	9,553.33	114,640.03
		STEP E	56.4765	4,518.12	9,789.26	117,471.12
		STEP F	57.8712	4,629.69	10,031.00	120,372.09
		STEP G	59.3005	4,744.04	10,278.75	123,345.04
		STEP H	60.7650	4,861.20	10,532.60	126,391.20
		STEP I	62.2656	4,981.24	10,792.70	129,512.44
		STEP J	63.8032	5,104.25	11,059.22	132,710.65
		STEP K	65.3789	5,230.31	11,332.34	135,988.11
		STEP L	66.9936	5,359.48	11,612.22	139,346.68
		STEP M	68.6480	5,491.84	11,898.98	142,787.84
B807	PRINCIPAL PLANNER					
		STEP A	47.3068	3,784.54	8,199.84	98,398.14
		STEP B	48.4746	3,877.96	8,402.26	100,827.16
		STEP C	49.6717	3,973.73	8,609.76	103,317.13
		STEP D	50.8984	4,071.87	8,822.38	105,868.67
		STEP E	52.1554	4,172.43	9,040.26	108,483.23
		STEP F	53.4434	4,275.47	9,263.52	111,162.27
		STEP G	54.7633	4,381.06	9,492.30	113,907.66
		STEP H	56.1157	4,489.25	9,726.72	116,720.65
		STEP I	57.5015	4,600.12	9,966.92	119,603.12
		STEP J	58.9216	4,713.72	10,213.07	122,556.92
		STEP K	60.3767	4,830.13	10,465.29	125,583.53
		STEP L	61.8678	4,949.42	10,723.75	128,685.02
		STEP M	63.3957	5,071.65	10,988.58	131,863.05

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B808	PUB AFFAIRS&COMMUNICAT ADMNSTR					
		STEP A	44.7824	3,582.59	7,762.28	93,147.39
		STEP B	45.8878	3,671.02	7,953.88	95,446.62
		STEP C	47.0210	3,761.68	8,150.30	97,803.68
		STEP D	48.1821	3,854.56	8,351.56	100,218.76
		STEP E	49.3721	3,949.76	8,557.83	102,693.96
		STEP F	50.5914	4,047.31	8,769.17	105,230.11
		STEP G	51.8408	4,147.26	8,985.73	107,828.86
		STEP H	53.1211	4,249.68	9,207.65	110,491.88
		STEP I	54.4329	4,354.63	9,435.03	113,220.43
		STEP J	55.7772	4,462.17	9,668.04	116,016.57
		STEP K	57.1547	4,572.37	9,906.81	118,881.77
		STEP L	58.5662	4,685.29	10,151.47	121,817.69
		STEP M	60.0125	4,801.00	10,402.16	124,826.00
B809	PUBLIC AFFAIRS&COMMNCT DIRECTOR					
		STEP A	56.6292	4,530.33	9,815.72	117,788.73
		STEP B	58.0272	4,642.17	10,058.04	120,696.57
		STEP C	59.4602	4,756.81	10,306.43	123,677.21
		STEP D	60.9286	4,874.28	10,560.95	126,731.48
		STEP E	62.4333	4,994.66	10,821.77	129,861.26
		STEP F	63.9751	5,118.00	11,089.01	133,068.20
		STEP G	65.5551	5,244.40	11,362.88	136,354.60
		STEP H	67.1740	5,373.92	11,643.49	139,721.92
		STEP I	68.8330	5,506.64	11,931.05	143,172.64
		STEP J	70.5329	5,642.63	12,225.70	146,708.43
		STEP K	72.2748	5,781.98	12,527.63	150,331.58
		STEP L	74.0596	5,924.76	12,837.00	154,043.96
		STEP M	75.8886	6,071.08	13,154.02	157,848.28
B810	PUBLIC INFORMATION OFFICER					
		STEP A	41.0425	3,283.40	7,114.03	85,368.40
		STEP B	42.0555	3,364.44	7,289.62	87,475.44
		STEP C	43.0942	3,447.53	7,469.66	89,635.93
		STEP D	44.1584	3,532.67	7,654.12	91,849.47
		STEP E	45.2489	3,619.91	7,843.14	94,117.71
		STEP F	46.3663	3,709.30	8,036.82	96,441.90
		STEP G	47.5115	3,800.92	8,235.32	98,823.92
		STEP H	48.6848	3,894.78	8,438.69	101,264.38
		STEP I	49.8871	3,990.96	8,647.09	103,765.16
		STEP J	51.1191	4,089.52	8,860.64	106,327.72
		STEP K	52.3816	4,190.52	9,079.47	108,953.72
		STEP L	53.6752	4,294.01	9,303.70	111,644.41
		STEP M	55.0007	4,400.05	9,533.45	114,401.45

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B811	PUBLIC WORKS DIRECTOR					
		STEP A	62.2090	4,976.72	10,782.89	129,394.72
		STEP B	63.7448	5,099.58	11,049.09	132,589.18
		STEP C	65.3191	5,225.52	11,321.97	135,863.72
		STEP D	66.9322	5,354.57	11,601.58	139,218.97
		STEP E	68.5851	5,486.80	11,888.08	142,657.00
		STEP F	70.2789	5,622.31	12,181.67	146,180.11
		STEP G	72.0144	5,761.15	12,482.49	149,789.95
		STEP H	73.7929	5,903.43	12,790.76	153,489.23
		STEP I	75.6154	6,049.23	13,106.66	157,280.03
		STEP J	77.4828	6,198.62	13,430.35	161,164.22
		STEP K	79.3963	6,351.70	13,762.02	165,144.30
		STEP L	81.3570	6,508.56	14,101.88	169,222.56
		STEP M	83.3662	6,669.29	14,450.14	173,401.69
B812	PURCHASING & WAREHOUSE MANAGER					
		STEP A	42.3644	3,389.15	7,343.16	88,117.95
		STEP B	43.4101	3,472.80	7,524.41	90,293.00
		STEP C	44.4822	3,558.57	7,710.24	92,522.97
		STEP D	45.5807	3,646.45	7,900.65	94,807.85
		STEP E	46.7064	3,736.51	8,095.77	97,149.31
		STEP F	47.8598	3,828.78	8,295.69	99,548.38
		STEP G	49.0418	3,923.34	8,500.57	102,006.94
		STEP H	50.2529	4,020.23	8,710.50	104,526.03
		STEP I	51.4940	4,119.52	8,925.62	107,107.52
		STEP J	52.7657	4,221.25	9,146.05	109,752.65
		STEP K	54.0688	4,325.50	9,371.92	112,463.10
		STEP L	55.4040	4,432.32	9,603.36	115,240.32
		STEP M	56.7723	4,541.78	9,840.53	118,086.38
B813	RECREATION MANAGER					
		STEP A	42.1258	3,370.06	7,301.80	87,621.66
		STEP B	43.1661	3,453.28	7,482.12	89,785.48
		STEP C	44.2322	3,538.57	7,666.91	92,002.97
		STEP D	45.3245	3,625.96	7,856.24	94,274.96
		STEP E	46.4439	3,715.51	8,050.27	96,603.31
		STEP F	47.5909	3,807.27	8,249.08	98,989.07
		STEP G	48.7661	3,901.28	8,452.79	101,433.48
		STEP H	49.9705	3,997.64	8,661.55	103,938.64
		STEP I	51.2045	4,096.36	8,875.44	106,505.36
		STEP J	52.4691	4,197.52	9,094.64	109,135.72
		STEP K	53.7648	4,301.18	9,319.23	111,830.78
		STEP L	55.0926	4,407.40	9,549.38	114,592.60
		STEP M	56.4532	4,516.25	9,785.22	117,422.65

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B814	RECREATION SUPERINTENDENT					
		STEP A	36.5591	2,924.72	6,336.91	76,042.92
		STEP B	37.4620	2,996.96	6,493.41	77,920.96
		STEP C	38.3872	3,070.97	6,653.78	79,845.37
		STEP D	39.3352	3,146.81	6,818.10	81,817.21
		STEP E	40.3066	3,224.52	6,986.47	83,837.72
		STEP F	41.3020	3,304.16	7,159.01	85,908.16
		STEP G	42.3220	3,385.76	7,335.81	88,029.76
		STEP H	43.3672	3,469.37	7,516.98	90,203.77
		STEP I	44.4382	3,555.05	7,702.62	92,431.45
		STEP J	45.5357	3,642.85	7,892.85	94,714.25
		STEP K	46.6602	3,732.81	8,087.76	97,053.21
		STEP L	47.8125	3,825.00	8,287.50	99,450.00
		STEP M	48.9933	3,919.46	8,492.17	101,906.06
B815	RECREATION SUPERVISOR					
		STEP A	31.8553	2,548.42	5,521.58	66,259.02
		STEP B	32.6420	2,611.36	5,657.94	67,895.36
		STEP C	33.4481	2,675.84	5,797.67	69,572.04
		STEP D	34.2742	2,741.93	5,940.86	71,290.33
		STEP E	35.1206	2,809.64	6,087.57	73,050.84
		STEP F	35.9879	2,879.03	6,237.90	74,854.83
		STEP G	36.8768	2,950.14	6,391.97	76,703.74
		STEP H	37.7874	3,022.99	6,549.81	78,597.79
		STEP I	38.7206	3,097.64	6,711.57	80,538.84
		STEP J	39.6769	3,174.15	6,877.32	82,527.95
		STEP K	40.6568	3,252.54	7,047.17	84,566.14
		STEP L	41.6608	3,332.86	7,221.20	86,654.46
		STEP M	42.6897	3,415.17	7,399.54	88,794.57
B846	REFUSE & STORMWATER MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	59.0537	4,724.29	10,235.97	122,831.69
		STEP C	60.5121	4,840.96	10,488.76	125,865.16
		STEP D	62.0065	4,960.52	10,747.79	128,973.52
		STEP E	63.5378	5,083.02	11,013.21	132,158.62
		STEP F	65.1070	5,208.56	11,285.21	135,422.56
		STEP G	66.7149	5,337.19	11,563.91	138,766.99
		STEP H	68.3624	5,468.99	11,849.48	142,193.79
		STEP I	70.0507	5,604.05	12,142.12	145,705.45
		STEP J	71.7808	5,742.46	12,442.00	149,304.06
		STEP K	73.5534	5,884.27	12,749.25	152,991.07
		STEP L	75.3699	6,029.59	13,064.11	156,769.39
		STEP M	77.2312	6,178.49	13,386.74	160,640.89

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B816	REFUSE SUPERINTENDENT					
		STEP A	40.8726	3,269.80	7,084.58	85,015.00
		STEP B	41.8814	3,350.51	7,259.44	87,113.31
		STEP C	42.9158	3,433.26	7,438.73	89,264.86
		STEP D	43.9756	3,518.04	7,622.43	91,469.24
		STEP E	45.0617	3,604.93	7,810.69	93,728.33
		STEP F	46.1745	3,693.96	8,003.58	96,042.96
		STEP G	47.3148	3,785.18	8,201.23	98,414.78
		STEP H	48.4833	3,878.66	8,403.77	100,845.26
		STEP I	49.6806	3,974.44	8,611.30	103,335.64
		STEP J	50.9075	4,072.60	8,823.96	105,887.60
		STEP K	52.1647	4,173.17	9,041.88	108,502.57
		STEP L	53.4530	4,276.24	9,265.18	111,182.24
		STEP M	54.7731	4,381.84	9,494.00	113,928.04
B817	REFUSE SUPERVISOR					
		STEP A	34.4344	2,754.75	5,968.62	71,623.55
		STEP B	35.2838	2,822.70	6,115.85	73,390.30
		STEP C	36.1552	2,892.41	6,266.90	75,202.81
		STEP D	37.0481	2,963.84	6,421.67	77,060.04
		STEP E	37.9631	3,037.04	6,580.27	78,963.24
		STEP F	38.9007	3,112.05	6,742.78	80,913.45
		STEP G	39.8613	3,188.90	6,909.29	82,911.50
		STEP H	40.8457	3,267.65	7,079.92	84,959.05
		STEP I	41.8545	3,348.36	7,254.78	87,057.36
		STEP J	42.8880	3,431.04	7,433.92	89,207.04
		STEP K	43.9472	3,515.77	7,617.51	91,410.17
		STEP L	45.0326	3,602.60	7,805.65	93,667.80
		STEP M	46.1447	3,691.57	7,998.41	95,980.97
B819	RISK MANAGER					
		STEP A	51.2305	4,098.44	8,879.95	106,559.44
		STEP B	52.4952	4,199.61	9,099.16	109,190.01
		STEP C	53.7916	4,303.32	9,323.87	111,886.52
		STEP D	55.1201	4,409.60	9,554.15	114,649.80
		STEP E	56.4813	4,518.50	9,790.09	117,481.10
		STEP F	57.8761	4,630.08	10,031.85	120,382.28
		STEP G	59.3055	4,744.44	10,279.62	123,355.44
		STEP H	60.7701	4,861.60	10,533.48	126,401.80
		STEP I	62.2708	4,981.66	10,793.60	129,523.26
		STEP J	63.8086	5,104.68	11,060.15	132,721.88
		STEP K	65.3844	5,230.75	11,333.29	135,999.55
		STEP L	66.9992	5,359.93	11,613.19	139,358.33
		STEP M	68.6539	5,492.31	11,900.00	142,800.11

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B820	SAFETY COORDINATOR					
		STEP A	37.3188	2,985.50	6,468.59	77,623.10
		STEP B	38.2400	3,059.20	6,628.26	79,539.20
		STEP C	39.1843	3,134.74	6,791.94	81,503.34
		STEP D	40.1520	3,212.16	6,959.68	83,516.16
		STEP E	41.1436	3,291.48	7,131.55	85,578.68
		STEP F	42.1598	3,372.78	7,307.69	87,692.38
		STEP G	43.2009	3,456.07	7,488.15	89,857.87
		STEP H	44.2678	3,541.42	7,673.08	92,077.02
		STEP I	45.3610	3,628.88	7,862.57	94,350.88
		STEP J	46.4813	3,718.50	8,056.75	96,681.10
		STEP K	47.6291	3,810.32	8,255.71	99,068.52
		STEP L	48.8054	3,904.43	8,459.60	101,515.23
		STEP M	50.0107	4,000.85	8,668.52	104,022.25
B821	SR BUSINESS SYSTEMS ANALYST					
		STEP A	35.4616	2,836.92	6,146.67	73,760.12
		STEP B	36.3369	2,906.95	6,298.39	75,580.75
		STEP C	37.2343	2,978.74	6,453.94	77,447.34
		STEP D	38.1538	3,052.30	6,613.32	79,359.90
		STEP E	39.0960	3,127.68	6,776.64	81,319.68
		STEP F	40.0615	3,204.92	6,943.99	83,327.92
		STEP G	41.0509	3,284.07	7,115.48	85,385.87
		STEP H	42.0647	3,365.17	7,291.21	87,494.57
		STEP I	43.1036	3,448.28	7,471.29	89,655.48
		STEP J	44.1680	3,533.44	7,655.78	91,869.44
		STEP K	45.2587	3,620.69	7,844.84	94,138.09
		STEP L	46.3764	3,710.11	8,038.57	96,462.91
		STEP M	47.5218	3,801.74	8,237.11	98,845.34
B822	SR DATABASE ANALYST					
		STEP A	36.0577	2,884.61	6,250.00	75,000.01
		STEP B	36.9482	2,955.85	6,404.35	76,852.25
		STEP C	37.8607	3,028.85	6,562.52	78,750.25
		STEP D	38.7957	3,103.65	6,724.58	80,695.05
		STEP E	39.7538	3,180.30	6,890.65	82,687.90
		STEP F	40.7355	3,258.84	7,060.82	84,729.84
		STEP G	41.7416	3,339.32	7,235.21	86,822.52
		STEP H	42.7724	3,421.79	7,413.88	88,966.59
		STEP I	43.8287	3,506.29	7,596.97	91,163.69
		STEP J	44.9111	3,592.88	7,784.59	93,415.08
		STEP K	46.0203	3,681.62	7,976.85	95,722.22
		STEP L	47.1567	3,772.53	8,173.82	98,085.93
		STEP M	48.3213	3,865.70	8,375.69	100,508.30

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B823	SR DEPUTY CITY ATTORNEY					
		STEP A	65.0919	5,207.35	11,282.59	135,391.15
		STEP B	66.6987	5,335.89	11,561.10	138,733.29
		STEP C	68.3459	5,467.67	11,846.62	142,159.47
		STEP D	70.0338	5,602.70	12,139.19	145,670.30
		STEP E	71.7633	5,741.06	12,438.97	149,267.66
		STEP F	73.5356	5,882.84	12,746.17	152,954.04
		STEP G	75.3516	6,028.12	13,060.94	156,731.32
		STEP H	77.2125	6,177.00	13,383.50	160,602.00
		STEP I	79.1194	6,329.55	13,714.02	164,568.35
		STEP J	81.0733	6,485.86	14,052.70	168,632.46
		STEP K	83.0755	6,646.04	14,399.75	172,797.04
		STEP L	85.1271	6,810.16	14,755.36	177,064.36
		STEP M	87.2294	6,978.35	15,119.76	181,437.15
B951	SR DEVELOPMENT SERVICES ANLYST					
		STEP A	35.6131	2,849.04	6,172.93	74,075.24
		STEP B	36.4922	2,919.37	6,325.31	75,903.77
		STEP C	37.3934	2,991.47	6,481.52	77,778.27
		STEP D	38.3168	3,065.34	6,641.57	79,698.94
		STEP E	39.2631	3,141.04	6,805.60	81,667.24
		STEP F	40.2328	3,218.62	6,973.68	83,684.22
		STEP G	41.2263	3,298.10	7,145.89	85,750.70
		STEP H	42.2445	3,379.56	7,322.38	87,868.56
		STEP I	43.2877	3,463.01	7,503.20	90,038.41
		STEP J	44.3568	3,548.54	7,688.51	92,262.14
		STEP K	45.4522	3,636.17	7,878.38	94,540.57
		STEP L	46.5747	3,725.97	8,072.94	96,875.37
		STEP M	47.7249	3,817.99	8,272.31	99,267.79
B824	SR ELECTRIC BUSINESS ANALYST					
		STEP A	48.5181	3,881.44	8,409.80	100,917.64
		STEP B	49.7159	3,977.27	8,617.42	103,409.07
		STEP C	50.9437	4,075.49	8,830.24	105,962.89
		STEP D	52.2018	4,176.14	9,048.31	108,579.74
		STEP E	53.4909	4,279.27	9,271.75	111,261.07
		STEP F	54.8119	4,384.95	9,500.72	114,008.75
		STEP G	56.1656	4,493.24	9,735.37	116,824.44
		STEP H	57.5527	4,604.21	9,975.80	119,709.61
		STEP I	58.9741	4,717.92	10,222.17	122,666.12
		STEP J	60.4304	4,834.43	10,474.60	125,695.23
		STEP K	61.9229	4,953.83	10,733.30	128,799.63
		STEP L	63.4521	5,076.16	10,998.36	131,980.36
		STEP M	65.0191	5,201.52	11,269.97	135,239.72

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B825	SR ENERGY SERVICES ACCOUNT REP	STEP A	48.5758	3,886.06	8,419.80	101,037.66
		STEP B	49.7747	3,981.97	8,627.61	103,531.37
		STEP C	51.0040	4,080.32	8,840.69	106,088.32
		STEP D	52.2636	4,181.08	9,059.02	108,708.28
		STEP E	53.5543	4,284.34	9,282.74	111,392.94
		STEP F	54.8768	4,390.14	9,511.97	114,143.74
		STEP G	56.2321	4,498.56	9,746.89	116,962.76
		STEP H	57.6207	4,609.65	9,987.58	119,851.05
		STEP I	59.0437	4,723.49	10,234.24	122,810.89
		STEP J	60.5019	4,840.15	10,487.00	125,843.95
		STEP K	61.9961	4,959.68	10,745.99	128,951.88
		STEP L	63.5271	5,082.16	11,011.36	132,136.36
		STEP M	65.0960	5,207.68	11,283.30	135,399.68
B826	SR ENGINEER	STEP A	43.5792	3,486.33	7,553.72	90,644.73
		STEP B	44.6550	3,572.40	7,740.20	92,882.40
		STEP C	45.7577	3,660.61	7,931.33	95,176.01
		STEP D	46.8878	3,751.02	8,127.21	97,526.62
		STEP E	48.0458	3,843.66	8,327.93	99,935.26
		STEP F	49.2322	3,938.57	8,533.58	102,402.97
		STEP G	50.4481	4,035.84	8,744.33	104,932.04
		STEP H	51.6940	4,135.52	8,960.29	107,523.52
		STEP I	52.9706	4,237.64	9,181.57	110,178.84
		STEP J	54.2788	4,342.30	9,408.32	112,899.90
		STEP K	55.6193	4,449.54	9,640.67	115,688.14
		STEP L	56.9928	4,559.42	9,878.75	118,545.02
		STEP M	58.4003	4,672.02	10,122.71	121,472.62
B947	SR GIS ANALYST	STEP A	35.4589	2,836.71	6,146.20	73,754.51
		STEP B	36.3342	2,906.73	6,297.92	75,575.13
		STEP C	37.2315	2,978.52	6,453.46	77,441.52
		STEP D	38.1510	3,052.08	6,612.84	79,354.08
		STEP E	39.0931	3,127.44	6,776.13	81,313.64
		STEP F	40.0587	3,204.69	6,943.50	83,322.09
		STEP G	41.0480	3,283.84	7,114.98	85,379.84
		STEP H	42.0616	3,364.92	7,290.67	87,488.12
		STEP I	43.1004	3,448.03	7,470.73	89,648.83
		STEP J	44.1648	3,533.18	7,655.23	91,862.78
		STEP K	45.2555	3,620.44	7,844.28	94,131.44
		STEP L	46.3731	3,709.84	8,038.00	96,456.04
		STEP M	47.5183	3,801.46	8,236.50	98,838.06

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B827	SR HUMAN RESOURCES ANALYST					
		STEP A	39.1848	3,134.78	6,792.03	81,504.38
		STEP B	40.1519	3,212.15	6,959.66	83,515.95
		STEP C	41.1434	3,291.47	7,131.52	85,578.27
		STEP D	42.1596	3,372.76	7,307.66	87,691.96
		STEP E	43.2008	3,456.06	7,488.13	89,857.66
		STEP F	44.2676	3,541.40	7,673.05	92,076.60
		STEP G	45.3608	3,628.86	7,862.53	94,350.46
		STEP H	46.4811	3,718.48	8,056.72	96,680.68
		STEP I	47.6290	3,810.32	8,255.69	99,068.32
		STEP J	48.8053	3,904.42	8,459.58	101,515.02
		STEP K	50.0105	4,000.84	8,668.48	104,021.84
		STEP L	51.2456	4,099.64	8,882.57	106,590.84
		STEP M	52.5111	4,200.88	9,101.92	109,223.08
B828	SR IT ANALYST					
		STEP A	35.5077	2,840.61	6,154.66	73,856.01
		STEP B	36.3841	2,910.72	6,306.57	75,678.92
		STEP C	37.2826	2,982.60	6,462.31	77,547.80
		STEP D	38.2034	3,056.27	6,621.92	79,463.07
		STEP E	39.1469	3,131.75	6,785.46	81,425.55
		STEP F	40.1136	3,209.08	6,953.02	83,436.28
		STEP G	41.1043	3,288.34	7,124.74	85,496.94
		STEP H	42.1194	3,369.55	7,300.69	87,608.35
		STEP I	43.1596	3,452.76	7,481.00	89,771.96
		STEP J	44.2255	3,538.04	7,665.75	91,989.04
		STEP K	45.3177	3,625.41	7,855.06	94,260.81
		STEP L	46.4368	3,714.94	8,049.04	96,588.54
		STEP M	47.5836	3,806.68	8,247.82	98,973.88
B829	SR PLANNER					
		STEP A	41.1373	3,290.98	7,130.46	85,565.58
		STEP B	42.1528	3,372.22	7,306.48	87,677.82
		STEP C	43.1938	3,455.50	7,486.92	89,843.10
		STEP D	44.2606	3,540.84	7,671.83	92,062.04
		STEP E	45.3536	3,628.28	7,861.29	94,335.48
		STEP F	46.4736	3,717.88	8,055.42	96,665.08
		STEP G	47.6214	3,809.71	8,254.37	99,052.51
		STEP H	48.7974	3,903.79	8,458.21	101,498.59
		STEP I	50.0024	4,000.19	8,667.08	104,004.99
		STEP J	51.2374	4,098.99	8,881.14	106,573.79
		STEP K	52.5027	4,200.21	9,100.46	109,205.61
		STEP L	53.7993	4,303.94	9,325.21	111,902.54
		STEP M	55.1279	4,410.23	9,555.50	114,666.03

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B830	SR POWER ENGINEER	STEP A	61.0097	4,880.77	10,575.01	126,900.17
		STEP B	62.5158	5,001.26	10,836.07	130,032.86
		STEP C	64.0597	5,124.77	11,103.68	133,244.17
		STEP D	65.6417	5,251.33	11,377.89	136,534.73
		STEP E	67.2628	5,381.02	11,658.88	139,906.62
		STEP F	68.9240	5,513.92	11,946.82	143,361.92
		STEP G	70.6260	5,650.08	12,241.84	146,902.08
		STEP H	72.3702	5,789.61	12,544.16	150,530.01
		STEP I	74.1575	5,932.60	12,853.96	154,247.60
		STEP J	75.9889	6,079.11	13,171.40	158,056.91
		STEP K	77.8655	6,229.24	13,496.68	161,960.24
		STEP L	79.7885	6,383.08	13,830.00	165,960.08
		STEP M	81.7589	6,540.71	14,171.54	170,058.51
B831	SR POWER PLANT ENGINEER	STEP A	61.0097	4,880.77	10,575.01	126,900.17
		STEP B	62.5158	5,001.26	10,836.07	130,032.86
		STEP C	64.0597	5,124.77	11,103.68	133,244.17
		STEP D	65.6417	5,251.33	11,377.89	136,534.73
		STEP E	67.2628	5,381.02	11,658.88	139,906.62
		STEP F	68.9240	5,513.92	11,946.82	143,361.92
		STEP G	70.6260	5,650.08	12,241.84	146,902.08
		STEP H	72.3702	5,789.61	12,544.16	150,530.01
		STEP I	74.1575	5,932.60	12,853.96	154,247.60
		STEP J	75.9889	6,079.11	13,171.40	158,056.91
		STEP K	77.8655	6,229.24	13,496.68	161,960.24
		STEP L	79.7885	6,383.08	13,830.00	165,960.08
		STEP M	81.7589	6,540.71	14,171.54	170,058.51
B833	STREET MAINT SUPERINTENDENT	STEP A	43.5705	3,485.64	7,552.22	90,626.64
		STEP B	44.6458	3,571.66	7,738.60	92,863.26
		STEP C	45.7484	3,659.87	7,929.72	95,156.67
		STEP D	46.8782	3,750.25	8,125.55	97,506.65
		STEP E	48.0359	3,842.87	8,326.22	99,914.67
		STEP F	49.2222	3,937.77	8,531.84	102,382.17
		STEP G	50.4378	4,035.02	8,742.55	104,910.62
		STEP H	51.6834	4,134.67	8,958.45	107,501.47
		STEP I	52.9598	4,236.78	9,179.69	110,156.38
		STEP J	54.2677	4,341.41	9,406.40	112,876.81
		STEP K	55.6078	4,448.62	9,638.68	115,664.22
		STEP L	56.9812	4,558.49	9,876.74	118,520.89
		STEP M	58.3884	4,671.07	10,120.65	121,447.87

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B832	STREET MAINT SUPERVISOR					
		STEP A	33.2846	2,662.76	5,769.33	69,231.96
		STEP B	34.1062	2,728.49	5,911.74	70,940.89
		STEP C	34.9485	2,795.88	6,057.74	72,692.88
		STEP D	35.8116	2,864.92	6,207.34	74,488.12
		STEP E	36.6960	2,935.68	6,360.64	76,327.68
		STEP F	37.6022	3,008.17	6,517.71	78,212.57
		STEP G	38.5308	3,082.46	6,678.67	80,144.06
		STEP H	39.4824	3,158.59	6,843.61	82,123.39
		STEP I	40.4575	3,236.60	7,012.63	84,151.60
		STEP J	41.4566	3,316.52	7,185.81	86,229.72
		STEP K	42.4804	3,398.43	7,363.26	88,359.23
		STEP L	43.5295	3,482.36	7,545.11	90,541.36
		STEP M	44.6045	3,568.36	7,731.44	92,777.36
B834	URBAN FORESTER					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	36.4187	2,913.49	6,312.57	75,750.89
		STEP C	37.3180	2,985.44	6,468.45	77,621.44
		STEP D	38.2397	3,059.17	6,628.21	79,538.57
		STEP E	39.1840	3,134.72	6,791.89	81,502.72
		STEP F	40.1517	3,212.13	6,959.62	83,515.53
		STEP G	41.1433	3,291.46	7,131.50	85,578.06
		STEP H	42.1594	3,372.75	7,307.62	87,691.55
		STEP I	43.2006	3,456.04	7,488.10	89,857.24
		STEP J	44.2675	3,541.40	7,673.03	92,076.40
		STEP K	45.3607	3,628.85	7,862.52	94,350.25
		STEP L	46.4809	3,718.47	8,056.68	96,680.27
		STEP M	47.6288	3,810.30	8,255.65	99,067.90
B835	WATER CONSERVATION ADMINSTR					
		STEP A	39.2069	3,136.55	6,795.86	81,550.35
		STEP B	40.1748	3,213.98	6,963.63	83,563.58
		STEP C	41.1670	3,293.36	7,135.61	85,627.36
		STEP D	42.1836	3,374.68	7,311.82	87,741.88
		STEP E	43.2254	3,458.03	7,492.40	89,908.83
		STEP F	44.2929	3,543.43	7,677.43	92,129.23
		STEP G	45.3867	3,630.93	7,867.02	94,404.33
		STEP H	46.5076	3,720.60	8,061.31	96,735.80
		STEP I	47.6561	3,812.48	8,260.39	99,124.68
		STEP J	48.8331	3,906.64	8,464.40	101,572.84
		STEP K	50.0391	4,003.12	8,673.44	104,081.32
		STEP L	51.2748	4,101.98	8,887.63	106,651.58
		STEP M	52.5411	4,203.28	9,107.12	109,285.48

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B836	WATER DISTRIBUTION SUPERVISOR					
		STEP A	35.5414	2,843.31	6,160.50	73,926.11
		STEP B	36.4187	2,913.49	6,312.57	75,750.89
		STEP C	37.3180	2,985.44	6,468.45	77,621.44
		STEP D	38.2397	3,059.17	6,628.21	79,538.57
		STEP E	39.1840	3,134.72	6,791.89	81,502.72
		STEP F	40.1517	3,212.13	6,959.62	83,515.53
		STEP G	41.1433	3,291.46	7,131.50	85,578.06
		STEP H	42.1594	3,372.75	7,307.62	87,691.55
		STEP I	43.2006	3,456.04	7,488.10	89,857.24
		STEP J	44.2675	3,541.40	7,673.03	92,076.40
		STEP K	45.3607	3,628.85	7,862.52	94,350.25
		STEP L	46.4809	3,718.47	8,056.68	96,680.27
		STEP M	47.6288	3,810.30	8,255.65	99,067.90
B850	WATER DISTRIBUTION SUPT					
		STEP A	42.9210	3,433.68	7,439.64	89,275.68
		STEP B	44.6389	3,571.11	7,737.40	92,848.91
		STEP C	45.7413	3,659.30	7,928.49	95,141.90
		STEP D	46.8709	3,749.67	8,124.28	97,491.47
		STEP E	48.0284	3,842.27	8,324.92	99,899.07
		STEP F	49.2145	3,937.16	8,530.51	102,366.16
		STEP G	50.4299	4,034.39	8,741.18	104,894.19
		STEP H	51.6753	4,134.02	8,957.05	107,484.62
		STEP I	52.9516	4,236.12	9,178.27	110,139.32
		STEP J	54.2592	4,340.73	9,404.92	112,859.13
		STEP K	55.5992	4,447.93	9,637.19	115,646.33
		STEP L	56.9723	4,557.78	9,875.19	118,502.38
		STEP M	58.3793	4,670.34	10,119.07	121,428.94
B837	WATER QUALITY LAB SUPERVISOR					
		STEP A	37.3171	2,985.36	6,468.29	77,619.56
		STEP B	38.2381	3,059.04	6,627.93	79,535.24
		STEP C	39.1824	3,134.59	6,791.61	81,499.39
		STEP D	40.1501	3,212.00	6,959.35	83,512.20
		STEP E	41.1416	3,291.32	7,131.21	85,574.52
		STEP F	42.1576	3,372.60	7,307.31	87,687.80
		STEP G	43.1987	3,455.89	7,487.77	89,853.29
		STEP H	44.2657	3,541.25	7,672.72	92,072.65
		STEP I	45.3588	3,628.70	7,862.19	94,346.30
		STEP J	46.4790	3,718.32	8,056.36	96,676.32
		STEP K	47.6269	3,810.15	8,255.32	99,063.95
		STEP L	48.8030	3,904.24	8,459.18	101,510.24
		STEP M	50.0083	4,000.66	8,668.10	104,017.26

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B838	WATER TRMT PLT CHIEF OPERATOR					
		STEP A	42.6478	3,411.82	7,392.28	88,707.42
		STEP B	43.7006	3,496.04	7,574.77	90,897.24
		STEP C	44.7798	3,582.38	7,761.83	93,141.98
		STEP D	45.8856	3,670.84	7,953.50	95,442.04
		STEP E	47.0188	3,761.50	8,149.92	97,799.10
		STEP F	48.1800	3,854.40	8,351.20	100,214.40
		STEP G	49.3699	3,949.59	8,557.44	102,689.39
		STEP H	50.5891	4,047.12	8,768.77	105,225.32
		STEP I	51.8384	4,147.07	8,985.32	107,823.87
		STEP J	53.1186	4,249.48	9,207.22	110,486.68
		STEP K	54.4305	4,354.44	9,434.62	113,215.44
		STEP L	55.7747	4,461.97	9,667.61	116,011.37
		STEP M	57.1521	4,572.16	9,906.36	118,876.36
B839	WATER UTILITY MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	59.0537	4,724.29	10,235.97	122,831.69
		STEP C	60.5121	4,840.96	10,488.76	125,865.16
		STEP D	62.0065	4,960.52	10,747.79	128,973.52
		STEP E	63.5378	5,083.02	11,013.21	132,158.62
		STEP F	65.1070	5,208.56	11,285.21	135,422.56
		STEP G	66.7149	5,337.19	11,563.91	138,766.99
		STEP H	68.3624	5,468.99	11,849.48	142,193.79
		STEP I	70.0507	5,604.05	12,142.12	145,705.45
		STEP J	71.7808	5,742.46	12,442.00	149,304.06
		STEP K	73.5534	5,884.27	12,749.25	152,991.07
		STEP L	75.3699	6,029.59	13,064.11	156,769.39
		STEP M	77.2312	6,178.49	13,386.74	160,640.89
B840	WSTWTR COLLECTION SUPT					
		STEP A	43.5636	3,485.08	7,551.02	90,612.28
		STEP B	44.6389	3,571.11	7,737.40	92,848.91
		STEP C	45.7413	3,659.30	7,928.49	95,141.90
		STEP D	46.8709	3,749.67	8,124.28	97,491.47
		STEP E	48.0284	3,842.27	8,324.92	99,899.07
		STEP F	49.2146	3,937.16	8,530.53	102,366.36
		STEP G	50.4299	4,034.39	8,741.18	104,894.19
		STEP H	51.6753	4,134.02	8,957.05	107,484.62
		STEP I	52.9516	4,236.12	9,178.27	110,139.32
		STEP J	54.2592	4,340.73	9,404.92	112,859.13
		STEP K	55.5992	4,447.93	9,637.19	115,646.33
		STEP L	56.9723	4,557.78	9,875.19	118,502.38
		STEP M	58.3793	4,670.34	10,119.07	121,428.94

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: U

Percentage: 1.000

Effective Date 07/21/2018

MGTB MANAGEMENT-B

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
B841	WSTWTR COLLECTION SUPV					
		STEP A	35.5415	2,843.32	6,160.52	73,926.32
		STEP B	36.4187	2,913.49	6,312.57	75,750.89
		STEP C	37.3180	2,985.44	6,468.45	77,621.44
		STEP D	38.2397	3,059.17	6,628.21	79,538.57
		STEP E	39.1840	3,134.72	6,791.89	81,502.72
		STEP F	40.1517	3,212.13	6,959.62	83,515.53
		STEP G	41.1433	3,291.46	7,131.50	85,578.06
		STEP H	42.1594	3,372.75	7,307.62	87,691.55
		STEP I	43.2006	3,456.04	7,488.10	89,857.24
		STEP J	44.2675	3,541.40	7,673.03	92,076.40
		STEP K	45.3607	3,628.85	7,862.52	94,350.25
		STEP L	46.4809	3,718.47	8,056.68	96,680.27
		STEP M	47.6288	3,810.30	8,255.65	99,067.90
B842	WSTWTR TRMT PLT CHIEF OPERATOR					
		STEP A	46.9127	3,753.01	8,131.53	97,578.41
		STEP B	48.0706	3,845.64	8,332.23	99,986.84
		STEP C	49.2577	3,940.61	8,538.00	102,456.01
		STEP D	50.4742	4,037.93	8,748.86	104,986.33
		STEP E	51.7207	4,137.65	8,964.92	107,579.05
		STEP F	52.9980	4,239.84	9,186.32	110,235.84
		STEP G	54.3068	4,344.54	9,413.17	112,958.14
		STEP H	55.6480	4,451.84	9,645.65	115,747.84
		STEP I	57.0223	4,561.78	9,883.86	118,606.38
		STEP J	58.4305	4,674.44	10,127.95	121,535.44
		STEP K	59.8735	4,789.88	10,378.07	124,536.88
		STEP L	61.3522	4,908.17	10,634.38	127,612.57
		STEP M	62.8673	5,029.38	10,897.00	130,763.98
B843	WSTWTR UTILITY MANAGER					
		STEP A	57.6313	4,610.50	9,989.42	119,873.10
		STEP B	59.0537	4,724.29	10,235.97	122,831.69
		STEP C	60.5121	4,840.96	10,488.76	125,865.16
		STEP D	62.0065	4,960.52	10,747.79	128,973.52
		STEP E	63.5378	5,083.02	11,013.21	132,158.62
		STEP F	65.1070	5,208.56	11,285.21	135,422.56
		STEP G	66.7149	5,337.19	11,563.91	138,766.99
		STEP H	68.3624	5,468.99	11,849.48	142,193.79
		STEP I	70.0507	5,604.05	12,142.12	145,705.45
		STEP J	71.7808	5,742.46	12,442.00	149,304.06
		STEP K	73.5534	5,884.27	12,749.25	152,991.07
		STEP L	75.3699	6,029.59	13,064.11	156,769.39
		STEP M	77.2312	6,178.49	13,386.74	160,640.89

ORDINANCE NO. 5995

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
ORDINANCE NO. 5907, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED
BY ROSEVILLE AREA FIREFIGHTERS, AS AMENDED BY APPENDIX "C" TO BE
EFFECTIVE JULY 21, 2018 AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 5907, the Salary Ordinance for Roseville Area Firefighters, is hereby amended as shown on Appendix "C" for salary schedule A attached hereto:

DELETION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
3454	Hazardous Materials Inspector	4508

SECTION 2. Classification Salary Plan.

A Salary Schedule as to the classifications for the Employees represented by the Roseville Area Firefighters as shown by the attached Appendix "C", incorporated herein by this reference, is hereby adopted.

SECTION 3. Salary Plan Effective Date.

A Classification Salary Plan adopted by this Ordinance shall be effective July 21, 2018 as an urgency measure.

SECTION 4 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 July 21, 2018. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance and the Classification Salary Plan thereof to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 5. 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 _____, 20____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Appendix: C
Percentage: 1.000

Effective 07/21/2018

RFF ROSEVILLE FIREFIGHTERS

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3375	FIRE & ENVIR SAFETY INSPEC I					
		STEP A	30.5310	2,442.48	5,292.04	63,504.48
		STEP B	32.0579	2,564.63	5,556.70	66,680.43
		STEP C	33.6606	2,692.84	5,834.50	70,014.04
		STEP D	35.3437	2,827.49	6,126.24	73,514.89
		STEP E	37.1108	2,968.86	6,432.53	77,190.46
		STEP F	38.9664	3,117.31	6,754.17	81,050.11
		STEP G	40.9146	3,273.16	7,091.86	85,102.36
		STEP H	42.9605	3,436.84	7,446.48	89,357.84
3377	FIRE & ENVIR SAFETY INSPEC II					
		STEP A	33.5840	2,686.72	5,821.22	69,854.72
		STEP B	35.2633	2,821.06	6,112.30	73,347.66
		STEP C	37.0266	2,962.12	6,417.94	77,015.32
		STEP D	38.8779	3,110.23	6,738.83	80,866.03
		STEP E	40.8216	3,265.72	7,075.74	84,908.92
		STEP F	42.8626	3,429.00	7,429.51	89,154.20
		STEP G	45.0058	3,600.46	7,801.00	93,612.06
		STEP H	47.2565	3,780.52	8,191.12	98,293.52
3320	FIRE CAPTAIN					
		STEP A	27.8840	3,123.00	6,766.51	81,198.20
		STEP B	29.2783	3,279.16	7,104.86	85,258.40
		STEP C	30.7423	3,443.13	7,460.13	89,521.57
		STEP D	32.2793	3,615.28	7,833.11	93,997.32
		STEP E	33.8935	3,796.07	8,224.82	98,697.87
		STEP F	35.5880	3,985.85	8,636.02	103,632.25
		STEP G	37.3674	4,185.14	9,067.82	108,813.86
		STEP H	39.2358	4,394.40	9,521.22	114,254.64
F320	FIRE CAPTAIN- 8 HR					
		STEP A	39.0377	3,123.01	6,766.53	81,198.41
		STEP B	40.9896	3,279.16	7,104.86	85,258.36
		STEP C	43.0393	3,443.14	7,460.14	89,521.74
		STEP D	45.1910	3,615.28	7,833.10	93,997.28
		STEP E	47.4509	3,796.07	8,224.82	98,697.87
		STEP F	49.8232	3,985.85	8,636.02	103,632.25
		STEP G	52.3145	4,185.16	9,067.84	108,814.16
		STEP H	54.9303	4,394.42	9,521.25	114,255.02

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Appendix: C
Percentage: 1.000

Effective 07/21/2018

RFF ROSEVILLE FIREFIGHTERS

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3340	FIRE ENGINEER	STEP A	23.9886	2,686.72	5,821.23	69,854.80
		STEP B	25.1881	2,821.06	6,112.31	73,347.74
		STEP C	26.4475	2,962.12	6,417.92	77,015.12
		STEP D	27.7698	3,110.21	6,738.80	80,865.65
		STEP E	29.1583	3,265.72	7,075.74	84,908.96
		STEP F	30.6161	3,429.00	7,429.50	89,154.08
		STEP G	32.1470	3,600.46	7,801.00	93,612.06
		STEP H	33.7547	3,780.52	8,191.14	98,293.68
F340	FIRE ENGINEER - 8 HR	STEB B	35.2635	2,821.08	6,112.34	73,348.08
		STEP A	33.5841	2,686.72	5,821.24	69,854.92
		STEP C	37.0268	2,962.14	6,417.97	77,015.74
		STEP D	38.8780	3,110.24	6,738.85	80,866.24
		STEP E	40.8218	3,265.74	7,075.77	84,909.34
		STEP F	42.8631	3,429.04	7,429.60	89,155.24
		STEP G	45.0061	3,600.48	7,801.05	93,612.68
		STEP H	47.2567	3,780.53	8,191.16	98,293.93
3382	FIRE INSPECTION SUPERVISOR	STEP A	39.0377	3,123.01	6,766.53	81,198.41
		STEP B	40.9896	3,279.16	7,104.86	85,258.36
		STEP C	43.0393	3,443.14	7,460.14	89,521.74
		STEP D	45.1910	3,615.28	7,833.10	93,997.28
		STEP E	47.4508	3,796.06	8,224.80	98,697.66
		STEP F	49.8231	3,985.84	8,636.00	103,632.04
		STEP G	52.3145	4,185.16	9,067.84	108,814.16
		STEP H	54.9303	4,394.42	9,521.25	114,255.02
3380	FIRE INSPECTOR I	STEP A	30.5310	2,442.48	5,292.04	63,504.48
		STEP B	32.0579	2,564.63	5,556.70	66,680.43
		STEP C	33.6606	2,692.84	5,834.50	70,014.04
		STEP D	35.3437	2,827.49	6,126.24	73,514.89
		STEP E	37.1108	2,968.86	6,432.53	77,190.46
		STEP F	38.9664	3,117.31	6,754.17	81,050.11
		STEP G	40.9146	3,273.16	7,091.86	85,102.36
		STEP H	42.9605	3,436.84	7,446.48	89,357.84

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Appendix: C
Percentage: 1.000

Effective 07/21/2018

RFF ROSEVILLE FIREFIGHTERS

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
3385	FIRE INSPECTOR II	STEP A	33.5840	2,686.72	5,821.22	69,854.72
		STEP B	35.2633	2,821.06	6,112.30	73,347.66
		STEP C	37.0266	2,962.12	6,417.94	77,015.32
		STEP D	38.8779	3,110.23	6,738.83	80,866.03
		STEP E	40.8216	3,265.72	7,075.74	84,908.92
		STEP F	42.8626	3,429.00	7,429.51	89,154.20
		STEP G	45.0058	3,600.46	7,801.00	93,612.06
		STEP H	47.2565	3,780.52	8,191.12	98,293.52
3353	FIREFIGHTER PARAMEDIC I	STEP A	23.9886	2,686.72	5,821.23	69,854.80
		STEP B	25.1881	2,821.06	6,112.31	73,347.74
		STEP C	26.4475	2,962.12	6,417.92	77,015.12
		STEP D	27.7698	3,110.21	6,738.80	80,865.65
		STEP E	29.1583	3,265.72	7,075.74	84,908.96
		STEP F	30.6161	3,429.00	7,429.50	89,154.08
		STEP G	32.1470	3,600.46	7,801.00	93,612.06
		STEP H	33.7547	3,780.52	8,191.14	98,293.68
F353	FIREFIGHTER PARAMEDIC I-8HR	STEP A	33.5841	3,761.41	8,149.74	97,796.89
		STEP B	35.2635	3,949.51	8,557.27	102,687.31
		STEP C	37.0268	4,147.00	8,985.17	107,822.04
		STEP D	38.8780	4,354.33	9,434.39	113,212.73
		STEP E	40.8218	4,572.04	9,906.09	118,873.08
		STEP F	42.8631	4,800.66	10,401.44	124,817.34
		STEP G	45.0061	5,040.68	10,921.48	131,057.76
		STEP H	47.2567	5,292.75	11,467.62	137,611.51
3355	FIREFIGHTER PARAMEDIC II	STEP A	23.9886	2,686.72	5,821.23	69,854.80
		STEP B	25.1881	2,821.06	6,112.31	73,347.74
		STEP C	26.4475	2,962.12	6,417.92	77,015.12
		STEP D	27.7698	3,110.21	6,738.80	80,865.65
		STEP E	29.1583	3,265.72	7,075.74	84,908.96
		STEP F	30.6161	3,429.00	7,429.50	89,154.08
		STEP G	32.1470	3,600.46	7,801.00	93,612.06
		STEP H	33.7547	3,780.52	8,191.14	98,293.68

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Appendix: C
Percentage: 1.000

Effective 07/21/2018

RFF ROSEVILLE FIREFIGHTERS

Job Code	Title	Step	Hourly	Bi-weekly	Monthly	Annual
F355	FIREFIGHTER PARAMEDIC II-8HR					
		STEP A	33.5841	2,686.72	5,821.24	69,854.92
		STEP B	35.2635	2,821.08	6,112.34	73,348.08
		STEP C	37.0268	2,962.14	6,417.97	77,015.74
		STEP D	38.8780	3,110.24	6,738.85	80,866.24
		STEP E	40.8218	3,265.74	7,075.77	84,909.34
		STEP F	42.8631	3,429.04	7,429.60	89,155.24
		STEP G	45.0061	3,600.48	7,801.05	93,612.68
		STEP H	47.2567	3,780.53	8,191.16	98,293.93
3350	FIREFIGHTER-EMT I					
		STEP A	21.5261	2,410.92	5,223.66	62,684.00
		STEP B	22.6025	2,531.48	5,484.87	65,818.48
		STEP C	23.7325	2,658.04	5,759.08	69,109.04
		STEP D	24.9192	2,790.95	6,047.05	72,564.71
		STEP E	26.1654	2,930.52	6,349.47	76,193.64
		STEP F	27.4734	3,077.02	6,666.87	80,002.54
		STEP G	28.8473	3,230.89	7,000.27	84,003.33
		STEP H	30.2897	3,392.44	7,350.30	88,203.60

ORDINANCE NO. 5996

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5908, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED BY ROSEVILLE AREA FIREFIGHTERS, AS AMENDED BY APPENDIX "C" TO BE EFFECTIVE JULY 21, 2018 AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 5908, the Salary Ordinance for Roseville Area Firefighters, is hereby amended as shown on Appendix "C" for salary schedule B attached hereto:

DELETION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
B160	Hazardous Materials Inspector	4508

SECTION 2. Classification Salary Plan.

A Salary Schedule as to the classifications for the Employees represented by the Roseville Area Firefighters as shown by the attached Appendix "C", incorporated herein by this reference, is hereby adopted.

SECTION 3. Salary Plan Effective Date.

A Classification Salary Plan adopted by this Ordinance shall be effective July 21, 2018 as an urgency measure.

SECTION 4. 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 July 21, 2018. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance and the Classification Salary Plan thereof to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 5. 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 _____, 20____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C
Percentage: 1.000

Effective Date: 07/21/2018

RFFB ROSEVILLE FIREFIGHTERS B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B150	FIRE & ENVIR SAFETY INSPEC I						
		STEP A	26.8768	40.3152	2,150.14	4,658.64	55,903.74
		STEP B	27.5488	41.3232	2,203.90	4,775.12	57,301.50
		STEP C	28.2375	42.3562	2,259.00	4,894.50	58,734.00
		STEP D	28.9434	43.4151	2,315.47	5,016.85	60,202.27
		STEP E	29.6670	44.5005	2,373.36	5,142.28	61,707.36
		STEP F	30.4086	45.6129	2,432.68	5,270.82	63,249.88
		STEP G	31.1689	46.7533	2,493.51	5,402.60	64,831.31
		STEP H	31.9481	47.9221	2,555.84	5,537.67	66,452.04
		STEP I	32.7468	49.1202	2,619.74	5,676.11	68,113.34
		STEP J	33.5654	50.3481	2,685.23	5,818.00	69,816.03
		STEP K	34.4046	51.6069	2,752.36	5,963.46	71,561.56
		STEP L	35.2647	52.8970	2,821.17	6,112.54	73,350.57
		STEP M	36.1464	54.2196	2,891.71	6,265.37	75,184.51
		STEP N	37.0500	55.5750	2,964.00	6,422.00	77,064.00
		STEP O	37.9762	56.9643	3,038.09	6,582.54	78,990.49
B151	FIRE & ENVIR SAFETY INSPEC II						
		STEP A	29.5645	44.3467	2,365.16	5,124.51	61,494.16
		STEP B	30.3036	45.4554	2,424.28	5,252.62	63,031.48
		STEP C	31.0611	46.5916	2,484.88	5,383.92	64,607.08
		STEP D	31.8377	47.7565	2,547.01	5,518.53	66,222.41
		STEP E	32.6336	48.9504	2,610.68	5,656.49	67,877.88
		STEP F	33.4495	50.1742	2,675.96	5,797.91	69,574.96
		STEP G	34.2857	51.4285	2,742.85	5,942.85	71,314.25
		STEP H	35.1429	52.7143	2,811.43	6,091.43	73,097.23
		STEP I	36.0214	54.0321	2,881.71	6,243.70	74,924.51
		STEP J	36.9220	55.3830	2,953.76	6,399.81	76,797.76
		STEP K	37.8450	56.7675	3,027.60	6,559.80	78,717.60
		STEP L	38.7911	58.1866	3,103.28	6,723.79	80,685.48
		STEP M	39.7609	59.6413	3,180.87	6,891.88	82,702.67
		STEP N	40.7549	61.1323	3,260.39	7,064.18	84,770.19
		STEP O	41.7738	62.6607	3,341.90	7,240.79	86,889.50
B152	FIRE CAPTAIN						
		STEP A	22.7888	34.1832	2,552.34	5,530.08	66,360.98
		STEP B	23.3586	35.0379	2,616.16	5,668.35	68,020.24
		STEP C	23.9426	35.9139	2,681.57	5,810.07	69,720.85
		STEP D	24.5411	36.8116	2,748.60	5,955.30	71,463.68
		STEP E	25.1546	37.7319	2,817.31	6,104.18	73,250.19
		STEP F	25.7836	38.6754	2,887.76	6,256.82	75,081.84
		STEP G	26.4281	39.6421	2,959.94	6,413.21	76,958.62
		STEP H	27.0888	40.6332	3,033.94	6,573.54	78,882.58
		STEP I	27.7660	41.6490	3,109.79	6,737.88	80,854.59
		STEP J	28.4601	42.6901	3,187.53	6,906.31	82,875.81
		STEP K	29.1717	43.7575	3,267.23	7,079.00	84,947.99
		STEP L	29.9010	44.8515	3,348.91	7,255.97	87,071.71
		STEP M	30.6484	45.9726	3,432.62	7,437.34	89,248.14
		STEP N	31.4147	47.1220	3,518.44	7,623.30	91,479.60
		STEP O	32.2001	48.3001	3,606.41	7,813.89	93,766.69

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C
Percentage: 1.000

Effective Date: 07/21/2018

RFFB ROSEVILLE FIREFIGHTERS B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B153	FIRE ENGINEER	STEP A	21.1175	31.6762	2,365.16	5,124.51	61,494.16
		STEP B	21.6454	32.4681	2,424.28	5,252.61	63,031.40
		STEP C	22.1865	33.2797	2,484.88	5,383.92	64,607.08
		STEP D	22.7412	34.1118	2,547.01	5,518.53	66,222.37
		STEP E	23.3098	34.9647	2,610.69	5,656.51	67,878.13
		STEP F	23.8925	35.8387	2,675.96	5,797.91	69,574.96
		STEP G	24.4898	36.7347	2,742.85	5,942.85	71,314.29
		STEP H	25.1021	37.6531	2,811.43	6,091.44	73,097.31
		STEP I	25.7296	38.5944	2,881.71	6,243.71	74,924.59
		STEP J	26.3728	39.5592	2,953.75	6,399.79	76,797.59
		STEP K	27.0321	40.5481	3,027.59	6,559.78	78,717.47
		STEP L	27.7080	41.5620	3,103.29	6,723.80	80,685.69
		STEP M	28.4007	42.6010	3,180.87	6,891.90	82,702.83
		STEP N	29.1107	43.6660	3,260.39	7,064.19	84,770.35
		STEP O	29.8385	44.7577	3,341.91	7,240.80	86,889.71
B154	FIRE INSPECTION SUPERVISOR	STEP A	31.9045	47.8567	2,552.36	5,530.11	66,361.36
		STEP B	32.7021	49.0531	2,616.16	5,668.36	68,020.36
		STEP C	33.5196	50.2794	2,681.56	5,810.06	69,720.76
		STEP D	34.3577	51.5365	2,748.61	5,955.33	71,464.01
		STEP E	35.2166	52.8249	2,817.32	6,104.21	73,250.52
		STEP F	36.0970	54.1455	2,887.76	6,256.81	75,081.76
		STEP G	36.9995	55.4992	2,959.96	6,413.24	76,958.96
		STEP H	37.9244	56.8866	3,033.95	6,573.56	78,882.75
		STEP I	38.8725	58.3087	3,109.80	6,737.90	80,854.80
		STEP J	39.8444	59.7666	3,187.55	6,906.36	82,876.35
		STEP K	40.8405	61.2607	3,267.24	7,079.02	84,948.24
		STEP L	41.8615	62.7922	3,348.92	7,255.99	87,071.92
		STEP M	42.9080	64.3620	3,432.64	7,437.38	89,248.64
		STEP N	43.9807	65.9710	3,518.45	7,623.32	91,479.85
		STEP O	45.0802	67.6203	3,606.41	7,813.90	93,766.81
B155	FIRE INSPECTOR I	STEP A	26.8768	40.3152	2,150.14	4,658.64	55,903.74
		STEP B	27.5488	41.3232	2,203.90	4,775.12	57,301.50
		STEP C	28.2375	42.3562	2,259.00	4,894.50	58,734.00
		STEP D	28.9434	43.4151	2,315.47	5,016.85	60,202.27
		STEP E	29.6670	44.5005	2,373.36	5,142.28	61,707.36
		STEP F	30.4086	45.6129	2,432.68	5,270.82	63,249.88
		STEP G	31.1689	46.7533	2,493.51	5,402.60	64,831.31
		STEP H	31.9481	47.9221	2,555.84	5,537.67	66,452.04
		STEP I	32.7468	49.1202	2,619.74	5,676.11	68,113.34
		STEP J	33.5654	50.3481	2,685.23	5,818.00	69,816.03
		STEP K	34.4046	51.6069	2,752.36	5,963.46	71,561.56
		STEP L	35.2647	52.8970	2,821.17	6,112.54	73,350.57
		STEP M	36.1464	54.2196	2,891.71	6,265.37	75,184.51
		STEP N	37.0500	55.5750	2,964.00	6,422.00	77,064.00
		STEP O	37.9762	56.9643	3,038.09	6,582.54	78,990.49

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C
Percentage: 1.000

Effective Date: 07/21/2018

RFFB ROSEVILLE FIREFIGHTERS B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B156	FIRE INSPECTOR II	STEP A	29.5645	44.3467	2,365.16	5,124.51	61,494.16
		STEP B	30.3036	45.4554	2,424.28	5,252.62	63,031.48
		STEP C	31.0611	46.5916	2,484.88	5,383.92	64,607.08
		STEP D	31.8377	47.7565	2,547.01	5,518.53	66,222.41
		STEP E	32.6336	48.9504	2,610.68	5,656.49	67,877.88
		STEP F	33.4495	50.1742	2,675.96	5,797.91	69,574.96
		STEP G	34.2857	51.4285	2,742.85	5,942.85	71,314.25
		STEP H	35.1429	52.7143	2,811.43	6,091.43	73,097.23
		STEP I	36.0214	54.0321	2,881.71	6,243.70	74,924.51
		STEP J	36.9220	55.3830	2,953.76	6,399.81	76,797.76
		STEP K	37.8450	56.7675	3,027.60	6,559.80	78,717.60
		STEP L	38.7911	58.1866	3,103.28	6,723.79	80,685.48
		STEP M	39.7609	59.6413	3,180.87	6,891.88	82,702.67
		STEP N	40.7549	61.1323	3,260.39	7,064.18	84,770.19
		STEP O	41.7738	62.6607	3,341.90	7,240.79	86,889.50
B157	FIREFIGHTER PARAMEDIC I	STEP A	21.1175	31.6762	2,365.16	5,124.51	61,494.16
		STEP B	21.6454	32.4681	2,424.28	5,252.61	63,031.40
		STEP C	22.1865	33.2797	2,484.88	5,383.92	64,607.08
		STEP D	22.7412	34.1118	2,547.01	5,518.53	66,222.37
		STEP E	23.3098	34.9647	2,610.69	5,656.51	67,878.13
		STEP F	23.8925	35.8387	2,675.96	5,797.91	69,574.96
		STEP G	24.4898	36.7347	2,742.85	5,942.85	71,314.29
		STEP H	25.1021	37.6531	2,811.43	6,091.44	73,097.31
		STEP I	25.7296	38.5944	2,881.71	6,243.71	74,924.59
		STEP J	26.3728	39.5592	2,953.75	6,399.79	76,797.59
		STEP K	27.0321	40.5481	3,027.59	6,559.78	78,717.47
		STEP L	27.7080	41.5620	3,103.29	6,723.80	80,685.69
		STEP M	28.4007	42.6010	3,180.87	6,891.90	82,702.83
		STEP N	29.1107	43.6660	3,260.39	7,064.19	84,770.35
		STEP O	29.8385	44.7577	3,341.91	7,240.80	86,889.71
BF57	FIREFIGHTER PARAMEDIC I-8HR	STEP A	29.5645	44.3467	2,365.16	5,124.51	61,494.16
		STEP B	30.3036	45.4554	2,424.28	5,252.62	63,031.48
		STEP C	31.0612	46.5918	2,484.89	5,383.94	64,607.29
		STEP D	31.8378	47.7567	2,547.02	5,518.55	66,222.62
		STEP E	32.6337	48.9505	2,610.69	5,656.50	67,878.09
		STEP F	33.4496	50.1744	2,675.96	5,797.93	69,575.16
		STEP G	34.2858	51.4287	2,742.86	5,942.87	71,314.46
		STEP H	35.1429	52.7143	2,811.43	6,091.43	73,097.23
		STEP I	36.0215	54.0322	2,881.72	6,243.72	74,924.72
		STEP J	36.9221	55.3831	2,953.76	6,399.83	76,797.96
		STEP K	37.8451	56.7676	3,027.60	6,559.81	78,717.80
		STEP L	38.7912	58.1868	3,103.29	6,723.80	80,685.69
		STEP M	39.7610	59.6415	3,180.88	6,891.90	82,702.88
		STEP N	40.7550	61.1325	3,260.40	7,064.20	84,770.40
		STEP O	41.7739	62.6608	3,341.91	7,240.80	86,889.71

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C
Percentage: 1.000

Effective Date: 07/21/2018

RFFB ROSEVILLE FIREFIGHTERS B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B158	FIREFIGHTER PARAMEDIC II						
		STEP A	21.1175	31.6762	2,365.16	5,124.51	61,494.16
		STEP B	21.6454	32.4681	2,424.28	5,252.61	63,031.40
		STEP C	22.1865	33.2797	2,484.88	5,383.92	64,607.08
		STEP D	22.7412	34.1118	2,547.01	5,518.53	66,222.37
		STEP E	23.3098	34.9647	2,610.69	5,656.51	67,878.13
		STEP F	23.8925	35.8387	2,675.96	5,797.91	69,574.96
		STEP G	24.4898	36.7347	2,742.85	5,942.85	71,314.29
		STEP H	25.1021	37.6531	2,811.43	6,091.44	73,097.31
		STEP I	25.7296	38.5944	2,881.71	6,243.71	74,924.59
		STEP J	26.3728	39.5592	2,953.75	6,399.79	76,797.59
		STEP K	27.0321	40.5481	3,027.59	6,559.78	78,717.47
		STEP L	27.7080	41.5620	3,103.29	6,723.80	80,685.69
		STEP M	28.4007	42.6010	3,180.87	6,891.90	82,702.83
		STEP N	29.1107	43.6660	3,260.39	7,064.19	84,770.35
		STEP O	29.8385	44.7577	3,341.91	7,240.80	86,889.71
BF58	FIREFIGHTER PARAMEDIC II-8HR						
		STEP A	29.5645	44.3467	2,365.16	5,124.51	61,494.16
		STEP B	30.3036	45.4554	2,424.28	5,252.62	63,031.48
		STEP C	31.0612	46.5918	2,484.89	5,383.94	64,607.29
		STEP D	31.8378	47.7567	2,547.02	5,518.55	66,222.62
		STEP E	32.6337	48.9505	2,610.69	5,656.50	67,878.09
		STEP F	33.4496	50.1744	2,675.96	5,797.93	69,575.16
		STEP G	34.2858	51.4287	2,742.86	5,942.87	71,314.46
		STEP H	35.1429	52.7143	2,811.43	6,091.43	73,097.23
		STEP I	36.0215	54.0322	2,881.72	6,243.72	74,924.72
		STEP J	36.9221	55.3831	2,953.76	6,399.83	76,797.96
		STEP K	37.8451	56.7676	3,027.60	6,559.81	78,717.80
		STEP L	38.7912	58.1868	3,103.29	6,723.80	80,685.69
		STEP M	39.7610	59.6415	3,180.88	6,891.90	82,702.88
		STEP N	40.7550	61.1325	3,260.40	7,064.20	84,770.40
		STEP O	41.7739	62.6608	3,341.91	7,240.80	86,889.71
B159	FIREFIGHTER-EMT I						
		STEP A	18.9498	28.4247	2,122.37	4,598.48	55,181.81
		STEP B	19.4235	29.1352	2,175.43	4,713.43	56,561.23
		STEP C	19.9091	29.8636	2,229.81	4,831.27	57,975.29
		STEP D	20.4068	30.6102	2,285.56	4,952.05	59,424.60
		STEP E	20.9169	31.3753	2,342.69	5,075.83	60,910.01
		STEP F	21.4399	32.1598	2,401.26	5,202.74	62,432.98
		STEP G	21.9759	32.9638	2,461.30	5,332.81	63,993.82
		STEP H	22.5253	33.7879	2,522.83	5,466.13	65,593.67
		STEP I	23.0884	34.6326	2,585.90	5,602.78	67,233.42
		STEP J	23.6656	35.4984	2,650.54	5,742.85	68,914.22
		STEP K	24.2573	36.3859	2,716.81	5,886.43	70,637.25
		STEP L	24.8637	37.2955	2,784.73	6,033.59	72,403.09
		STEP M	25.4853	38.2279	2,854.35	6,184.43	74,213.19
		STEP N	26.1224	39.1836	2,925.70	6,339.03	76,068.42
		STEP O	26.7755	40.1632	2,998.85	6,497.52	77,970.25



COUNCIL COMMUNICATION

CC #: 9390

File #: 0721 & 0201-01

Title: Sierra Gardens Transfer Point Project - Contract Award and Budget Adjustment

Contact: Cathy Gosalvez 916-746-1300 cgosalvez@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 6.38.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council:

1. Adopt the attached ordinance for a budget adjustment in the amount of \$2,000,000;
2. Award the Sierra Gardens Transfer Point Project to the low bidder, A. Teichert & Son, Inc. dba Teichert Construction; and,
3. Adopt the resolution authorizing the Acting City Manager to execute the agreement and provide change order authority of 15% of the contract amount.

BACKGROUND

The Sierra Gardens Transfer Point is located on Sierra Gardens Drive between North Sunrise Avenue and Santa Clara Drive (see attached map.) Patrons can connect to seven local bus routes that serve eastern Roseville via this transfer stop.

The Sierra Gardens Transfer Point Project will provide transit riders with a convenient and comfortable fixed-route service transfer point and improve pedestrian and bicycle access. Proposed improvements include passenger shelters and benches, bicycle facilities, and passenger boarding areas with improved passenger access. The project also involves roadway improvements including reconstruction of the pavement on Sierra Gardens Drive from North Sunrise Avenue to Santa Clara Drive, sidewalk replacements, curb ramp upgrades, crosswalk improvements, and concrete bus turnouts.

The City Council approved the plans and specifications for the project at their April 17th, 2018 meeting. Bid opening was held on May 8, 2018 and a total of two bids were received. The project asked for a Base Bid using Hot Mix Asphalt (HMA) for the roadway surface and an Alternate Bid to use Roller Compacted Concrete (RCC) for the roadway surface.

The engineer's estimate and bids are as follows:

Base Bid (HMA) Alternate Bid (RCC)

Teichert Construction	\$1,539,426.00	\$2,211,071.00
FBD Vanguard Construction, Inc.	\$1,860,381.00	\$2,140,457.60
Engineer's Estimate	\$1,517,000.00	\$1,505,000.00

Staff has reviewed the bids and recommends awarding the low Base Bid (HMA) from Teichert Construction. Due to the extensive failure of the existing pavement, it is possible that more extensive rehabilitation of the structure beneath the pavement will be needed than anticipated on the plans. Therefore, a 15% construction contingency (approximately \$231,000) is being requested to cover any unforeseen construction issues. We anticipate construction to begin in July of 2018 with completion by November of 2018.

Public Outreach

Public Works Staff will be working with the Public Works Marketing & Communications Analyst to develop a public outreach campaign to keep the community informed of the project's progress and traffic impacts during the construction phase of the project. This includes disseminating project information on the City's web page, traffic alerts and social media.

Budget Adjustment

The initial project budget included funds for the design of the project but did not include construction funds. The remaining project account balance is \$259,000. The requested budget adjustment of \$2,000,000.00 will increase the total project budget to \$2,259,000 and will cover the construction contract, construction contingency, construction management, materials testing, and City staff time.

FISCAL IMPACT

A budget adjustment of \$2,000,000.00 from the Transit Fund is required to construct the project and cover construction soft costs. The project will be entirely funded with local transportation funds. No General Funds will be used for this project.

ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest that there is one job created for every \$92,000 in direct government spending. Based on that figure, this project will create approximately 17 jobs.

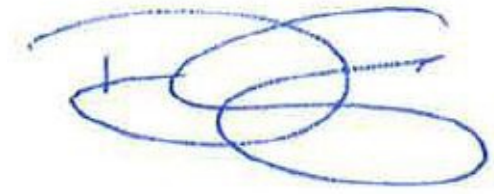
ENVIRONMENTAL REVIEW

The proposed project involves the repair and minor alteration of existing facilities including the addition of new small structures (bus shelters). This activity is categorically exempt from CEQA as a Class 2 and 3 Exemption (State CEQA Guidelines Section 15302 and 15303). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Cathy Gosalvez, Assistant Engineer

Rhon Herndon, Public Works Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Location Map

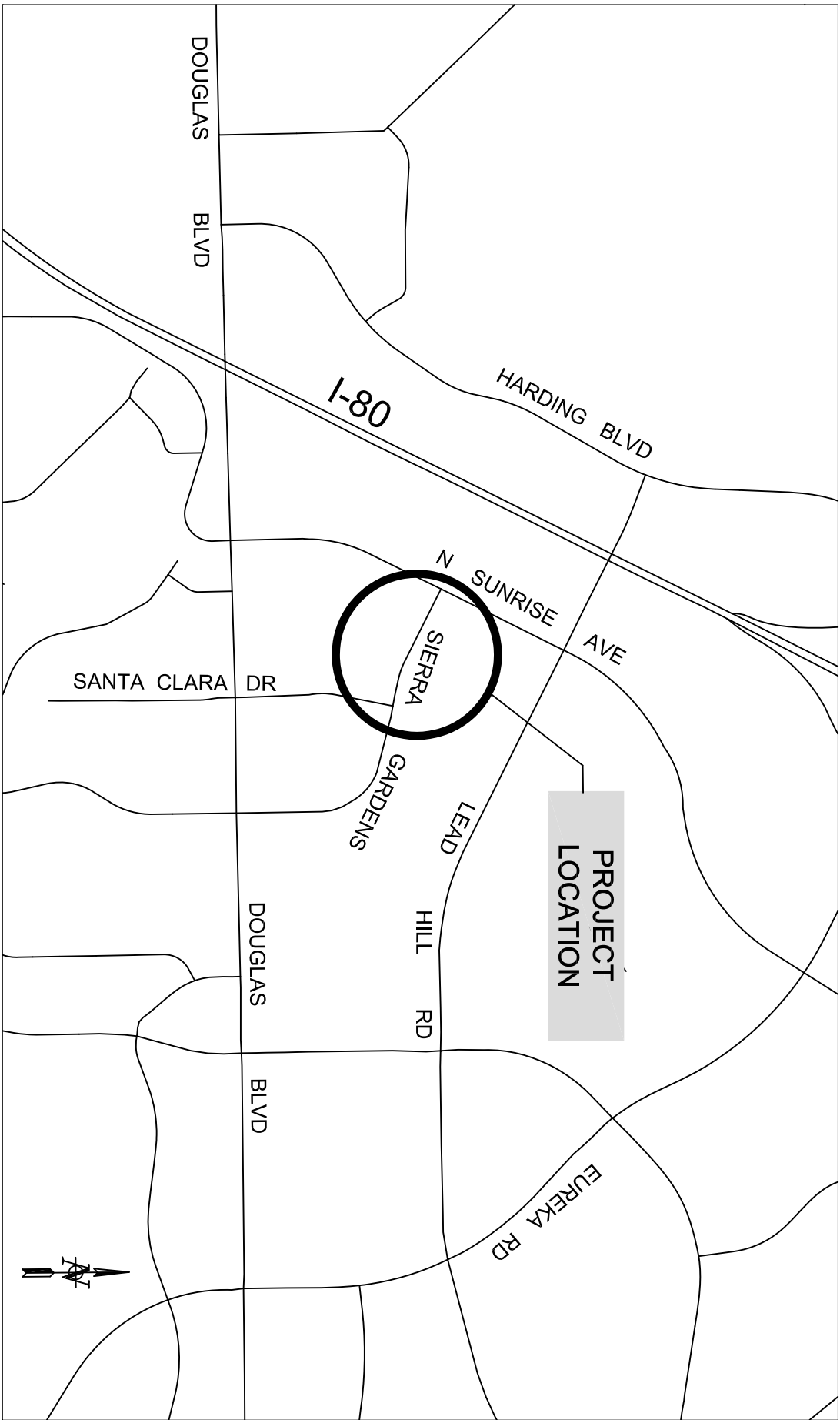
Resolution No. 18-293

Agreement

Ordinance No. 5991

Budget Adjustment Form

EXHIBIT A



DEPARTMENT OF PUBLIC WORKS

ENGINEERING

TITLE:

SIERRA GARDENS
TRANSFER POINT PROJECT

DESIGNED: C.GOSALVEZ

DATE: 08/12/2015

DRAWN: C.GOSALVEZ

SCALE: NOT TO SCALE

CHECKED:

FILE NO.

RESOLUTION NO. 18-293

APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND A. TEICHERT & SON, INC. DBA TEICHERT CONSTRUCTION, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for the Sierra Gardens Transfer Point project, by and between the City of Roseville and A. Teichert & Son, Inc. dba Teichert Construction, 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 Acting City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED 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 fifteen percent (15%) of the 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

A G R E E M E N T

THIS AGREEMENT, is made and entered into this ____ day of _____,
20____, by and between the City of Roseville, a municipal corporation, ("CITY"), and
A Teichert & Son, Inc. dba Teichert Construction, a California Corporation,
("CONTRACTOR"); and

W I T N E S S E T H:

WHEREAS, the City Council of the CITY, at a meeting held on the 21st day of
March, 2018, approved plans and specifications for the Sierra Gardens
Transfer Point Project

and directed the City Clerk to advertise for sealed proposals for doing said work and providing
that bids be submitted on the 8th day of May, 2018; and

WHEREAS, the City Clerk, thereafter duly and regularly caused a notice to be published
in the manner and for the time prescribed by law; and

WHEREAS, CONTRACTOR, pursuant to the provisions of said notice duly filed a bid
with the City Clerk, a true copy of which bid is now on file in the office of the City Clerk, and is
hereby referred to and by this reference made a part hereof as fully as if set forth at length herein;
and

WHEREAS, all bids received pursuant to said notice were opened and examined and
publicly declared at the time specified in said advertisement for bids and at a meeting of the City
Council held on the ____ day of _____, 20____, the Council found and

declared the bid of CONTRACTOR to be the lowest responsible bid and thereupon awarded a contract to CONTRACTOR to do the work referred to in the aforementioned specifications.

NOW, THEREFORE, the parties agree as follows:

1. THE WORK. CONTRACTOR agrees:

a. To do the work and furnish all the labor, materials, tools, supplies, equipment, superintendence, insurance, and bonds required for the Sierra Gardens Transfer Point
Project

in accordance with the Contract Documents (the Work).

b. To do and perform the Work contemplated hereby in a good and workmanlike manner under the direction of and to the satisfaction of the Director of Public Works of the City of Roseville.

2. PAYMENT. CITY shall pay CONTRACTOR one million, five hundred thirty-nine
thousand, four hundred twenty-six and 00/100 dollars (\$ 1,539,426.00) for the Work to be done under this Agreement in accordance with the Contract Documents.

3. CONTRACT DOCUMENTS. The complete Agreement between the parties hereto consists of the following documents:

- a. The advertisement for bids (including the notice to bidders, instructions to bidders and proposals);
- b. The accepted bid;
- c. Plans and specifications (including standard construction specifications, special provisions and construction details);
- d. Bonds and insurance required by the specifications; and

e. This contract.

All documents specified above are intended to operate so that any work called for in any one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents.

4. LIQUIDATED DAMAGES. In the event CONTRACTOR does not complete the Work within the time specified, CONTRACTOR agrees that CITY will suffer damages. Inasmuch as the actual damages which would result from such breach by CONTRACTOR under this Agreement are uncertain, and would be impractical or extremely difficult to fix, CONTRACTOR agrees that it shall pay, or CITY shall deduct from CONTRACTOR's fee, the amount of \$ 3,000 per day as liquidated damages, in the event of such delay.

5. TIME OF COMPLETION. Time is of the essence of this Agreement. CONTRACTOR shall complete all Work under the Contract Documents within 75 Days of the date of this Contract. CONTRACTOR shall begin work by the date specified in the "Notice to Proceed" letter and shall diligently prosecute all of the Work under this Contract in all parts and requirements as defined in the Contract Documents.

6. SERVICE OF NOTICE. Any notice required or permitted to be given under this Agreement shall be deemed given when (a) personally delivered to the recipient identified below; (b) mailed by registered or certified mail, return receipt requested, postage pre-paid, to the address specified below; or (c) sent by facsimile, with confirmation of receipt, to the facsimile number identified below.

CITY OF ROSEVILLE

Department of Public Works/Engineering
311 Vernon Street
Roseville, CA 95678

CONTRACTOR

A Teichert & Son, Inc. dba Teichert Construction
400 Sunrise Avenue
Suite 300
Roseville, CA 95661

CITY may also act through either its architect or construction manager if CITY expressly gives notice to CONTRACTOR, in writing, that CITY's designee has authority to act for CITY in a specific capacity.

7. DISPUTES. Disputes arising from this Agreement will be determined in accordance with the Contract Documents and Public Contract Code Sections 10240-10240.13.

8. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9. INDEPENDENT CONTRACTOR. CONTRACTOR 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.

10. SUCCESSORS IN INTEREST. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

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. 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.

14. CONTRACTORS LICENSE LAW. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR (4) YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISISON PERTAINING TO STRUCUTRAL DEFECTS MUST BE FILED WITHIN TEN (10) YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826.

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

CITY OF ROSEVILLE, a
municipal corporation

A. TEICHERT & SON INC., dba
TEICHERT CONSTRUCTION

BY: _____
DOMINICK CASEY
Acting City Manager

BY: 
ERIC STANNARD
Vice President

and

ATTEST:

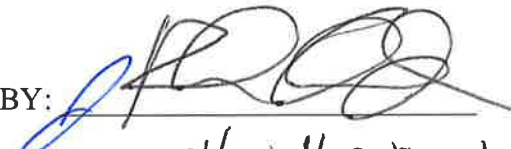
BY: _____
its: _____

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 
Print Name: RHON HERNDON

Title: PUBLIC WORKS DIRECTOR

I, ANNE S. HASLAM, Secretary of A. TEICHERT & SON, INC., a California Corporation, which does business under the fictitious names of TEICHERT CONSTRUCTION, TEICHERT MATERIALS, TEICHERT AGGREGATES, TEICHERT ROCK PRODUCTS, TEICHERT READYMIX, TEICHERT CONCRETE PRODUCTS, TEICHERT TRANSIT MIXED CONCRETE, TEICHERT BULK TRANSPORTATION and TEICHERT WATERWORK SERVICES, as well as under its own name, certify that the following is a true and correct copy of a resolution unanimously passed and adopted by the Board of Directors of this corporation at a meeting held on August 9, 2017 and as amended at meetings held on October 2, 2017, November 8, 2017, January 3, 2018, February 8, 2018, and April 1, 2018:

RESOLVED, That

JUDSON T. RIGGS	President
and MARY T. TEICHERT	Executive Vice President & Chief Operating Officer and Acting President, Teichert Construction
and RONALD L. GATTO	Executive Vice President, Chief Financial Officer & Assistant Secretary
and ANNE S. HASLAM	Secretary

any two of whom acting in combination, are authorized on behalf of this corporation and in its name or in any of the fictitious names under which this corporation does business, to sign, seal, acknowledge, verify and deliver deeds, deeds of trust, mortgages, pledges, transfers, promissory notes, and any other documents and instruments relating to the business and properties, real and personal, of this corporation;

RESOLVED FURTHER, That the following officers of this corporation:

Judson T. Riggs	President
Mary T. Teichert	Executive Vice President & Chief Operating Officer and Acting President, Teichert Construction
Ronald L. Gatto	Executive Vice President, Chief Financial Officer & Assistant Secretary
David A. Swartz	Executive Vice President
Dana M. Davis	Senior Vice President
Robert A. DeRuiter	Vice President
A. Ed Herrnberger	Vice President
Francis C. Johnson	Vice President
Timothy B. Murphy	Vice President
Mark A. Nilsen	Vice President
Eric D. Stannard	Vice President
Anne S. Haslam	Secretary
Christopher M. McCaffree	Treasurer
Kathy Radley-Timberlake	Controller

are authorized, acting alone or in any combination, on behalf of this corporation and in its name or in any of the fictitious names under which this corporation does business, to execute and deliver proposals, bids, bonds, contracts, and agreements for construction work; and to do all other acts of a business nature that this corporation is empowered to do by law;

RESOLVED FURTHER, That the following employees of this corporation:

Rick Czuleger	Senior Estimator, North Region
Jeff Feusi	Chief Estimator, North Region
Jim Gallagher	Area Manager, Bay Area
Darryl Hansen	Senior Estimator, North Region
Clark J. Hulbert	Director, Training & Development
Scott Lewis	Area Manager, North Region
Tom Musson	Chief Estimator, Central Valley
Raul Ortiz	Area Manager, Central Valley
Bryan Ramirez	Area Manager, North Region
Ken Schardt	General Manager
Janez Seliskar	Chief Estimator, Fresno
Gordon Stout	Area Manager, South Valley
John W. Thomassen	Senior Estimator, Central Valley

are designated as attorneys in fact of this corporation with full authority to execute proposals, bids, bonds, contracts, and agreements for construction work;

RESOLVED FURTHER, That the following employee of this corporation:

Sean Collins	Credit & Contracts Manager
--------------	----------------------------

Is designated as attorney in fact of this corporation with full authority to execute credit agreements, credit settlement agreements, lien rights, contracts and other documents relating to the credit and contracts for this corporation.

DATED: _____


Anne S. Haslam
Secretary of A. Teichert & Son, Inc.

ORDINANCE NO. 5991

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19
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 2018-19, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for the Sierra Gardens Transfer Point project, per request of the Public Works Department, as listed on the attached Request for Budget Adjustment in the amount of \$2,000,000.00.

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 _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 9356
File #: 0800-05

Title: Second Reading - Wireless Telecommunications Facilities on City-Owned Property Ordinance
Contact: Tom Pelster 916-774-5166 tpelster@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.39.

RECOMMENDATION TO COUNCIL

ORDINANCE NO. 5992 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 4.58 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING WIRELESS TELECOMMUNICATIONS FACILITIES LOCATED ON CITY-OWNED PROPERTY, for second reading and adoption.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

This ordinance relates to the licensing of existing City facilities. This activity is categorically exempt from CEQA under Exemption Classes 1, 3 and 4 (State CEQA Guidelines Sections 15301, 15303, and 15304). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Tom Pelster, IT Divisional Manager - Infrastructure Solutions

Hong Sae, Chief Information Officer



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Ordinance No. 5992

ORDINANCE NO. 5992

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 4.58
OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING WIRELESS
TELECOMMUNICATIONS FACILITIES LOCATED ON CITY-OWNED PROPERTY

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 4.58 of Title 4 of the Roseville Municipal Code is hereby added to read as follows:

Chapter 4.58
WIRELESS TELECOMMUNICATIONS FACILITIES
LOCATED ON CITY-OWNED PROPERTY

4.58.010 Purpose.

This chapter establishes the requirements for wireless telecommunications facilities proposed to be located on city-owned property.

4.58.020 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

A. "City-owned property" means any property owned, rented or leased by the city, or in which the city has the right to use or occupancy by virtue of an easement or other similar interest. For purposes of this definition, "property" includes real property or improvements thereon, and personal property, fixtures or equipment.

B. "Person" means any individual, partnership, co-partnership, firm, association, joint stock company, corporation, limited liability company, or combination of the above in whatever form or character.

C. "Wireless telecommunications facility," "facility" or "facilities" mean any facility that transmits and/or receives electromagnetic waves. It includes, but is not limited to, antennas and/or other types of equipment for the transmission or receipt of such signals, telecommunications towers or similar structures supporting such equipment, related accessory equipment, equipment buildings, parking areas, fences, and other accessory development.

4.58.030 Requirements for location.

Any person proposing to locate wireless telecommunications facilities on city-owned property shall:

- A. Enter into a license or sublicense agreement for use of the city-owned property.
- B. Obtain a building permit.
- C. Obtain an encroachment permit.

D. Comply with all other applicable federal, state and local laws, ordinances and regulations.

4.58.040 Unauthorized locations prohibited.

A. No person shall knowingly affix, install, place, attach, maintain, or fail to remove upon demand by the city or any authorized representative thereof, an unauthorized wireless telecommunications facility located on city-owned property.

B. No person shall use a wireless telecommunications facility located on city-owned property to provide a service not authorized by a city franchise, permit, license, or other authority.

4.58.050 Violation.

A. Violation of any provision of this chapter may be charged as an administrative citation, misdemeanor or infraction, at the discretion of the city attorney.

B. Each unauthorized location or use is a separate offense. Each day a violation of this chapter continues, it constitutes a separate and distinct offense.

C. Unless otherwise expressly provided, the remedies, procedures and penalties provided by this chapter are cumulative to each other and to any others available under state law or other city ordinances.

4.58.060 Severability.

The provisions of this chapter are hereby declared to be severable. If any provision, clause, word, sentence, or paragraph of this chapter or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this chapter.

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 ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 9362
File #: 0600-02

Title: Out of State Travel Request - Fire Department
Contact: Brian Diemer 916-746-1392 bdiemer@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.40.

RECOMMENDATION TO COUNCIL

Staff recommends Council approval of out-of-state travel for Battalion Chief Chris Baker to attend the National Fire Academy Fire Investigations Essentials course being held at the National Emergency Training Center in Emmitsburg, Maryland, from August 19 - 31, 2018. Battalion Chief Chris Baker currently supervises the Fire Investigation Unit and is a primary investigator for the Department.

BACKGROUND

The National Fire Academy (NFA) works to enhance the ability of Fire and emergency services and allied professionals to deal more effectively with fire and related emergencies. Training courses and programs that are delivered at its campus located in Emmitsburg, Maryland, provides training on current public safety operational topics, including the highest quality fire investigations courses provided in the nation. The training is provided at a greatly reduced cost to state and local agencies, provided that the agency fund the student's salary, ground transportation to the student's home airport, and required meal ticket for on-campus free lodging. Such training will greatly assist the Fire Department to improve its fire investigations capabilities and effectiveness at a greatly reduced cost.

FISCAL IMPACT

The only costs to the general fund will be the meal per diem and transportation to and from the home airport. The required funding not to exceed \$600.00, is included in the Fire Department's 2018-2019 Fiscal Year Budget. No overtime or backfill will be incurred by this travel.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

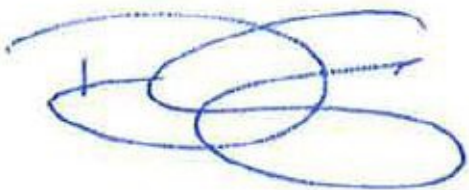
ENVIRONMENTAL REVIEW

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 (CEQA Guidelines §15061(b)(3)). The out-of-state travel request does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Brian Diemer, Assistant Fire Chief

Rick Bartee, Fire Chief

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

Dominick Casey, Acting City Manager



COUNCIL COMMUNICATION

CC #: 9363
File #: 0600-02

Title: Out of State Travel Request - Fire Department
Contact: Jason Rizzi 916-774-5802 jrizzi@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.41.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve out-of-state travel for Fire Division Chief Jason Rizzi to attend the International Code Council (ICC) Certified Fire Services Exam Development Committee meeting, July, 2018.

BACKGROUND

On November 21, 2017, Fire Division Chief Jason Rizzi was appointed to the International Code Council (ICC) Certified Fire Services Exam Development Committee (EDC). This committee is comprised of seven code professionals from across the United States who develop exams used to certify code professionals in fire system review and inspection. The committee will meet July 23-26, 2018, at the ICC's offices located in Birmingham, AL.

FISCAL IMPACT

The International Code Council will reimburse travel expenses such as airfare and lodging for the EDC meeting. The only cost to the Department will include the travel per diem not to exceed \$300.00. Funding is included in the Department's 2018/2019 Fiscal Year budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

None.

ENVIRONMENTAL REVIEW

This out-of-state travel request is not considered a "project" as defined by the California Environmental Quality Act (CEQA). Consequently no CEQA action is required.

Respectfully Submitted,

Jason Rizzi, Fire Division Chief

Rick Bartee, Fire Chief

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

Dominick Casey, Acting City Manager



COUNCIL COMMUNICATION

CC #: 9383
File #: 0704-01

Title: Pistachio Regional Park (F-56) Master Plan Approval
Contact: Tara Gee 916-774-5253 tgee@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.42.

RECOMMENDATION TO COUNCIL

Approve the master plan for the Pistachio Regional Park (F-56) in West Roseville.

BACKGROUND

This 44-acre joint-use city-wide park site is located in the West Roseville area off of West Park Drive and High School Road. The location is south and adjacent to Coyote Creek which bisects the proposed Sports Complex (to the north).

The original vision of this site, as outlined in the West Roseville specific plan, was a combined city-wide site that included the northern parcel (F-55), currently known as the Long Field Sports Complex (F-55). Given the design work that has occurred on the F-55 parcel (north of the creek), the design of this master plan focused on the joint high school site (F-56), which includes the Historical Fiddymont House. The F-56 property was deeded to the City in February 2017.

As with all city-wide parks, improvements are phased based on development fund balances and approved allocations from the General Fund for maintenance.

It should be noted that the stabilization of the historic house is a separate effort and occurring concurrently with the park master plan process. While stabilization efforts move forward, the grounds surrounding the house are included in the master plan. The ultimate restoration of the structures will be dependent upon the intended use of the house, which will be determined at a later date.

Proposed Master Plan

For ease, the master plan description is grouped into two areas.

Joint-Use High School Amenities

Active sports amenities are identified along the stretch adjacent to the west property line of the high school. In reviewing the high school's proposed site plan, amenities were identified to be complimentary to planned school improvements as well as meeting an identified gap from the 2013 Needs Assessment. Locating multiple active sports fields together allows for more

synergetic use and expands opportunities for revenue through sports leagues and tournaments. This plan includes, two softball fields, one baseball field, six tennis courts and support features such as warm-up areas, parking, restrooms and storage. Note that adjacent to the baseball field is a second (Varsity baseball) field located on school property. Other amenities proposed in the active area of the plan include:

- A children's play area
- Two covered picnic areas
- Four pickle ball courts
- A satellite corporation yard
- A walkway system, connecting to both the high school and the northern half of the park parcel with interpretive/educational exhibits or signage outlining various historic aspects of the overall site
- A connection of High School Road from the school parking lot to West Park Drive.

Northern Area near the Historic Fiddymont House

The ultimate use of the historic house will be established as a separate effort in the future. The master plan identifies complimentary outdoor uses surrounding the house as part of the park plan. Many of the proposed amenities are intended to not only generate revenue, but also to bring more use to the area. These amenities include:

- A universally accessible play area with a historic theme to honor the homestead
- A parking lot
- Restrooms
- An enclosed event space with architectural detail that might look like a barn and could be used as a rentable space for special events
- A formal garden area capitalizing on the existing Oak trees, where outdoor events such as weddings and private parties could be held
- An informal interpretive area with walkways and interactive interpretive/educational exhibits and/or play features

Schedule

As mentioned, city-wide parks are constructed in phases. Due to Title 9 (equal access to amenities for boys and girls) compliance requirements, and in concert with past practices for joint use, the High School District has requested that the City include the softball and baseball fields as a component of phase 1 development. The District broke ground on the high school in May 2018 and intends to open the high school in Fall 2020. Regarding maintenance, provided that either General Fund dollars are allocated, the District partners to offset the cost or a combination of both, the City plans on beginning a first phase of construction of the ballfields in Spring 2019 with completion in early 2020.

Public Outreach

The public outreach process for the park master plan began in May 2017. The workshop was well attended. A second public workshop was held on June 29, 2017, where a concept plan was presented to the attendees for review and feedback. As follow-up, City staff and the Consultant team met with the Roseville Historical Society in June and August and with the High School District in July 2017. The meeting summary and power point presentations are online at

http://www.roseville.ca.us/parks/parks_n_facilities/planning_our_parks/parks_in_the_works.asp#F-56 Park Site & Historic Fiddymont House

On August 21, 2017, the two week write-in period opened. Residents were invited to provide written comments regarding the proposed F-56 park master plan design. The write-in period ended on September 1, 2017. In total, 82 comments were received. Comments can be grouped

into three sub-sets:

- Nine of the comments related directly to the park master plan with one comment against the park
- Four miscellaneous comments with one comment about the high school district boundaries, one about Harry Crabb Park having been placed on hold, one about reconstructing the windmill, and one about not restoring the historic house
- 69 comments and/or letters were received requesting immediate allocation of resources and restoration of the historic house and support structures.

Typical to past write-in phases of the public outreach process, responses were provided. The exception are mailed letters. All comments received and the responses are attached.

Parks & Recreation Commission

The master plan was presented to the Parks & Recreation Commission at the October 2, 2017 meeting. The Commission voted to recommend approval of the master plan to the City Council, pending environmental clearance.

FISCAL IMPACT

Funding for the F-56 park project is provided through the West Roseville City-wide Park Development Fund. Maintenance for all city-wide parks is typically through the General Fund. Prior to bidding the first phase of the project for construction, funding for maintenance will need to be determined before moving forward.

Within the 2003 West Roseville Park Financing Plan, \$250,000.00 was identified for the house's restoration. This equates to \$380,715.00 in 2017 dollars. Currently allocated for the house is \$380,000.00. \$100,000.00 was earmarked for the assessment report in order to identify stabilization needs and priorities and to develop a building permit package for stabilization improvements. \$200,000.00 has been allocated for actual stabilization. This stabilization work is being bid and the additional \$80,000.00 is reserved as contingency.

ECONOMIC DEVELOPMENT / JOBS CREATED

The construction of the park is to be performed by contractors. This project helps stimulate the local economy and the local construction industry through the employment of a construction company. Additionally, the park will be constructed concurrent with Phase One of West Park High School. Phase One park amenities will allow for joint-uses between the City and high school.

ENVIRONMENTAL REVIEW

Initial CEQA compliance for the West Roseville Specific Plan (WRSP) Park Site F-56, Pistachio Park, was achieved in February 2004 with certification of the WRSP final Environmental Impact Report (EIR or Original EIR) (SCH #2002082057). An Addendum to the Original EIR has been prepared to provide CEQA compliance for the currently proposed Park Site F-56 Pistachio Park Master Plan.

According to CEQA, an Addendum to a certified EIR can be prepared to address minor technical

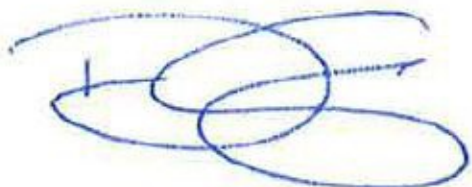
changes or project modifications (CEQA Guidelines § 15164). An Addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts, or a substantial increase in the severity of previously identified significant impacts. An Addendum need not be circulated for public review (CEQA Guidelines § 15164 [c]); however, an Addendum is to be considered along with the original EIR by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164 [d]).

As indicated above, an Addendum to West Roseville Specific Plan Environmental Impact Report (SCH# 2002082057), dated June 2018, has been prepared and addresses the revised Pistachio Park Master Plan. The proposed Master Plan is found to be substantially consistent with the Addendum which demonstrates that the environmental analysis, impacts, and mitigation measures identified in the Original EIR supports a finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the Original EIR. Consequently no additional CEQA action on the part of Council is required at this time other than consideration of the Addendum prior to project approval.

Respectfully Submitted,

Tara L. Gee, Park Planning & Development Superintendent

Dion Louthan, Parks, Recreation & Libraries Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Pistachio Regional Park Master Plan

MMRP for Pistachio Regional Park (F-56)

Addendum to WRSP EIR

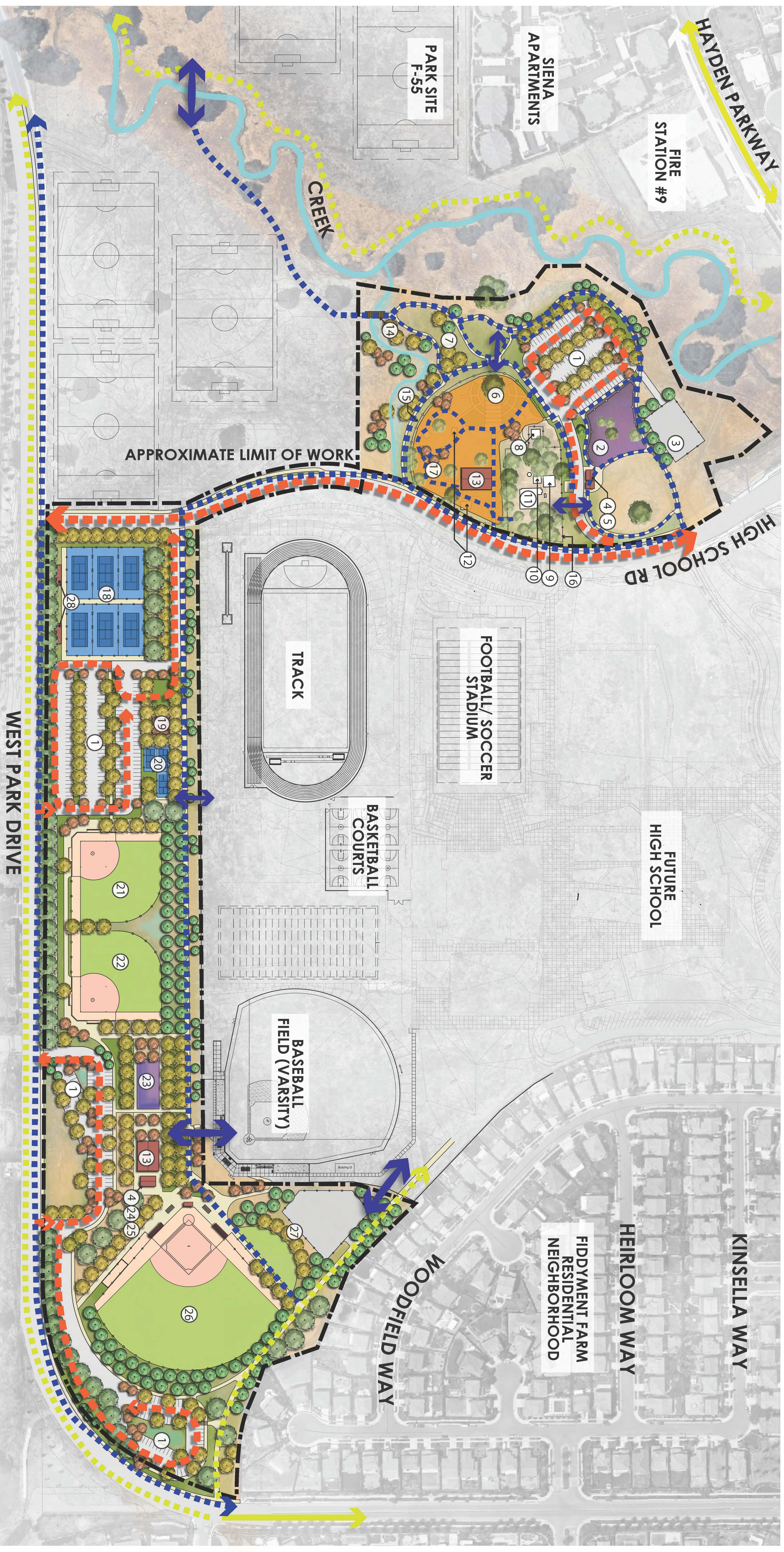
Appendix A for Addendum to WRSP EIR

Technical Memorandum - Traffic Sufficiency Analysis

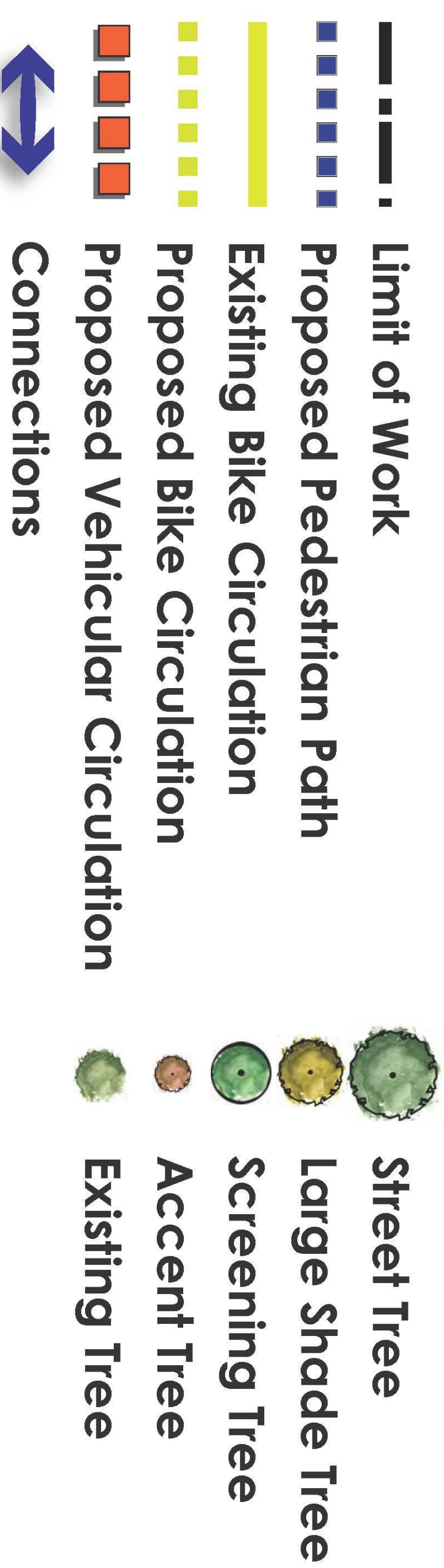
F-56 PARK SITE

MASTER PLAN

DRAFT CONCEPT PLAN



KEY LEGEND

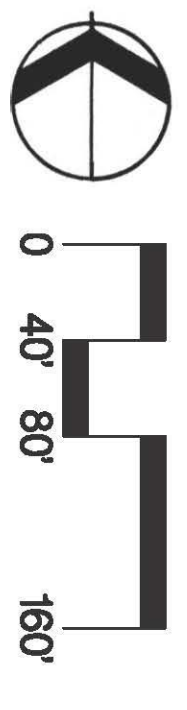


TREE LEGEND



KEYNOTE LEGEND

1. Lighted Parking Lot, typ.
2. Universally Accessible Play Area
3. Maintenance Yard (0.25 Acres)
4. Restroom
5. Kiosk
6. Formal Destination Garden
7. Informal Destination Garden
8. Smoke House
9. Garage
10. Cooler
11. Fiddlyment Main House
12. Foundation
13. Barn Shelter (50' x 70', 140-160 Capacity)
14. Pedestrian Bridge
15. Fence (8'), typ.
16. Historic Picket Fence
17. Reservoir
18. Tennis Courts (6)
19. Picnic Shelter (20' x 40')
20. Pickleball Courts (3)
21. Lighted Softball Diamond JV, typ.
22. Lighted Softball Diamond Varsity,
23. Large Play Area
24. Concessions
25. Storage
26. Baseball Diamond JV, typ.
27. Maintenance Yard (0.5 Acres)
28. Shaded Bleachers



MITIGATION MONITORING PROGRAM FOR THE WEST ROSEVILLE SPECIFIC PLAN PARCEL F-56 PISTACHIO PARK PROJECT

Project Location: The project is located on the east side of Westpark Drive and north of High School Road in the City of Roseville, Placer County, California.

Project Description: The City's Parks, Recreation & Libraries Department is planning to construct West Roseville Specific Plan (WRSP) Park Site F-56, herein referred to as Pistachio Regional Park, within the WRSP Area, which was evaluated at a project-level within the 2004 Final West Roseville Specific Plan EIR (FEIR). Changes to the project and circumstances have occurred since approval of the WRSP EIR, which are discussed and addressed in an Addendum. The project includes the development of the park with baseball, softball, pickle ball, and tennis facilities; playgrounds and play areas; interpretive trails; bicycle and pedestrian pathways; vehicle circulation and parking; and other associated facilities including restrooms and storage areas.

Project Applicant: City of Roseville, Parks, Recreation & Libraries Department

Property Owner: City of Roseville

Lead Agency Contact: Tara Gee, Parks Planning & Development Superintendent, City of Roseville- (916) 774-7529

An Addendum to a previously certified and adopted negative declaration or environmental impact report 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 or negative declaration have occurred (California Environmental Quality Act [CEQA] Guidelines Section 15164).

Section 15097 of CEQA requires all State and local agencies to establish a mitigation monitoring and reporting program (MMRP) for projects approved by a public agency whenever the approval involves the adoption of an Environmental Impact Report (EIR).

An MMP was adopted when the Final EIR for the WRSP was approved January 9, 2004. This MMP contains information specific to the proposed Pistachio Park component of the overall specific plan.

Mitigation Monitoring Program Description.

The City of Roseville will coordinate monitoring activities and document the implementation of mitigation measures. The table below identifies the mitigation measures, the monitoring actions, the implementing entities, the responsible parties for monitoring actions, and the timing of mitigation actions.

Field Monitoring of Mitigation Measures

City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project design phase. During construction and following the project, the City's Development Services

Department will assign inspectors who will be responsible for monitoring the implementation of the mitigation measures. The City's Parks, Recreation and Libraries staff will oversee the project and will be familiar with construction contract requirements, schedules, standard construction practices and mitigation techniques. The City will be responsible for onsite, day to day monitoring of construction activities, reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures. The City will also have authority to enforce mitigation measures by suspending particular construction activities. Once construction has been completed, the City will monitor the project as needed.

Changes to Mitigation Measures

Any substantive change in the monitoring plan made by City staff shall be reported in writing to the Development Services Department. Modifications to the mitigation measures may be made by City staff subject to one of the following findings, documented by evidence included in the record:

- a. The mitigation measure included in the Final EIR and MMP is no longer required because the significant impact has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, change in conditions of the environment, or other factors.

Or

- b. The modified or substitute mitigation measure provides a level of protection equal to or greater than that afforded by the original mitigation measure.

Table 1**Mitigation Monitoring Program**

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
4.4-1 Fugitive dust and PM 10 from grading and trenching activities	MM 4.4-1 Dust Control - After review and approval by the PCAPCD, if required, the City and/or its contractors, shall apply approved chemical soil stabilizers according to manufacturer's specifications, to all inactive construction areas (previously graded areas which remain inactive for 96 hours). - Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less. - Creation of a dust control plan. - No open burning of vegetation during project construction. - Reestablishment of ground cover as soon as possible after construction. - Suspension of grading activities when winds exceed 25 mph. These mitigation measures could result in impacts to water quality. Please refer to the Best Management Practices discussed in Section 4.8, Hydrology, Water Quality and Groundwater, for a description of how impacts on water quality will be minimized through erosion control measures.	The Development Services Department and City Engineer shall review grading plans for inclusion of these measures prior to issuance of a grading permit. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of Grading Permits.	City engineer, Construction Inspector and City Code Enforcement Officer shall ensure that dust control measures are implemented.
4.4-2 Construction Emissions	MM 4.4-3: Reduction of Construction Emissions The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources	The City shall provide this information as general notes on the grading plans. The Development Services Director shall review plans for inclusion of this measure prior to issuance of building permits.	Prior to issuance of grading permits	City Engineer, PCAPCD, and Code Enforcement Officer shall ensure that dust control measures are implemented.

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list. - An enforcement plan shall be established by the contractor in conjunction with the air district to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180–2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours. - Contractors shall provide a plan for approval by the PCAPCD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet average 30 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available - Minimize idling time to 10 minutes.	The City Code Enforcement Officer shall respond to complaints.		

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	- Use low sulfur fuel for stationary construction equipment, if feasible. - Utilize existing power sources (e.g., power poles) or clean fuel			
Impact 4.7-5 Disruption of Swainson's Hawk, Burrowing Owl, and other legally protected raptors.	MM 4.7-6: Avoid nesting sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: (a) When feasible, all tree removal shall occur between August 30 and February 15 to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. This period may be modified with the authorization of the CDFW; or (b) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30 days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350 feet of potential construction activity, a fence shall be erected around the tree or burrow(s) at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. The appropriate buffer shall be determined by the City in consultation with CDFW. (c) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones), unless directly related to the management or protection of the legally protected species.	Results of preconstruction surveys shall be submitted to the City's Environmental Coordinator prior to construction. Applicable construction restrictions shall be reflected on any plan sets. The Building Official shall ensure that the construction activities conform to the requirements.	Prior to construction	The City Engineer shall ensure that the appropriate measures are reflected in the construction plans. The Code Enforcement Officer shall enforce the City's regulations. The Director of Parks, and Recreation and Libraries shall oversee open space areas for compliance with the Operations and Maintenance Plan.

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	(d) In the event that a nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the developer shall contact CDFW and, subject to CDFW approval, fund the recovery and hacking (controlled release of captive reared young) of the nestling(s). (e) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. (f) The project applicant, in consultation with the CFWS, shall conduct a pre-construction survey within the phases of the project site that are scheduled for construction activities. The survey shall be conducted by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site. If the above survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, should burrowing owls be found on the project site, the following measures shall be required. (g) Avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between February 15 and August 30 (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 350-foot diameter Non-disturbance buffer zone around any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season (August 30 through February 15).			

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	(h) Based on approval by the CDFW, preconstruction and nonbreeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project related disturbance (such as grading). Burrowing owls may be passively excluded from burrows in the construction area by placing one-way doors in the burrows according to current CDFW protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls, regardless of whether they exhibit signs of occupation, must be cleared. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. The one-way doors shall not be used more than two weeks before construction to ensure that owls do not recolonize the area of the construction season between February 15 and August 30 (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 350-foot diameter Non-disturbance buffer zone around any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season (August 30 through February 15). (h) Based on approval by the CDFW, preconstruction and nonbreeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project related disturbance (such as grading). Burrowing owls may be passively excluded from burrows in the construction area by placing one-way doors in the burrows according to current CFWS protocol. The one-way doors must be in place for a minimum of three days. All burrows			

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	that may be occupied by burrowing owls, regardless of whether they exhibit signs of occupation, must be cleared. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. The one-way doors shall not be used more than two weeks before construction to ensure that owls do not recolonize the area of construction.			
Impact 4.13-2	MM 4.13-1(d): Avoid light Spill Over Into Riparian Habitat Outdoor lighting shall be placed, designed, and directed so as to avoid light spill over into Open Space Preserve Areas.	Park design shall take into consideration adjacent open space preserves	Prior to finalization of the Park construction	The Parks Superintendent shall oversee the placement of lighting
Impact 4.7-8 Loss of oak trees of greater than 6 inches DBH.	The City will comply with the City's Tree Preservation Chapter of the Zoning Ordinance. Tree replacement can be accomplished through the planting of new trees on an inch for inch basis with fifteen (15) gallon-sized native oak trees.	If native oak trees are removed, trees will be replanted per mitigation standards.	The Tree Permit application would be required prior to grading.	The Director of Parks, Recreation and Libraries will oversee the replacement tree program to ensure that the measures are implemented.
Impact 4.8-1: Disturb, damage or destroy unidentified subsurface archaeological resources during project construction.	MM 4.-8-1 Cease Work and Consult with a Qualified Archaeologist for work within the Fiddymment House Property Boundary. MM 4.8-1a Pistachio Park/Park Site F-56 Testing Program: To avoid or minimize adverse direct and/or indirect effects to potentially significant buried archaeological sites, deposits or features within the Fiddymment Ranch Main Complex, but outside of the fencing surrounding	All construction workers, inspectors and supervisors will receive Cultural Resources Awareness Training prior to commencement of any ground-disturbing activity.	Prior to construction	The Parks, Recreation and Libraries Director will ensure that appropriate measures are reflected in the construction plans. The Construction Inspector shall ensure that construction contractors comply with the measures. The

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	Fiddymment House, gardens, brick smokehouse, and brick cooler, prior to the start of any ground-disturbing activities, a qualified archaeologist (36 CFR 61) will prepare a testing plan that will include a research design, and curation procedures for any recovered cultural artifacts. The testing plan will include parameters to conduct the subsurface testing and archaeological evaluation of features referenced in the National Register Nomination document. The testing plan and a comprehensive technical report detailing the results of the testing and evaluation effort will be submitted for approval by the City of Roseville. Depending on the result of the testing, the report may recommend preservation in place, data recovery excavation, or archaeological monitoring of ground-disturbing activities, or find sufficient evidence that no additional monitoring is required. The specific sites to be tested will be: • Ft-1 (PAR Report identifier)/F1 (NRHP map identifier): Ranch related structure pad; • Ft-2/F2: Ranch-related trash dump; • Locus 2: Scattered machinery and debris, containing Ft-3/F3 Historic			Code Enforcement Officer shall enforce the City's regulations.

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	debris in creek, and windmill part scatter; • Locus 1: debris; and • Ft-4/1930s windmill (and pump system) associated with FRMC brick reservoir. Depending on the result of the testing, the report may recommend preservation in place, data recovery excavation, or archaeological monitoring of ground-disturbing activities, or find sufficient evidence that no additional monitoring is required.			
Impact 4.8-1 Continued	4.8-1 (b) Cease Work and Consult with Qualified Archaeologist Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains be encountered during any subsurface development activities, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with qualified archaeologists as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary for the protection of the cultural resources. In addition, pursuant to section 5097.98 of the State Public Resources Code, and section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	This measure shall be reflected in all construction and building Plans. The City Engineer shall review plans for inclusion prior to issuance of building permits.	Prior to grading and/or improvement plans	The Parks Recreation and Libraries Director shall ensure that the ranch complex resources are preserved and mitigation measures are implemented.

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
Impact 4.8-3: Disturb unknown paleontological resources during site preparation.	MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and recommendations Implemented. Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management commendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans and permits. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction as a condition on the construction plans.	The Development Services Director shall ensure that appropriate measures are reflected in the construction plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Officer shall enforce the city's regulations.
Impact 4.8-2: Removal of historically significant properties and/or loss of historic integrity of such resources.	MM 4.8-1c Cultural Awareness Training Pistachio Park/Park Site F-56 Mitigation Measure 2: Worker Cultural Resources Awareness Training for work within the Fiddymment House property boundary. (That area generally within the fencing surrounding the house, brick smokehouse, brick cooler, and gardens. The former outhouse was reportedly in the vicinity of the smokehouse.) All Project management supervisory and earth-	The City Parks Recreation & Libraries Department proposes to retain the Fiddymment Ranch Main Complex as part of Pistachio Park. An architectural historian shall be consulted before the removal of any buildings within the Fiddymment Ranch Main Complex and a record of any historically significant resource shall be prepared in	Prior to construction and/or issuance of a demolition or building permit.	The Parks Recreation and Libraries Director shall ensure that the ranch complex resources are preserved and mitigation measures are implemented.

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	moving personnel, including construction workers, inspectors and supervisors, will receive Cultural Resources Awareness Training prior to commencement of any ground-disturbing activity. The training will include instruction on: (1) the possibility of unearthing cultural artifacts, fossils and deposits; (2) the types of artifacts, fossils and deposits that may be unearthed, including human remains, and how to recognize them; (3) the importance of, and legal basis for, the protection of significant resources; and (4) the requirement that they immediately halt work within 50 feet of artifacts, archaeological deposits or human remains and within 50 feet of fossil discoveries. The training will also cover the protection of the historic buildings and the historic landscape that will be altered by either construction staging activities or new station entrances. Construction personnel will be advised to use caution to avoid unanticipated damage to the brick smokehouse and brick cooler, and the garden/landscape elements. All attendees will sign to verify that they understand	compliance with the National Parks Service standards. An architectural historian shall be consulted before the reuse and/or alteration of any buildings within the Fiddymment Ranch Main Complex.		

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	the project cultural mitigation requirements and will be issued hard-hat stickers. New personnel commencing work on the project must receive the training prior to start of work. Cultural Resources Awareness Training will be conducted by a qualified archaeologist who meets the <i>Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation</i> (36 CFR Part 61). The worker education will include visuals of artifacts (prehistoric and historic) and fossils that might be found in the project vicinity. Presentations for management personnel may be conducted as presentations utilizing computer software. Presentations for field construction crews (generally less than 10 people) may be conducted in the field as tailboard flipbook presentations. MM 4.8-4 (b): Retain Portions of the Fiddymment Ranch Main Complex If any future specific proposals propose altering or removing any part of the existing Fiddymment Ranch Main Complex (e.g., removing buildings), the City shall record the resource prior to issuance of a demolition permit by the City (see also MM 4.8-5) and shall be required to consult with an architectural historian prior to removal of any buildings within the complex.			

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	MM 4.8-5: Record Historically Significant Resources For any historically significant resource, the Fiddymment Ranch Main Complex, the record of the building resource shall be prepared by the Project Applicant prior to issuance of a demolition permit. In addition, the record shall comply with the National Parks Service standards for a [Historical American Building Surveys (HABS)] Level 3 document. An archival copy of the record shall be deposited with the Placer County Museum. Non-archival copies will be contributed to the Placer County Historical Society and Roseville Historical Society. HABS level recordation shall include: ▪ The site-specific history and appropriate contextual information regarding the historic resource as presented in the NHP document for FRMC; ▪ Accurate mapping of the resource, scaled to indicate size and proportion of each structure; ▪ Architectural descriptions; ▪ Photo documentation of the resource per HABS standards, captured by digital camera, with both detailed and context photographs; and ▪ The creation of interpretive or measured architectural drawings to document the physical aspects of the resource. MM 4.8-6: Rehabilitate and Reuse Historically Significant Properties Prior to approval of reuse and/or alteration of any of the identified resources of the Fiddymment Ranch Main Complex, including the gardens, an architectural historian shall review the proposal and provide recommendations to assure that the integrity of the complex is retained. If adaptive reuse of the buildings is an option, the historic properties should be rehabilitated			

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	and adaptively reused in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Grimmer and Weeks, 1995; revised by Grimmer, 2017). Finish materials, case work, and trim on the interior should be restored and/or reused where feasible.			
Impact 4.8-3: Disturb unknown paleontological resources during site preparation	MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the paleontologist for the protection of the paleontological resources.	This measure shall be reflected in all construction and building plans and permits. The City Engineer shall review plans for inclusion prior to issuance of building permits.	During construction, as a condition of Grading and Building Permits.	The City Engineer and Code Enforcement Officer shall ensure that the construction contractors comply with measures.
Impact 4.13-2: New sources of light and glare. (Land Use, and Biological Impacts)	MM 4.13-1(a): Restrict High-Watt Light Usage and Hours for Park Facilities In order to reduce the effects of nighttime illumination from development associated with the WRSP, high-powered floodlights will be discouraged for recreational or other facilities within the WRSP. In addition, such lights shall not be used later than 11:00 p.m. if located within 300 feet of residences. The developers shall be required to disclose to all adjacent residential areas that a regional park is located nearby that will contain outdoor lighting.	The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/ or high-intensity illumination from the project.	Prior to building permit issuance	The Parks, Recreation and Libraries Director shall review the proposed park plans and ensure that nighttime lighting is directed away from residences and open space corridors.

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	MM 4.13-1(b): Site High-Intensity Lighting so as to Minimize Nuisance High-Intensity light producing uses, such as stadiums and ball fields, within the WRSP Area shall be located and oriented to minimize visual impacts on adjacent residential areas located within 300 feet. Lighting for stadiums and ball fields should be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use, as defined by suggested lighting standards for competitive play.			
Impact 4.9-1 Soil contamination	MM 4.9-1: Identify and Remediate Soil Contamination Prior to site development in the WRSP Area, recommended testing and remediation identified in the Phase I ESA shall be performed and existing groundwater wells shall be properly closed. If evidence of soil contamination is encountered in previously unidentified locations in the WRSP Area, work shall cease until the area can be tested, and, if necessary, remediated. Remediation activities could include removal of contaminated soil and/or on-site treatment. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the WRSP Area are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and, if needed, other appropriate state and/or local agencies. Once a site is remediated, construction may continue. The City shall also	The City shall ensure that any soil contamination is remediated	Prior to construction	The Development Services Director, Building Official and Code Enforcement Officer shall ensure that the measures are implemented.

Impact	Mitigation Measure	Implementation	Timing	Reviewing Party
	continue to update its records concerning contamination or hazards that could be present at facilities or sites adjacent to WRSP Area, and take necessary action to ensure that the health and safety of the public is protected.			

ENVIRONMENTAL REVIEW CHECKLIST
PISTACHIO PARK (F-56) PROJECT

**ADDENDUM TO WEST ROSEVILLE
SPECIFIC PLAN EIR**

JUNE 2018

PREPARED FOR:

City of Roseville
311 Vernon Street
Roseville, CA 95678



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ENVIRONMENTAL CHECKLIST FOR SUPPLEMENTAL ENVIRONMENTAL REVIEW

Project Title/File Number: West Roseville Specific Plan (WRSP) Parcel F-56 (Pistachio Regional Park [F-56] Project).

Project Location: The project is located on the east side of Westpark Drive and along High School Road in the City of Roseville, Placer County, California.

Project Description: The City's Parks, Recreation & Libraries Department is planning to construct Park Site F-56, herein referred to as Pistachio Regional Park, within the WRSP Area, which was evaluated at a project-level within the 2004 WRSP Final EIR. Changes to the project and circumstances have occurred since approval of the WRSP EIR, which are discussed and addressed in this Addendum. The project includes the development of the park with baseball, softball, pickle ball, and tennis facilities; playgrounds and play areas; interpretive trails; bicycle and pedestrian pathways; vehicle circulation and parking; and other associated facilities including restrooms and storage areas.

Project Applicant: City of Roseville, Parks, Recreation & Libraries Department

Property Owner: City of Roseville

Lead Agency Contact: Tara Gee, Parks Planning & Development Superintendent, City of Roseville- (916) 774-7529

An Addendum to a previously certified and adopted negative declaration or environmental impact report 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 or negative declaration have occurred (California Environmental Quality Act [CEQA] Guidelines Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the 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 WRSP final EIR adequate to describe the impacts of the proposed project. 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 adopted negative declaration or EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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1.0 PROJECT DESCRIPTION

This chapter summarizes the changes in site conditions that have occurred subsequent to certification of the West Roseville Specific Plan (WRSP) 2004 Final Environmental Impact Report (2004 Final EIR) (SCH# 2002082057) and approval of the WRSP Project.

1.1 Project Location

The Pistachio Regional Park (F-56) Project (Project) is located in the WRSP area in the City of Roseville (City), California. The approximately 44-acre project site consists of Assessor's Parcel Numbers (APNs): 017-101-047-000 and 017-101-046-000. West Park Drive borders the project site to the west, Hayden Parkway is located to the east, and future High School Road is proposed to bisect the site. The site is zoned and planned for parkland uses. The project location is shown on **Figure 1** and an aerial photograph of the site is provided as **Figure 2**. The project site encompasses the majority of the Parcel F-56; however, the northwest portion of Parcel F-56 is located outside the project site, and includes a potential ten-field soccer complex referred to as the Placer Valley Sports Complex Site.

1.2 Background

The WRSP, including Pistachio Regional Park, was subject to a comprehensive project level environmental review process in accordance with the California Environmental Quality Act (CEQA) that concluded with the certification of the project level 2004 Final EIR and adoption of the WRSP in February 2004.

As shown in **Figure 3**, the existing WRSP for Pistachio Regional Park conceptually includes parking lots, sports fields (baseball, soccer, tennis, and softball), and landscaped open space. Previously proposed uses for the historic-era Fiddymment House as evaluated in the 2004 Final EIR included conversion to urban use, refurbishments for special event uses (including meetings, weddings, receptions, and other events), and integration into the regional sports park. Since the certification of the 2004 Final EIR, the Fiddymment House has been added to the National Register of Historic Places (NRHP) and stabilization efforts are planned per the recommendations of a 2017 Conditions Assessment and Stabilization Recommendations Report prepared by Page & Turnbull. The National Register boundary is shown on **Figure 2**.

The Project is adjacent to the future West Park High School, which is planned to break ground in spring 2018 and is scheduled to open in fall of 2020. It would serve approximately 2,000 students. The Project includes recreational facilities that would be jointly used by the City and the high school, including baseball fields, softball fields, and tennis courts.

The City began the process for completing the detailed design of Pistachio Regional Park in early 2017. Public outreach for input on the design of the project site was extensive, with several public workshops and meetings in 2017, where attendees were asked to design a layout for the site. Feedback and comments were taken and recorded, and the input from residents was considered when designing the Project. The majority of the comments provided were related to restoration and use of the Fiddymment House. The resulting design for the Project is described below and depicted in **Figure 4**.

1.3 Environmental Setting

The approximately 44-acre project site is comprised mostly of disturbed annual grasslands, with the only developed features being the Fiddymment House and associated buildings (Smoke House, cooler, cistern, and garage) and the streetlights located along the project site's roadway frontage. Several mature ornamental trees are located near the Fiddymment House within the project site, as well as a few native oak trees primarily on the north end of the project site. Curb and gutter improvements exist along West Park Drive and High School Road.

The area immediately northeast is developed with an apartment complex, and immediately south and east is a vacant parcel slated for a school use (proposed West Park High School) and to the east of the site is currently developed with single family homes, and to the west with the Pleasant Grove Wastewater Treatment Plant.

A potential soccer complex referred to as the Placer Valley Sports Complex project is proposed for development north of the project site and adjacent to the western extension of High School Road (refer to **Figure 1**). The portion of Parcel F-56 located outside the project site, to the northwest is included in the Placer Valley Sports Complex Site. This future facility might include 10 soccer fields, parking lots, and associated facilities. At the time of this writing, Placer Valley Sports Tourism was considering development and operation of the soccer complex, however, it may ultimately be developed by the City of Roseville or some other entity.

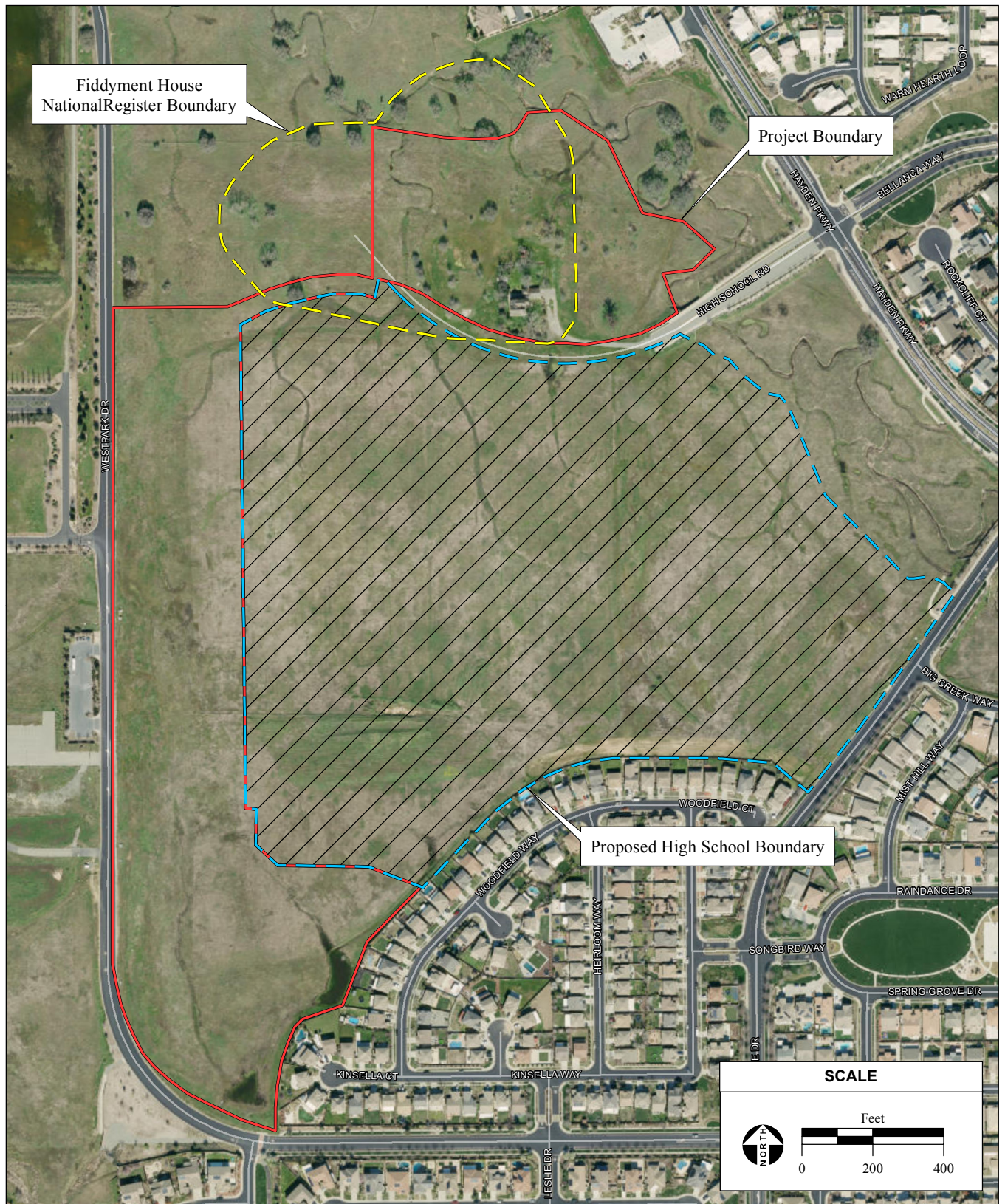
Fiddymment Ranch Complex

In 2004 the Fiddymment Ranch Complex (California Historical Resources Information System Number P-31-001223) made up of approximately 13.96 acres, was located at 4440 Phillip Road. Its historic significance was as an example of a nineteenth century ranch complex, by one of the original founding families in the region; the Fiddymments. The original house was constructed in 1879, but modified in 1900 and 1950. The complex consisted of the main house and three 1879-1880 outbuildings including: a brick cooler, smokehouse, and reservoir. In 2009, Mary L. Maniery and Marshall Millett with PAR Environmental Services, applied for the property to be placed on the National Register of Historic Places. Since the certification of the WRSP EIR in 2004, six of the built-environment resources (barns, bunkhouses, small house) of the FRMC have been removed from the historic complex. The remaining built-environment and archaeological resources were documented for listing in the NRHP, and accepted by the Keeper of the NRHP in June 2010.¹ Upon acceptance to the NRHP, the FRMC was also automatically listed in the California Register of Historic Resources (CRHR). The boundary of the FRMC as recorded in the National Register document is shown on Figure 2.

Between the time the 2004 analysis on the ranch complex was conducted and when the City of Roseville acquired the property in 2017, the following has occurred:

- Five of the original 11 structures remain;
- Barn constructed in 1870s appears to have been removed around 2009;
- Turkey Hatchery- blew down during a wind storm circa 2004;

¹ National Park Service Number 10000503-0000 (Property #162118); Fiddymment Ranch/P-31-001223 (CA-PLA-000970H), Roseville, Placer County, California, 2010.



SOURCE: City of Roseville aerial photograph, 3/1/2017;
Placer County, 2013; AES, 6/18/2018

City of Roseville West Roseville Specific Plan CEQA Environmental Checklist / 218502 ■

Figure 2
Aerial Photograph

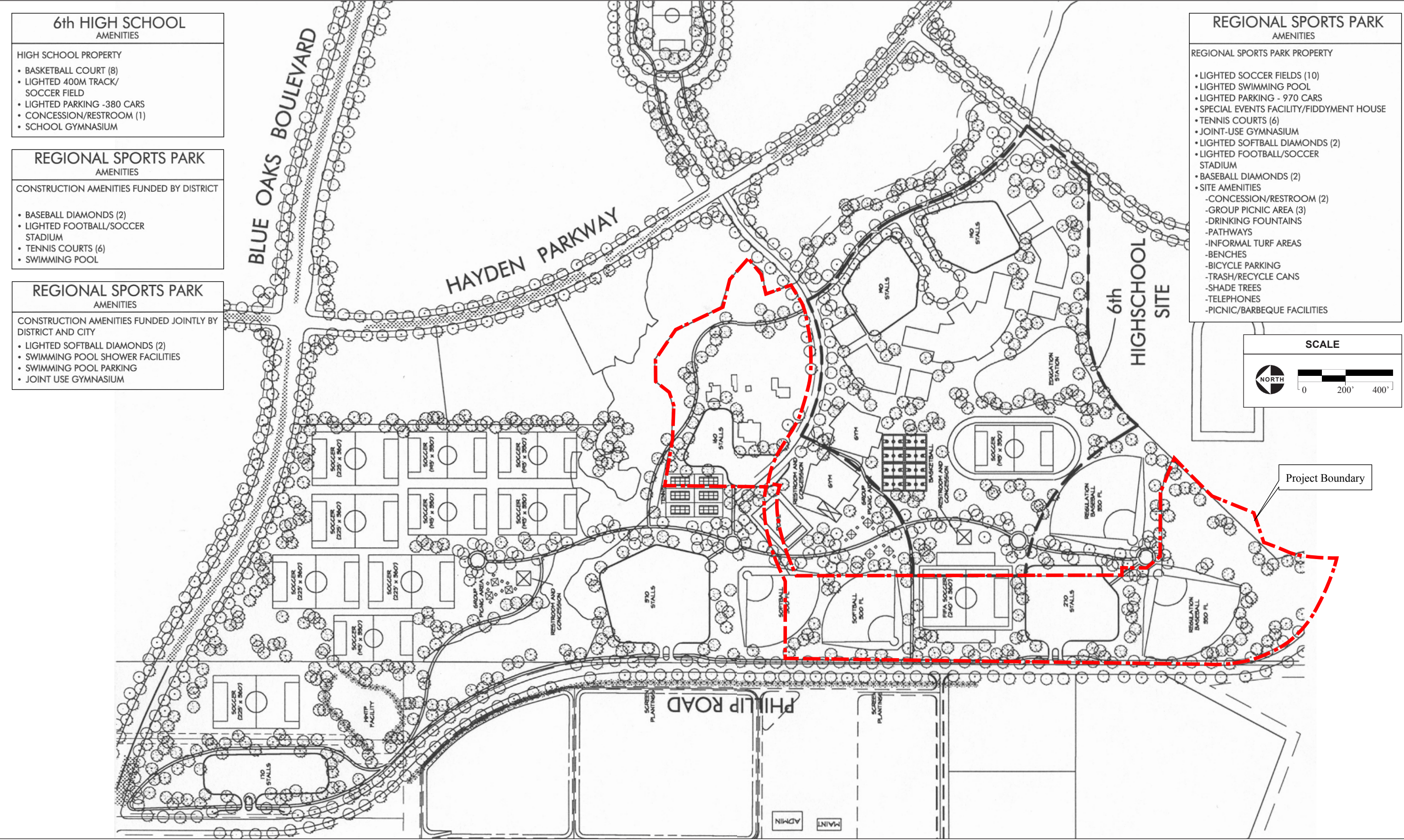
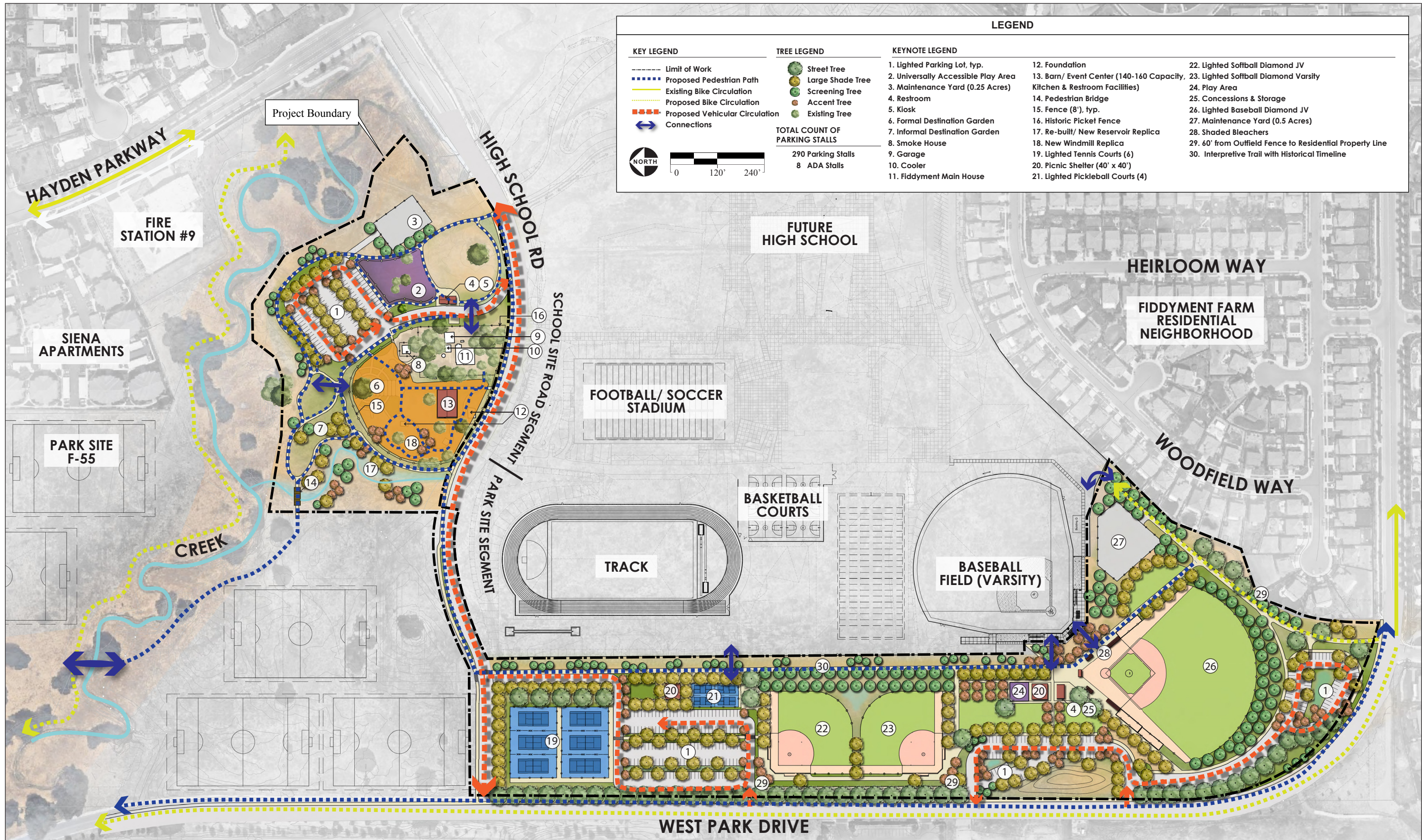


Figure 3
Previous Parcel F-56 Site Plan from WRSP EIR



- Shed- unknown removal date;
- Bunkhouse-unknown removal date;
- Small house- unknown removal date;
- Storage shed for small house-unknown removal date; and
- Some ornamental trees, turf and landscaping adjacent to the main Fiddymment house, may no longer be extant. Once the property was no longer occupied, it appears that the site was no longer irrigated and the timing coincided with the recent draughts over the last five years. According to the City the property was previously irrigated with well water, but the well was not functional at the time the City acquired the property.

1.4 Proposed Project

The proposed site plan is depicted on **Figure 4** and is described below by its two distinct segments: the Western Segment and the Northern Segment.

Western Segment

The western segment of the site is proposed to be developed with joint use facilities complimentary to the adjacent future high school site. Such facilities include:

- Lighted JV baseball field;
- Lighted Varsity softball field;
- Lighted JV softball field;
- Four lighted pickle ball courts;
- Six lighted tennis courts;
- Multi-use turf;
- Maintenance yard;
- Covered picnic area;
- Children's play area;
- Main north/south pedestrian connection with interpretive exhibits/signage;
- Internal vehicle driveways and parking; and
- Supporting facilities (restrooms, concession area, storage, and lighting).

Tree buffers and fencing are included, particularly where the baseball diamond is adjacent to nearby residences, to reduce lighting spillover onto neighboring properties.

Northern Segment

The northern segment of the project site includes the Fiddymment House and surrounding property.

The near-term goal is for the City of Roseville to stabilize the remaining structures and to preserve the resources suitable for future re-use as part of an interpretive component of the park. It would be a unique opportunity to educate visitors about the early pioneering life-style which occurred in the late 1800s. Some support structures could be recreated such as the windmill and cistern.

The Fiddymment House might be refurbished for potential uses that would be synergistic with the proposed surrounding uses. Potential uses for the Fiddymment House may include:

- Special event venue and meetings;

- Living museum;
- On-site caretaker residence;
- Part of a trade school education program;
- Public/school tours; and/or
- School house for pioneer days.

As described above, the Fiddymment House and associated buildings require extensive stabilization and repair, with the following facilities currently deemed in an unsafe condition: main house roof and associated brick and mortar features, smokehouse exterior tower including wall brick and mortar, and the smokehouse roof wood rafter tails. The 2017 Conditions Assessment and Stabilization recommendations Report prepared by Page & Turnbull Report (included as **Attachment 1** recommends architectural, structural, mechanical, electrical, security lighting, and fire alarm system stabilization and/or repair for the main house; architectural, structural, and electrical stabilization and/or repair for the cooler; architectural and structural stabilization and/or repair for the smokehouse; and architectural and structural stabilization and/or repair for the reservoir. The main stabilization efforts are currently focused on the main house and garage structures due to budget constraints.

Access to the northern segment of the project site would be provided by High School Road, and an access driveway from the north side of High School Road that passes the Fiddymment House complex before terminating in a parking lot.

Adjacent to the parking lot would be a universally accessible playground and open space.

The maintenance storage yard is proposed to be located near the parking lot and playground. Gardens, pedestrian paths, and interpretive displays would be located west of the Fiddymment House. Additionally, an outdoor formal venue for weddings, special events, and private party rentals would be located within the gardens, along with a small event center for meetings, special events, private parties, and weddings. The architecture of the event center would be complimentary to the historic nature of the house.

Site Access and Parking

Site access would be available along West Park Drive and High School Road, with improvements extending High School Road west to intersect with West Park Drive. A gate would be strategically located near the intersection of Westpark Drive and High School Road, preventing access to High School Road except during special events when traffic volumes are high. Connections to local bike trails and the provision of pedestrian and bicycle access to the high school is incorporated into the project design.

Parking areas are proposed in three main locations along West Park Drive and in one location north of the Fiddymment House. A total of 298 parking stalls (including 290 regular stalls and 8 ADA accessible stalls) will be provided on the site. Of these total parking stalls, 108 would be provided for the northern segment (Fiddymment House, event center, playground and open space area), and 190 would be provided for the western segment (picnic shelters and sports facilities for baseball, softball, pickle ball, and tennis). The parking area near Fiddymment House would be placed such that visitors travelling to the house view the house itself before the surrounding development (parking lot, event venue, play area, etc.).

A bridge over the creek would provide pedestrian access to the south side of Fiddymment complex on the southwest boundary.

Construction and Maintenance

Construction of the first phase of the Project is anticipated to begin in the spring of 2019, with a completion date before the fall of 2020, coinciding with the completion of the first phase of the high school. Because the project is a city-wide park, construction will be phased and completed as funding is available through city-wide park development fees specific to West Roseville and funding offsets for maintenance. Phase 1 includes the Varsity softball field, the Junior Varsity softball and baseball fields, the associated parking, and if budget allows the restroom. Maintenance of the park would either be funded by the General Fund, conducted in a partnership with the school district via a joint use agreement, or a combination of both.

Construction would be limited to between the hours of 7:00 am and 7:00 pm, Monday through Friday, and 8:00 am and 8:00 pm on Saturday and Sunday, in accordance with the City of Roseville Municipal Code. Maintenance activities would include seasonal fire break weed abatement, maintenance of trails and utilities, maintenance of landscaping and irrigation, repair of on-site facilities, maintenance of sports fields, and regular janitorial duties related to on-site restrooms and trash facilities.

Summary of Project Changes

The current plan for the site is similar in many regards to what was analyzed in the 2004 EIR, with some changes to the design and locations of uses. Approval of the Project would lead to the following changes to the design previously analyzed in the 2004 Final EIR:

- Modifications to High School Road to accommodate the City's and School District's joint use facilities and the Sports Complex to the north. These modifications to High School Road extend the alignment of High School Road through from the Fiddymment House Complex to West Park Drive. The Project is required to complement the high school development, per the applicable joint use agreement, and complete this roadway improvement in preparation for the proposed Sports Complex.
- Additional uses around Fiddymment House, including a parking lot, play area, and maintenance yard.

1.5 Discretionary Actions

Lead Agency

Entitlements, approvals, and/or permits that may be sought are listed below:

- City Council consideration of the Addendum to WRSP EIR and adoption of amendments to the Mitigation Monitoring and Reporting Plan (MMRP);
- City Council approval of the Park Master Plan.

Responsible Agencies

In addition to the list of entitlements, approvals and/or permits that must be obtained include the following approvals, consultations, and/or permits may be required from other agencies:

- Storm Water Discharge Permit from the State Water Resources Control Board.

2.0 PURPOSE AND SCOPE OF ADDENDUM

The WRSP allows for a mix of land uses such as residential, commercial, industrial, park, open space, and schools.

In accordance with the California Environmental Quality Act (CEQA), it was determined that the West Roseville Specific Plan had the potential to have a significant adverse impact upon the environment, and the WRSP FEIR (SCH #2002082057) was prepared for the Project. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council on February 4, 2004. A copy of the WRSP EIR is available for review at the Permit Center at 311 Vernon Street, Roseville, CA or online at www.roseville.ca.us.

The West Roseville Specific Plan (WRSP) and the related FEIR are referenced and utilized in the evaluation of this project, which is part of the area analyzed in the WRSP FEIR. Importantly, the WRSP FEIR included project-level, rather than programmatic, analysis of all of the land uses set forth in the WRSP.

The City Council adopted a Statement of Overriding Considerations when it certified the WRSP FEIR. The FEIR identified the following impacts associated with development of the WRSP area, as significant and unavoidable:

- Incompatibility of internal land uses;
- Conversion of agricultural land to developed uses;
- Inducement of substantial population growth;
- Increased traffic on City of Roseville roadways;
- Increased traffic on State Highways, including Interstate 80;
- Increased traffic on Placer County roadways;
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term);
- Increased emissions of ozone precursors during construction (short-term);
- Increased emissions of air pollutants during operation;
- Loss of oak trees of greater than 6 inches diameter at breast height (dbh);
- Removal of historically significant properties and/or loss of historic integrity of such resources;
- Increased demand for solid waste services at the Western Regional Sanitary Landfill;
- Increased demand for solid waste services at the Materials Recovery Facility (MRF);
- Construction debris demand for solid waste services;
- Alteration of the visual character of the site and vicinity; and
- New sources of light and glare.

For build out of the WRSP project area, the WRSP FEIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion;
- Availability of affordable housing;
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities;
- Air pollutant emissions from construction;
- Air pollutant emissions from operation;

- On-site traffic noise levels that exceed City standards;
- Off-site traffic noise levels that exceed City standards;
- Cultural impacts to Fiddymment Ranch;
- Increased demand for water;
- Increased demand for recycled water distribution system;
- Increased generation of solid waste; and
- Change in visual character.

The FEIR identified project-specific mitigation measures for the specific plan, which were adopted by the City and incorporated into the WRSP. As explained earlier, this Addendum analyzes the impacts of the project in relation to the analysis completed in the WRSP FEIR.

3.0 ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed conditions” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion. The checklist includes the full range of environmental topics, as presented in the 2004 West Roseville Specific Plan (WRSP) Environmental Impact Report (EIR) based on the Appendix G of the California Environmental Quality Act (CEQA) Guidelines. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to CEQA Section 21166 and Section 15162 of the CEQA Guidelines. A “no” answer does not necessarily mean that 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 with mitigation measures in the 2004 EIR. For instance, the environmental categories might be answered with a “no” in the checklist because the impacts associated were adequately addressed in the 2004 EIR, and the environmental impact significance conclusions of the EIR remain applicable. The purpose of each column of the checklist is described below.

3.1 Explanation of Checklist Evaluation Categories

3.1.1 *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 the environmental issue listed under each topic. If ‘N/A’ is indicated, this issue area was not specifically addressed in the 2004 WRSP EIR due to amendment to Appendix G of the CEQA Guidelines. This Environmental Checklist Review provides an evaluation of each topic regardless of whether an issue was previously addressed in the 2004 WRSP EIR.

3.1.2 *Do Proposed Modifications or New Circumstances Result in New or More Significant Impacts?*

Pursuant to Section 15162(a)(1) of the 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. Notably, where the only

basis for preparing a subsequent EIR or a supplement to an EIR is a new significant impact or a substantial increase in the severity of a previously identified impact, the need for the new EIR can be avoided if the project applicant agrees to one or more mitigation measures that can reduce the significant effect(s) at issue to less-than-significant levels. (*River Valley Preservation Project v. Metropolitan Transit Development Board* (1995) 37 Cal.App.4th 154, 168; see also *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 810-811; *Snarled Traffic Obstructs Progress v. City and County of San Francisco* (1999) 74 Cal.App.4th 793, 802; Kostka & Zischke, Practice Under the California Environmental Quality Act, Vol. 2, § 19.12, p. 19-15 (Continuing Education of the Bar 2015) “[a] line of several cases holds that a further EIR is not required when new significant environmental impacts result from changes in the project but those new impacts will be avoided or reduced through adoption of new mitigation measures”].)

3.1.3 Any new Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the 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 or adoption 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.

3.1.4 Any Substantially New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the 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 or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. A subsequent EIR or supplement to the EIR would be required if the new information shows 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.

3.1.5 Mitigation Measures Implemented or Addressing Impacts

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.

3.1.6 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 project relates to the issue and the status of any mitigation that may be required or has already been implemented.

3.1.7 Acronyms Used in Checklist Tables

Acronyms used in the Environmental Checklist tables and discussion include:

- 2004 WRSP EIR – West Roseville Specific Plan Environmental Impact Report certified February 2004
- MM – Mitigation Measure
- MMP – Original WRSP EIR Mitigation Monitoring Program, pages 1-57
- N/A – not applicable

3.1.8 Cumulative Setting

According to the CEQA Guidelines section 15355, “cumulative impacts refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” CEQA requires that cumulative impacts be discussed when the project’s incremental effect is cumulatively considerable (*Guidelines* Section 15130[a]). These impacts are discussed when appropriate in each of the relevant issue area sub-sections below.

The cumulative impact analysis considered 2025 development, as identified in the City of Roseville General Plan 2025 (City General Plan 2025), plus the buildout of Specific Plans in the vicinity of the project site (including the Sierra Vista, Creekview, Placer Ranch, Placer Vineyards, Regional University, Riolo Vineyards, Curry Creek, Sutter Pointe, and Elverta Specific Plans); and development in the cities of Rocklin and Lincoln.

This analysis evaluates the 2014 WRSP under a 2035 cumulative scenario. The context for the 2035 cumulative scenario is based on the new cumulative scenario as presented in the most recent City General Plan 2035 (adopted in June 2016), as well as reasonably foreseeable potential development projects in the vicinity of the project site. The 2035 cumulative scenario includes buildout of all Specific Plans previously assumed plus the Amoroso Ranch Specific Plan approved by the City in 2016.

3.2 Aesthetics

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
a. Have a substantial adverse effect on a scenic vista?	2004 WRSP EIR 4.13-30 to 41	No	No	None; 2004 WRSP EIR 4.13-40

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	2004 WRSP EIR 4.13-39 to 40	No	No	None; 2004 WRSP EIR 4.13-39
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	2004 WRSP EIR 4.13-31 to 33	No	No	None; 2004 WRSP EIR 4.13-31 to 33
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	2004 WRSP EIR 4.13-35 to 37	No	No	Yes 2004 WRSP EIR MM 4.13-1; MMP 5 to 6

3.2.1 Changes to Background Conditions and Regulatory Setting

The visual and landscape setting is discussed in Section 4.13, Aesthetics and Visual Resources of the 2004 WRSP EIR. No significant changes to background conditions have occurred since the 2004 WRSP EIR was certified. The 2035 General Plan update does not contain any changes pertaining to aesthetics that are relevant to the Proposed Project.

The project would not result in substantial changes to this resource area. The Specific Plan area would continue to follow the City's Community Design Guidelines (which were updated in 2008), the WRSP Design Guidelines, and 2035 General Plan goals and policies.

3.2.2 Impact Discussion

Question A, C – Have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and surroundings?

Impacts 4.13-1 and 4.13-4 in the 2004 WRSP EIR adequately addressed the potential for impacts to a scenic vista or the possibility of substantial degradation of the project site and its surroundings. The 2004 WRSP EIR identified impacts related to the alteration of the visual character of the site and vicinity (Impact 4.13-1) as significant and unavoidable and the impacts associated with the degradation of scenic resources (Impact 4.13-4) as less than significant. The proposed use of the project site as a regional park is substantially similar to the use contemplated in the 2004 WRSP EIR. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. Therefore, there would be no new significant impacts related to the degradation of existing visual character or scenic vistas that were not previously analyzed in the 2004 WRSP EIR.

Question B – Substantially damage scenic resources within a State scenic highway?

The 2004 WRSP EIR noted that the project site is not visible from any designated State scenic highway, and the project site would not be visible from any State scenic highway designated after the approval of the 2004 WRSP EIR. There is no significant change in the Proposed Project that would alter the environmental impacts related to State scenic highways.

Question D – Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Impact 4.13-2 in the 2004 WRSP EIR addressed the potential for impacts related to light and glare; the 2004 WRSP EIR determined these impacts to be significant and unavoidable. The standards in the aforementioned City planning and design documents require all parking lots to be screened by a low knee wall or landscaping and all light fixtures to have glare shields. Therefore, there are no new significant impacts attributed to the Proposed Project that would alter the previously identified significant and unavoidable environmental impacts associated with light and glare.

3.2.3 Cumulative

Section 5.5 of the 2004 WRSP EIR adequately addressed potential cumulative impacts related to aesthetics and visual resources; these impacts were determined to be significant and unavoidable. The proposed uses of the project site are substantially consistent with the cumulative year build out assumptions identified in the 2004 WRSP EIR and would neither substantially increase the severity of significant and unavoidable impacts identified in that document nor introduce new significant cumulative impacts that have not already been addressed.

3.2.4 Mitigation Measures

The following Mitigation Measures in the adopted MMRP for the WRSP were referenced in the 2004 WRSP EIR analysis of impacts associated with visual resources (aesthetics) and would be relevant to the Proposed Project. Note that the 2004 MMRP included mitigation measures for impacts to visual resources that would not occur as a result of implementation of the proposed modification; those measures are excluded from the table below.

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
MM 4.13-1(a): Restrict High-Watt Light Usage and Hours for Park Facilities In order to reduce the effects of nighttime illumination from development associated with the WRSP, high-powered floodlights will be discouraged for recreational or other facilities within the WRSP. In addition, such lights shall not be used later than 11:00 p.m. if located within 300 feet of residences. The developers shall be required to disclose to all adjacent residential areas that a regional park is located nearby that will contain outdoor lighting. MM 4.13-1(b): Site High-Intensity Lighting so as to Minimize Nuisance High-Intensity light producing uses, such as stadiums and ball fields, within the WRSP Area shall be located and oriented to minimize visual impacts on adjacent residential areas located within 300 feet. Lighting for stadiums and ball fields should be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use, as defined by suggested lighting standards for competitive play. The developers shall be required to disclose to all adjacent residential areas that regional park/school uses are located nearby that will contain outdoor lighting.	None	N/A

3.2.5 Conclusion

The Proposed Project would not lead to new or substantially more severe significant impacts. No new circumstances have occurred nor has any substantially important new information been found that demonstrate that new or substantially more severe significant impacts would occur.

Therefore, based on the reasons listed in this section, there would be no new significant impacts not previously identified in the WRSP FEIR. Therefore, 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 aesthetic resources.

3.3 Agricultural & Forestry Resources

Would the Project:	Where Impact Was Analyzed in the 2004 WRSP EIR or 2014 SEIR?	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve 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?	2004 WRSP EIR: Impact 4.1-4	No	No	None; 2004 WRSP EIR MM 4.1-4
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	2004 WRSP EIR: Impact 4.1-4	N/A	N/A	None 2004 WRSP EIR MM 4.1-4
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	N/A	N/A	N/A	N/A
d) Result in the loss of forest land or conversion of forest land to non-forest use?	N/A	N/A	N/A	N/A

Would the Project:	Where Impact Was Analyzed in the 2004 WRSP EIR or 2014 SEIR?	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
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?	2004 WRSP EIR: Impacts 4.1-2 and 4.1-4	No	No	None, 2004 WRSP EIR MM 4.1-4

3.3.1 Changes to Background Conditions and Regulatory Setting

The agricultural resources environmental setting is discussed in Section 4.1, Land Use of the 2004 WRSP EIR. California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) designations for the site have not changed since the 2004 WRSP EIR, and no new Williamson Act contracts have been formed on or near the project site

3.3.2 Impact Discussion:

Question A – Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance?

The project site is designated as Grazing Land by the FMMP (DOC, 2017). Development of the project site would not convert prime farmland, unique farmland, or farmland of statewide importance.

As mitigation for impacts associated with loss of the Prime Farmland, the WRSP EIR required acquisition of offsite conservation easement(s), (Mitigation Measure 4.4-1, Provide Conservation Easements) and this mitigation requirement has already been satisfied. Development of the Project would not change the development footprint nor result in any substantial changes in the agricultural impacts identified in the WRSP EIR.

There are no new circumstances involving new significant impacts or substantially more severe impacts and the Proposed Project modifications would not alter the overall project footprint. Therefore, the conclusions in the 2004 WRSP EIR regarding potential impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance are still valid and no additional analysis is required.

Question B – Conflict with existing zoning for agricultural use, or a Williamson Act contract?

As described in the 2004 WRSP EIR, there are no lands in the WRSP Area that are bound by Williamson Act contracts. According to the most recent Williamson Act map produced by the DOC, this information remains valid (DOC, 2015). There are no new or substantially more severe significant impacts or new information requiring new analysis related to Williamson Act contracts. Therefore, the conclusions in the 2004 WRSP EIR regarding agricultural zoning and Williamson Act contract land are still valid and no additional analysis is required.

Question C and D- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?

Result in the loss of forest land or conversion of forest land to non-forest use?

There are no timber or forest lands in the City of Roseville, therefore there are no impacts.

Question 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?

Impacts 4.1-2 and 4.1-2 in the 2004 WRSP EIR discuss the compatibility of WRSP development with surrounding agricultural land uses related to residential or sensitive land use. It is not applicable to park uses and no agricultural use is in the vicinity. The Proposed Project does not involve any additional changes to the environment that could result in conversion of farmland to non-agricultural use. There are no new circumstances that would result in new significant or substantially more severe impacts. Therefore, the conclusions in the 2004 WRSP EIR are still valid and no additional analysis is required.

3.3.3 Cumulative

The 2004 EIR concluded that the Project in combination with impacts of past, present, and reasonably foreseeable projects would result in a significant unavoidable impact on agricultural use. As discussed above, the Proposed Project would not alter the anticipated land uses of the project site, and therefore would not contribute to this cumulative impact being substantially more severe. Therefore, the conclusions regarding cumulative land use impacts contained in the 2004 WRSP EIR remain valid.

3.3.4 Mitigation Measures

There are no agricultural mitigation measures required of the project.

3.3.5 Conclusion

No new circumstances have occurred nor has any substantially new information been found that demonstrate that new or substantially more severe significant impacts would occur. No new or substantially more severe significant impacts related to land use would occur as a result of the Proposed Project. Therefore, the conclusions of the 2004 WRSP EIR remain valid and the approval of the Proposed Project would not result in any new significant impacts related to land use planning and agriculture and forestry resources.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new or substantially more severe significant impacts not previously identified in the WRSP FEIR to agricultural uses. Thus, 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 agricultural and forestry resources.

3.4 Air Quality

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
a. Conflict with or obstruct implementation of the applicable air quality plan?	WRSP EIR 4.4-18 to 26	No	No	Yes MM 4.4-1, MM 4.4-3, MM 4.4-5; MMP 12-16
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	WRSP EIR 4.4-18 to 31	No	No	Yes MM 4.4-1, MM 4.4-3, MM 4.4-5, MM 4.4-7; MMP 12-17
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)?	WRSP EIR 5-54 to 59	No	No	Yes MM 4.4-1, 4.4-3 MMP 12-17
d. Expose sensitive receptors to substantial pollutant concentrations?	WRSP EIR 4.4-18 to 31	No	No	Yes MM 4.4-1, MM 4.4-3, MM 4.4-5, MM 4.4-7; MMP 12-17
e. Create objectionable odors affecting a substantial number of people?	WRSP EIR 4.4-32 to 33	No	No	n/a

3.4.1 Changes to Background Conditions and Regulatory Setting

The Project would not result in substantial changes in air quality. A summary of relevant changes to the regulatory setting since the original EIR is provided below.

Ambient Air Quality Standards and Attainment Status

The only change to the air quality standards since the 2004 is a reduction from 0.075 parts per million (ppm) to 0.07 ppm of the federal 8-hour ozone standard. **Table 1** summarizes the current attainment status for each federal and California criteria pollutant within western Placer County. The attainment status for criteria air pollutants (CAPs) within western Placer County has not changed since the 2004 WRSP EIR.

TABLE 1
AMBIENT AIR QUALITY STANDARDS AND STATUS

Pollutant	Attainment Status	
	California Standards	Federal Standards
Ozone (O ₃)	Nonattainment	Nonattainment
Carbon monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (NO ₂)	Attainment	Unclassified/Attainment
Sulfur dioxide (SO ₂)	Attainment	Unclassified
Particulate Matter 10 microns in size (PM ₁₀)	Nonattainment	Unclassified
Particulate Matter 2.5 microns in size (PM _{2.5})	Attainment	Nonattainment
Lead (Pb)	Attainment	Unclassified/Attainment
Source: CARB, 2017.		

Existing Emission Sources

Table 2 summarizes the estimated annual average emissions for 2012, as published in 2013 by the California Air Resources Board (CARB). The average annual emissions of reactive organic gases (ROG) and oxides of nitrogen (NO_x) have increased from the data provided in the 2004 EIR, while emissions of carbon monoxide (CO) and particulate matter less than 10 microns and 2.5 microns in size (PM₁₀, PM_{2.5}, respectively) have decreased from the data provided in the 2004 EIR.

Clean Air Act (CAA) Ozone Attainment Plan

The Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (Ozone Attainment Plan) was updated in July 2017 and approved by the Placer County Air Pollution Control District (PCAPCD) on October 12, 2017. The updated Ozone Attainment Plan describes how the region is meeting CAA requirements, includes an updated emissions inventory, analyzes air quality trends, evaluates photochemical modeling results, and establishes new motor vehicles emission budgets for transportation conformity purposes. In addition, the plan also documents the region's reasonably available control measure (RACM) analysis and vehicle miles travelled (VMT) offset demonstration.

PCAPCD Thresholds of Significance

In an effort to attain CAAQS and NAAQS and in order to evaluate air pollutant emissions from development projects, the PCAPCD recommends significance thresholds for emissions of ROG, NO_x, and PM₁₀. The PCAPCD's advisory 2017 CEQA Air Quality Handbook significance thresholds expressed in pounds per day (lbs/day) are shown in **Table 3**. These updated thresholds are generally less stringent than those considered in the 2004 WRSP EIR, where the cumulative threshold was 10 lbs/day for ROG and NO_x and there was no cumulative PM₁₀ threshold. The PCAPCD's 2017 CEQA Air Quality Handbook does not include a threshold for CO; however, this environmental checklist uses a threshold of 550 lbs/per day consistent with the 2004 WRSP EIR.

TABLE 2
SUMMARY OF 2012 ESTIMATED ANNUAL AVERAGE EMISSIONS IN PLACER COUNTY (TONS/DAY)

Source	ROG	CO	NO _x	PM ₁₀	PM _{2.5}
Stationary Sources					
Fuel Combustion	0.4	3.0	3.5	0.3	0.3
Waste Disposal	0.1	0.0	0.0	0.0	-
Cleaning and Surface Coatings	2.1	-	-	0.0	0.0
Petroleum Production and Marketing	0.8	-	-	-	-
Industrial Processes	1.6	0.2	0.1	1.1	0.5
Total Stationary Sources	5.0	3.2	3.6	1.4	0.8
Area Sources					
Solvent Evaporation	3.0	-	-	-	-
Miscellaneous Processes	2.6	15.6	0.9	12.2	3.2
Total Area Sources	5.7	15.6	0.9	12.2	3.2
Mobile Sources					
On-Road Motor Vehicles	4.8	43.0	12.3	0.9	0.5
Other Mobile Sources	5.5	25.7	5.7	0.4	0.4
Total Mobile Sources	10.3	68.6	18.0	1.3	0.8
Total All Sources	20.9	87.5	22.6	14.9	4.9
Source: CARB, 2013.					

TABLE 3
PCAPCD RECOMMENDED THRESHOLD OF SIGNIFICANCE

Pollutant	Construction Threshold (lbs/day)	Operation Threshold (lbs/day)	Cumulative Operational Threshold (lbs/day)
ROG	82	55	55
NO _x	82	55	55
PM ₁₀	82	82	82
Source: PCAPCD, 2017.			

PCAPCD Rules and Regulations

The rules and regulations described in the 2004 WRSP EIR have not undergone substantial revisions.

City General Plan

No substantial changes were made to the Air Quality Element of City General Plan 2035.

3.4.2 Impact Discussion

Question A, B, D – Conflict with or obstruct implementation of the applicable air quality plan, violate air quality standards, or expose sensitive receptors to substantial pollutant concentrations

The 2004 WRSP EIR determined this impact to be significant and unavoidable despite recommended mitigation measures. The Proposed Project would not substantially alter the land use of the project site as proposed in the WRSP; therefore, the Proposed Project would not substantially increase air quality

emissions or the significance of identified impacts related to emissions. The conclusions regarding these impacts contained in the 2004 WRSP EIR remain valid.

Question C – Cumulatively Considerable Increase of Criteria Air Pollutants?

The 2004 WRSP EIR determined this impact to be significant and unavoidable despite recommended mitigation measures. The Proposed Project is consistent with the planned uses in the 2004 WRSP EIR and would not substantially increase the significance of identified impacts related to emissions. Therefore, no new or substantially more severe significant cumulative impacts related to operational emissions would occur as a result of the Proposed Project. The conclusions regarding these impacts contained in the 2004 WRSP EIR remain valid.

Question E – Objectionable Odors?

The Proposed Project is not considered an odor-generating land use and, in accordance with PCAPCD Rule 205 which was in place prior to the publication of the 2004 WRSP EIR, the WRSP would be restricted from emitting quantities of pollutants that would cause detriment, nuisance, or annoyance to any persons or to the public. Given that no odor-generating land uses have been added to the WRSP by the Proposed Project, no new or substantially more severe significant impacts related to objectionable odors would occur as a result of the Proposed Project. Therefore, no new or substantially more severe significant impacts related to odor would occur as a result of the Proposed Project. The conclusions regarding these impacts contained in the 2004 WRSP EIR remain valid and no further analysis is required.

3.4.3 Cumulative

The Project combined with impacts of past, present, and reasonably foreseeable projects to create a substantial adverse effect on air quality during construction and operation, would result in significant and unavoidable cumulative impacts. As discussed above under **Question C**, the Proposed Project would not create new or substantially more adverse cumulative impacts to air quality than those disclosed in the 2004 WRSP EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures, listed below in **Section 3.4.3**. The conclusions regarding cumulative air quality impacts remain valid.

3.4.4 Mitigation Measures

Mitigation measures in the adopted MMRP for the WRSP were referenced in the 2004 WRSP EIR analysis of impacts associated with air quality. Mitigation measures would continue to apply to the Proposed Project.

Mitigation Measure	Proposed Revisions	Explanation of Revisions
Mitigation Measure 4.4-1: Dust Control (Impact 4.4-1 - WRSP) - After review and approval by the PCAPCD, the development, if required, shall apply approved chemical soil stabilizers according to manufacturer's specifications, to all inactive construction areas (previously graded areas which remain inactive for 96 hours). - Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less. - Creation of a dust control plan. - No open burning of vegetation during project construction. - Reestablishment of ground cover as soon as possible after construction.	No Change	N/A

Mitigation Measure	Proposed Revisions	Explanation of Revisions
Suspension of grading activities when winds exceed 25 mph. These mitigation measures could result in impacts to water quality. Please refer to the Best Management Practices discussed in Section 4.8, Hydrology, Water Quality, and Groundwater, for a description of how impacts on water quality will be minimized through erosion control measures.		
Mitigation Measure 4.4-3: Reduction of Construction Emissions (Impact 4.4-2 - WRSP). - The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list. - An enforcement plan shall be established by the contractor in conjunction with the air district to weekly evaluate project-related on and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project-related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours. - Contractors shall provide a plan for approval by the PCAPCD demonstrating that the heavy-duty (>50 horsepower)_ off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet average 30 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. - Minimize idling time to 10 minutes. - Use low sulfur fuel for stationary construction equipment, if feasible. - Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. - Use low emission on-site stationary equipment.	No Change	N/A

3.4.5 Conclusion

New emissions from the Proposed Project would not result in new or substantially more severe significant impact conclusions related to air quality. Therefore, the conclusions of the 2004 WRSP EIR remain valid and the approval of the Proposed Project would not result in any new significant impacts to the issue areas discussed in this section.

3.5 Greenhouse Gases

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	N/A	No	No	N/A

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A	No	No	N/A

3.6.1 Changes to Background Conditions and Regulatory Setting

A summary of relevant changes to the regulatory setting since the 2004 WRSP EIR is provided below.

Federal

There are currently no federal laws that regulate global warming through the establishment of emissions limitations or regulatory thresholds. Existing laws that address climate change at the federal level include the following:

U.S. Environmental Protection Agency (USEPA)

The U.S. Supreme Court has held that CO₂ falls under the CAA's definition of an "air pollutant", such that the USEPA has statutory authority to regulate the emissions of this gas. The following are the most recent regulatory actions taken by the USEPA:

- On December 11, 2014, a final rule published in the *Federal Register* (79 FR 73750) added chemical-specific and default global warming potentials for fluorinated GHGs and fluorinated heat transfer fluids to the general provisions of the GHG Reporting Rule.
- On October 22, 2015, a final rule published in the *Federal Register* (80 FR 64264) established first-time reporting requirements for onshore petroleum and natural gas gathering and boosting activities, onshore natural gas transmission pipelines, completions and workovers of oil wells with hydraulic fracturing, and well identification numbers.

State

California has been a leader among the states in outlining and aggressively implementing a comprehensive climate change strategy that is designed to result in a substantial reduction in total statewide GHG emissions in the future. California's climate change strategy is multifaceted and involves a number of state agencies implementing a variety of state laws and policies. Laws and policies implemented after the 2004 WRSP EIR was published are provided below:

- On September 8, 2016, Senate Bill (SB) 32 established a statewide GHG emission reduction target of 40 percent below 1990 levels by 2030.
- On July 25, 2017, Assembly Bill (AB) 398 extended the Cap and Trade Program in order to enable the state to meet its 2030 emission reduction goals.

- On July 26, 2017, AB 617 established a program to measure and reduce air pollution from mobile and stationary sources at the neighborhood level by working with local air districts to establish neighborhood air quality monitoring networks.

General Plan

No substantial changes were made to the Air Quality Element of City General Plan 2035. However, in 2005 minor edits to the General Plan called out policies that help to reduce GHG emissions, with a leaf icon.

3.6.2 Impact Discussion

Question A, B – Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The 2004 WRSP EIR did not specifically analyze GHG emissions; however, the air quality analysis did consider all regulated air pollutants. With the implementation of air quality mitigation listed above in **Section 3.4**, the Proposed Project would not substantially increase GHG emissions. No new significant impacts or substantially more severe impacts would occur. The conclusions of the 2004 WRSP EIR remain valid.

3.6.3 Cumulative

As described in Chapter 5.0 of the PCAPCD's 2017 CEQA Air Quality Handbook, "[a]lthough the detailed regime between GHG emissions and climate change is not precisely verified, it is clear that the quantity of emissions is enormous and no single project alone would measurably contribute to a noticeable incremental change in the local, regional or global climate pattern.... From the CEQA standpoint, GHG impacts from a land use project are inherently cumulative." Thus, the discussion under Questions A and B constitute the cumulative analysis for GHG emissions.

3.6.4 Mitigation Measures

Refer to **Section 3.4.4**.

3.6.5 Conclusion

No new circumstances have occurred, nor has any substantially new information been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 WRSP EIR remain valid and the approval of the Proposed Project would not result in any new significant impacts to the issue areas discussed in this section.

3.6 Biological Resources

Would the Project:	Where Impact Was Analyzed in the 2004 WRSP EIR or 2014 SEIR?	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve 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 Wildlife or US Fish and Wildlife Service?	2004 WRSP EIR: Impacts 4.7-2, 4.7-3, 4.7-4, 4.7-5, 4.7-6, and 4.7-10	No	No	Yes, 2004 WRSP EIR MMs 4.7-1, 4.7-6, 4.7-8, and 4.7-14
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	2004 WRSP EIR: Impacts 4.7-2, 4.7-4, 4.7-6, and 4.7-9	No	No	Yes, 2004 WRSP EIR MMs 4.7-1 and 4.7-8
c) 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?	2004 WRSP EIR: Impacts 4.7-1, 4.7-2, and 4.7-10	No	No	Yes, 2004 WRSP EIR MM 4.7-1
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	2004 WRSP EIR: Impact 4.7-7	No	No	Yes, 2004 WRSP EIR MM 4.13-1(d)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	2004 WRSP EIR: Impacts 4.7-8 and 4.7-11	No	No	N/A
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or State habitat conservation plan?	2004 WRSP EIR: Impact 4.7-12	No	No	N/A
g) Have the potential to cause a commercial and/or recreational fishery to drop below self-sustaining levels?	N/A	N/A	N/A	N/A

3.6.1 Changes to Background Conditions and Regulatory Setting

The 2004 WRSP EIR included a comprehensive analysis of special status species, local habitats and vegetation communities, and jurisdictional waters within the project site. The evaluation of potential new impacts resulting from the implementation of the Proposed Project is based, in part, on the following:

- Updated United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB), and California Native Plant Society (CNPS) species lists for the project area
- National Wetland Inventory online wetlands mapper Special Status Species

Changes to the Regulatory Status and Sensitivity of Some Biological Resources

The current status designations for plant and animal species in the region have changed for several species since the 2004 WRSP EIR. The regulatory status of three plants included in the 2004 WRSP EIR, Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*), legenere (*Legenere limosa*), and Sanford's arrowhead (*Sagittaria sanfordii*) have changed from federal species of concern to not being federally listed. "Species of concern" is an informal term that refers to those species which Region 3 believes might be in need of concentrated conservation actions. Such conservation actions vary depending on the health of the populations and degree and types of threats. At one extreme, there may only need to be periodic monitoring of populations and threats to the species and its habitat. At the other extreme, a species may need to be listed as a Federal threatened or endangered species. *Species of concern receive no legal protection* and the use of the term does not necessarily mean that the species will eventually be proposed for listing as a threatened or endangered species." (Italics added.)

The regulatory status of one animal species included in the 2004 WRSP EIR has since changed: the western pond turtle (*Clemmys marmorata*) went from a federal species of concern to being under review.

No substantial changes to the 2035 General Plan were made that would affect the analysis of the Proposed Project.

In 2004 the project applicants secured 404 permits to fill wetlands on the site, and offsite mitigation has been secured. In 2015 the 404 Permit was modified to extend the time to complete the work and revise related mitigation and monitoring requirements. The modified Permit (SPK-2002-00666 dated December 30, 2015) remains valid through 2020 (City of Roseville, Mark Morse personal communication April 2018).

Updated USFWS, CDFW, CNDDDB, and CNPS species lists were reviewed for the project area to determine the potential for new species not previously addressed within 2004 WRSP EIR to occur within the project site. The potential for additional special status plants to occur on the project site is evaluated in **Table 4**. The potential for additional special status wildlife to occur on the project site is discussed below and in **Table 4**.

3.6.2 Impact Discussion

Question A – Impacts to Special Status Species

The 2004 WRSP EIR addressed the potential for impacts associated with species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. The 2004 WRSP EIR considered 9 special status plants, and 18 special status

wildlife species with the potential to occur at the project site or in the project vicinity based on known distribution and suitable habitats for those species. The 2004 WRSP EIR concluded that potential impacts to special status wildlife species resulting from the WRSP would be less than significant with mitigation incorporated. No new or substantially more severe significant impacts, compared with those previously described in the 2004 WRSP EIR, would occur to these species as a result of the Proposed Project.

After reviewing current USFWS, CNDDDB, and CNPS species, lists, 3 additional special status plant species and 19 additional special status wildlife species were identified that were not originally evaluated in the 2004 WRSP EIR. These species are addressed below.

Additional Special Status Species with Potential to Occur in Project Site

Based on review of updated USFWS and CNDDDB special status species lists, 5 (listed below) additional special-status species have the potential to occur in the project area, see **Table 4**.

Burrowing owls have been observed and may nest in mammal burrows on the site, and Swainson's hawks or other raptors could nest in the trees on the site.

Implementation of 2004 Mitigation Measure 4.7-6 from the 2004 WRSP EIR for pre-construction surveys would ensure that potential impacts to migratory bird species, including raptors and those not previously analyzed in the 2004 WRSP EIR (including grasshopper sparrow [*Ammodramus savannarum*], song sparrow [*Melospiza melodia*], and purple martin [*Progne subis*]), are less than significant. No new or substantially more severe significant impacts to special-status species would occur as a result of the Proposed Project.

Changes to the Regulatory Status and Sensitivity of Some Biological Resources

As described in **Section 3.9.1**, the current status designations for three plant and one animal species in the region have changed since the 2004 WRSP EIR. Despite the regulatory status change, the conclusions and mitigation measures related to these species from the 2004 WRSP EIR remain valid and no new significant impacts or substantially more severe significant impacts are expected.

TABLE 4
ADDITIONAL SPECIAL-STATUS SPECIES THAT HAVE THE POTENTIAL TO OCCUR IN THE STUDY AREA

Common Name Scientific Name	Listing Status Federal/State/ CNPS	Distribution	Habitat Associations	Period of Identification	Habitat Suitability at Project Site
Plants					
Red Bluff dwarf rush <i>Juncus leispermus</i> var. <i>leiospermus</i>	--/--/1B.1	Occurs in Butte, Placer, Shasta and Tehama counties, California.	Annual herb found in vernal mesic soils in chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools. Elevation: 35 – 1250 meters.	March-June	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Hispid salty bird's- beak <i>Chloropyron molle</i> <i>ssp. hispidum</i>	--/--/1B.1	Alameda, Kern, Merced, Marin, Placer, and Solano Counties.	Annual herb native to California found in alkali sink, valley grassland, and wetland-riparian communities. Primarily occurs in wetlands. Elevation: 1 to 155 meters.	June- September	No. This species only has a 1 percent chance of occurring outside wetlands, and no wetlands are present on site (refer to 2004 WRSP EIR Figure 4.7- 2). The nearest recorded occurrence is 5.8 miles from the site.
Sacramento orcutt grass <i>Orcuttia viscida</i>	FE/CE/1B.1	Range of this species is restricted to Sacramento County.	An annual herb in the grass family (Poaceae). It is found in vernal pools from 30 to 100 meters above mean sea level.	April-July	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Amphibians and Reptiles					
Giant garter snake <i>Thamnophis gigas</i>	FT/CT/--	Endemic to the San Joaquin and Sacramento Valley floors. Counties include Butte, Colusa, Contra Costa, Fresno, Glenn, Kern, Madera, Merced, Sacramento, San Joaquin, Solano, Sutter, Yolo, and Yuba.	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 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.	March-October	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1). The nearest recorded occurrence is 8.3 miles from the site.

Common Name Scientific Name	Listing Status Federal/State/ CNPS	Distribution	Habitat Associations	Period of Identification	Habitat Suitability at Project Site
California red- legged frog <i>Rana draytonii</i>	FT/CSC/--	Known to occur along the Coast from Mendocino County to Baja California, and inland through the northern Sacramento Valley into the foothills of the Sierra Nevada mountains, south to eastern Tulare County, and possibly eastern Kern County. Currently accepted range excludes the Central Valley.	Occurs in permanent and temporary pools of streams, marshes, and ponds with dense grassy and/or shrubby vegetation. Elevations range from 0-1160 meters.	November- March (breeding) June-August (non-breeding)	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Fish					
Delta smelt <i>Hypomesus transpacificus</i>	FT/CE/--	Occurs almost exclusively in the Sacramento-San Joaquin estuary, from the Suisun Bay upstream through the Delta in Contra Costa, Sacramento, San Joaquin, Solano, and Yolo counties. May also occur in the San Francisco Bay.	Estuarine waters. Majority of life span is spent within the freshwater outskirts of the mixing zone (saltwater-freshwater interface) within the Delta.	Consult Agency	No. Suitable habitat does not occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Steelhead (Central Valley DPS) <i>Oncorhynchus mykiss irideus</i> pop. 11	FT/--/--	Spawn in the Sacramento and San Joaquin rivers and tributaries before migrating to the Delta and Bay Area.	Found in cool, clear, fast-flowing permanent streams and rivers with riffles and ample cover from riparian vegetation or overhanging banks. Spawning: streams with pool and riffle complexes. For successful breeding, require cold water and gravelly streambed.	Consult Agency	No. Suitable habitat does not occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Invertebrates					
Conservancy fairy shrimp <i>Branchinecta conservatio</i>	FE/--/--	The species is currently known from several disjunct populations: the Vina Plains in Tehama County, south of Chico in Butte County, the Jepson Prairie Preserve and surrounding area in Solano County, Sacramento National Wildlife Refuge in Glenn County, Mapes Ranch west of Modesto, San Luis	Endemic to vernal pools in the northern two-thirds of the Central Valley.	December-May	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).

Common Name Scientific Name	Listing Status Federal/State/ CNPS	Distribution	Habitat Associations	Period of Identification	Habitat Suitability at Project Site
		National Wildlife Refuge and the Haystack Mountain/Yosemite Lake area in Merced County, and two locations on the Los Padres National Forest in Ventura County.			
California linderiella <i>Linderiella occidentalis</i>	FSC/--/--	Vernal pools and seasonal wetlands.	This species is entirely dependent on the aquatic environment provided by vernal pool wetland ecosystems.	December-June (Water present) June-November (Water not present)	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Birds					
Tricolored blackbird <i>Agelaius tricolor</i>	--/CSC/--	California and Baja California, Mexico.	Nests in dense thickets of cattails, tules, willow, blackberry, wild rose, and other tall herbs near fresh water.	All Year	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Grasshopper sparrow <i>Ammodramus savannarum</i>	--/CSC/--	Breeding range occurs in portions of western California, including most coastal counties south to extreme northwest Baja California (where resident). Also, the western Sacramento Valley and along the western edge of the Sierra Nevada. Wintering range is extreme Southern California and Baja.	Consists of moderately open grasslands and prairies with patchy bare ground. Selects different components of vegetation depending on grassland ecosystem. In the southwest and west, occupies more lush areas with shrub cover in arid grasslands.	March-September; All Year	Yes. Suitable habitat may occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	FT/CE/--	In California, breeding populations of greater than five pairs which persist every year in California are currently limited to the Sacramento River from Red Bluff to Colusa and the South Fork Kern River from Isabella Reservoir to Canebrake Ecological Reserve.	Western yellow-billed cuckoos prefer isolated wooded riparian corridors surrounded by extensive arid uplands.	May-October	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).

Common Name Scientific Name	Listing Status Federal/State/ CNPS	Distribution	Habitat Associations	Period of Identification	Habitat Suitability at Project Site
California black rail <i>Laterallus jamaicensis coturniculus</i>	--/CT/FP	In coastal California during breeding season, presently found at Bodega Bay, Tomales Bay, Bolinas Lagoon, San Francisco Bay estuary, and Morro Bay. Overwhelming majority of birds in n. San Francisco Bay (San Pablo Bay) at relatively few sites. Occurs irregularly south to Baja California. Inland in small numbers in Salton Trough and on lower Colorado River from Bill Williams River (historically) to Laguna Dam	Nests in high portions of salt marshes, shallow freshwater marshes, wet meadows, and flooded grassy vegetation. Uses sites with shallower water than other North American rails. Most breeding areas vegetated by fine-stemmed emergent plants, rushes, grasses, or sedges. Sites used in coastal California characterized by taller vegetation, greater coverage and height of alkali heath (<i>Frankenia grandifolia</i>).	All Year	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Song sparrow (Modesto population) <i>Melospiza melodia</i>	--/CSC/--	Known to occur in Alameda, Contra Costa, Marin, Napa, Sacramento, San Mateo, Santa Clara, Solano, Sonoma, and Stanislaus Counties.	Found in riparian or herbaceous wetland habitat among brushy, shrubby areas of grass along water courses and marshes. Nests on the ground among clumps of dead grasses or in small conifers and other shrubs.	All year	Yes. Suitable habitat may occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Osprey <i>Pandion haliaetus</i>	--/CSC/--	Breeds from Cascade Ranges south to Lake Tahoe, and along the North Coast Ranges south to Marin County. Regular breeding sites include Shasta Lake, Eagle Lake, Lake Almanor, other inland lakes and reservoirs, and northwest river systems.	Associated strictly with large, fish-bearing waters, primarily in ponderosa pine through mixed conifer habitats. Uses large trees, snags, and dead-topped trees in open forest habitats for cover and nesting. Requires open, clear waters for foraging such as rivers, lakes, reservoirs, bays, estuaries, and surf zones.	All Year	No. Suitable habitat does not occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Double-crested cormorant <i>Phalacrocorax auritus</i>	--/WL/--	A yearlong resident along the entire coast of California and on inland lakes, in fresh, salt and estuarine waters.	Colonial nester on coastal cliffs, offshore islands and along lake margins in the interior of the state. Prefers water less than 9 meters deep with rocky or gravel bottom. Roosts beside water on offshore rocks, islands, steep cliffs, dead branches of trees, wharfs, jetties, or	All Year	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).

Common Name Scientific Name	Listing Status Federal/State/ CNPS	Distribution	Habitat Associations	Period of Identification	Habitat Suitability at Project Site
			transmission lines. Perching sites must be barren of vegetation.		
Purple martin <i>Progne subis</i>	--/CSC/LC	Local summer resident in wooded low-elevation habitats throughout California; rare migrant in spring and fall, absent in winter. In the south, now only a rare and local breeder on the coast and in interior mountain ranges.	Inhabits open forests, woodlands, and riparian areas in breeding season. Found in a variety of open habitats during migration, including grassland, wet meadow, and fresh emergent wetland, usually near water. Nests in conifer stands, often in woodpecker holes. Uses valley foothill and montane hardwood and conifer, and riparian habitats.	March-August	Yes. Suitable habitat may occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Bank Swallow <i>Riparia</i>	--/CT/--	About 50-60 colonies remain along the middle Sacramento River and 15-25 colonies occur along lower Feather River where the rivers meanders still in a mostly natural state. Other colonies persist along the central coast from Monterey to San Mateo counties, and northeastern California in Shasta, Siskiyou, Lassen, Plumas, and Modoc counties.	Colonial nester; nests primarily in riparian scrub, riparian woodland, and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	All year	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Mammals					
Pallid bat <i>Antrozous pallidus</i>	--/CSC/--	Locally common species at low elevations. It occurs throughout California except for the high Sierra Nevada from Shasta to Kern counties, and the northwestern corner of the state from Del Norte and western Siskiyou counties to northern Mendocino county.	Habitats occupied include grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forests, generally below 2,000 meters. The species is most common in open, dry habitats with rocky areas for roosting. Roosts also include cliffs, abandoned buildings, bird boxes, under exfoliating bark, and under bridges.	All Year	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
Townsend's big-eared bat <i>Corynorhinus townsendii</i>	--/CCT; CSC/--	Known to occur throughout California, excluding subalpine and alpine habitats. Its range extends through	Requires caves, mines, tunnels, buildings, or other cave analog structures such as hallowed out redwoods for roosting. Hibernation sites must be cold, but above freezing.	All year	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).

Common Name Scientific Name	Listing Status Federal/State/ CNPS	Distribution	Habitat Associations	Period of Identification	Habitat Suitability at Project Site
		Mexico to British Columbia and the Rocky Mountain states. Also occurs in several regions of the central Appalachians.			
Silver-haired bat <i>Lasionycteris noctivagans</i>	--/CSC/--	Known to occur from the Oregon border south along the coast to San Francisco Bay, and along the Sierra Nevada and Great Basin region to Inyo Co. It also occurs in southern California from Ventura and San Bernardino Cos. south to Mexico and on some of the Channel Islands. This species also is recorded in Sacramento, Stanislaus, Monterey and Yolo Cos.	Primarily a coastal and montane forest dweller feeding over streams, ponds, and open brushy areas. Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes and rarely under rocks. Needs drinking water.	All Year	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1).
American badger <i>Taxidea taxus</i>	--/CSC/--	Found throughout most of California in suitable habitat.	Suitable habitat occurs in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Badgers are generally associated with treeless regions, prairies, parklands, and cold desert areas.	All Year	No. Suitable habitat is not likely to occur on the project site (refer to 2004 WRSP EIR Figure 4.7-1). The nearest recorded occurrence is more than 10 miles from the site.
STATUS CODES FEDERAL: USFWS FE Federally Endangered FT Federally Threatened FC Candidate for Federal Listing FD Federally Delisted STATE: CDFW CE California Listed Endangered CT California Listed Threatened CR California Rare CSC California Species of Special Concern CFP California Fully Protected Species CNPS Rank 1A Plants Presumed Extinct in California Rank 1B Plants Rare, Threatened, or Endangered in California and Elsewhere Rank 2B Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere Rank 3 Plants About Which We Need More Information – A Review List (not included in this table) Rank 4 Plants of Limited Distribution – A Watch List (not included in this table) CNPS Threat Ranks: 0.1 – Seriously Threatened in California (Over 80% of occurrences threatened / high degree and immediacy of threat) 0.2 – Fairly Threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat) 0.3 – Not Very Threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)					
Source: USFWS, 2018; CDFW, 2018; CNPS, 2018, Calflora, 2018.					

Question B – Impacts to Sensitive Habitats, Including Riparian and Woodland

The 2004 WRSP EIR determined that impacts to sensitive habitats, including riparian and woodland habitats, would be less than significant after 2004 Mitigation Measures 4.7-1 and 4.7-8. The Proposed Project would not result in significant new impacts to suitable habitat, nor would they substantially increase the severity of any significant impacts to suitable habitat previously described in the 2004 WRSP EIR. Therefore, no new or substantially more severe significant impacts related to habitat loss are expected under the Proposed Project. As concluded in the 2004 WRSP EIR, residual significance of loss of habitat would be less than significant. The conclusions of the 2004 WRSP EIR regarding consistency with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, remain valid.

Question C – Impacts to Wetland Habitats

The project site includes potential wetlands habitat and drainage areas. It is recommended that the Proposed Project follow mitigation measures recommended in the 2004 WRSP EIR to ensure there is no net loss of wetlands (see 2004 Mitigation Measure 4.7-1). The Proposed Project would not develop a larger area than previously proposed and analyzed. Therefore, the conclusions of the 2004 WRSP EIR regarding impacts of the project on wetland and other Waters of the U.S. remain valid. As previously indicated the specific plan applicants secured a federal 404 Permit for the specific plan, including the project site, in 2004. That permit was modified and updated in 2015 and the permit remains valid through December 30, 2020 and all required mitigation has been implemented.

Question D – Interfere substantially with the movement of native fish or wildlife species or wildlife corridors or impede the use of native wildlife nursery sites

The 2004 WRSP EIR addressed interference with wildlife movement in Impact 4.7-7 and determined that recommended (and ultimately adopted) mitigation measures would reduce impacts to less-than-significant levels. No new or substantially more severe significant impacts related to the loss of open space are expected under the Proposed Project and no new mitigation would be required. The conclusions of the 2004 WRSP EIR remain valid and no further analysis is required.

Question E – Consistency with local policies or ordinances protecting biological resources / Loss of Oak and Other Native Trees

There are native trees, including oak trees on the site. The Proposed Project will comply with local policies and ordinances, such as the City's Tree Preservation Ordinance. No new or substantially more severe significant impacts related to tree removal are expected under the Proposed Project. The conclusions of the 2004 WRSP EIR regarding consistency with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, remain valid.

Question F – Conflict with the provisions of an adopted Habitat Conservation Plan

The Draft Placer County Conservation Plan (PCCP) is proposed but has not been adopted. It does not include the City of Roseville, and areas north of the City are designated as potential future growth areas. Because the PCCP does not include the project site, there are no new circumstances that would result in new impacts. No other adopted HCP, NCCP, or other approved local, regional, or state HCP occurs within the project area. The conclusions of the 2004 WRSP EIR remain valid.

Question G – Cause a commercial and/or recreational fishery to drop below self-sustaining levels

Special-status fish species are addressed in **Question A**, above. There are no fish hatcheries at the project site (USFWS, 2018). The Proposed Project would not result in significant new impacts to commercial and/or recreational fisheries, nor does it substantially increase the severity of any significant impacts previously described in the 2004 WRSP EIR. The conclusions of the 2004 WRSP EIR regarding impacts on commercial and/or recreational fisheries remain valid.

3.6.3 Cumulative

The 2004 WRSP EIR concluded that impacts of the WRSP in combination with impacts of past, present, and reasonably foreseeable projects result in significant, unavoidable cumulative impacts on biological resources, but that the WRSP's incremental contribution to those impacts would be less than cumulatively considerable (i.e., less than significant). As discussed above, the Proposed Project would not alter the development footprint; therefore, biological impacts associated with the Proposed Project would not result in any new or substantially more severe significant impacts compared with those described in the 2004 WRSP EIR. The Proposed Project would not create new or substantially more adverse cumulative impacts to biological resources than those disclosed in the in the 2004 WRSP EIR, and would be mitigated to the extent feasible by the incorporation of all feasible and applicable mitigation measures, listed below in **Section 3.6.4**. The conclusions regarding cumulative biological resource impacts contained in the 2004 WRSP EIR remain valid.

With the mitigation measures identified in the WRSP EIR, the impacts are considered less than significant. Thus, 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 biological resources.

3.6.4 Mitigation Measures

The following Mitigation Measures in the adopted MMRP for the WRSP were referenced in the 2004 WRSP EIR analysis of impacts to biological resources. Mitigation Measures 4.7-1 and 4.7-8 have been fully implemented and mitigate for impacts of developing the project site. Mitigation Measures 4.7-6 and 4.13-1(d) continue to apply to the proposed project.

Mitigation Measure	Proposed Revisions	Explanation of Revisions
		N/A
2004 Mitigation Measure 4.7-6: <i>Avoid nesting sites (Impact 4. 7-5 and Impact 4.7-9 – WRSP).</i> To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: (a) When feasible, all tree removal shall occur between August 30 and February 15 to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. This period may be modified with the authorization of the DFG CDFW; or (b) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30 days prior to disturbance. If active raptor nests or burrows are found, and the site is	Changed to reflect CDFG is now California Department of Fish and Wildlife (CDFW)	N/A

Mitigation Measure	Proposed Revisions	Explanation of Revisions
within 350 feet of potential construction activity, a fence shall be erected around the tree or burrow(s) at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. The appropriate buffer shall be determined by the City in consultation with CDFG-CDFW. (c) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones), unless directly related to the management or protection of the legally protected species. (d) In the event that a nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the developer shall contact CDFG-CDFW and, subject to CDFG-CDFW approval, fund the recovery and hacking (controlled release of captive reared young) of the nestling(s). (e) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. (f) The project applicant, in consultation with the CDFG-CDFW, shall conduct a pre-construction survey within the phases of the project site that are scheduled for construction activities. The survey shall be conducted by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site. If the above survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, should burrowing owls be found on the project site, the following measures shall be required: (g) The applicant shall avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between February 15 and August 30 (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 350-foot diameter non-disturbance buffer zone around any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season (August 30 through February 15). (h) Based on approval by the CDFG-CDFW, preconstruction and nonbreeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance (such as grading). Burrowing owls may be passively excluded from burrows in the construction area by placing one-way doors in the burrows according to current CDFG-CDFW protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls, regardless of whether they exhibit signs of occupation, must be cleared. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owl from entering the burrow. The one-way doors shall not be used more than two weeks before construction to ensure that owls do not recolonize the area of construction.		
2004 Mitigation Measure 4.13-1(d): <i>Avoid Light Spill Over Into Riparian Habitat (Impact 4.13-2 – WRSP).</i> Outdoor lighting shall be placed, designed, and directed so as to avoid light spill over into the riparian habitat of Pleasant Grove or Curry Creek and Open Space Preserve Areas.	No Change	N/A

3.6.5 Cumulative

The 2004 WRSP EIR concluded that impacts of the WRSP in combination with impacts of past, present, and reasonably foreseeable projects result in less-than-significant impacts on biological resources. As discussed above, the Proposed Project is consistent with the 2004 EIR; therefore, biological impacts associated with the Proposed Project would not result in a more severe impact than those described in the 2004 WRSP EIR. The Proposed Project would not create new or substantially more adverse

cumulative impacts to biological resources than those disclosed in the in the 2004 WRSP EIR, and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures, listed above in **Section 3.6.4**. The conclusions regarding cumulative biological resource impacts contained in the 2004 WRSP EIR remain valid.

3.6.6 Conclusion

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new or substantially more severe significant impacts not previously identified in the WRSP FEIR to biological resources. Thus, 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 FEIR have occurred”* relative to vegetation and wildlife resources.

3.7 Cultural, Archeological, or Paleontological Resources Cultural Resources

Would the Project:	Where Impact Was Analyzed in the 2004 WRSP EIR?	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/Resolve Impacts?
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	2004 WRSP EIR: Impacts 4.8-2 and 4.8-4	No	No	Yes, 2004 WRSP EIR MMs 4.8-1 and 4.8-10
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	2004 WRSP EIR: Impacts 4.8-1 and 4.8-4	No	No	Yes, 2004 WRSP EIR MMs 4.8-1 and 4.8-10
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	2004 WRSP EIR: Impact 4.8-3	No	No	Yes, 2004 WRSP EIR MM 4.8-10
d) Disturb any human remains, including those interred outside of formal cemeteries?	2004 WRSP EIR: Impact 4.8-1	No	No	Yes, 2004 WRSP EIR MM 4.8-1
Cause a substantial adverse change in the significance of a tribal cultural resource, 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:	N/A not required in 2004	No	No	No
e) 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), or	No	No	No	Yes, 2004 WRSP EIR MMs 4.8-1 and 4.8-10
f) A resource determined by the lead agency, in its discretion and supported by substantial	No	No	No	No

Would the Project:	Where Impact Was Analyzed in the 2004 WRSP EIR?	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/Resolve Impacts?
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				

3.7.1 Changes to Background Conditions and Regulatory Setting

The cultural and paleontological resources settings are discussed in Section 4.8, Cultural Resources of the 2004 WRSP EIR. Several changes to background conditions have occurred since the 2004 WRSP EIR was certified. These are documented in the Page & Turnbull report found in **Attachment 1** and a technical report prepared by Daly & Associates, dated May 7, 2018 found in **Attachment 2**. The Fiddymment Ranch Complex was placed on the National Register of Historic Places in 2010. In addition, because the complex remained vacant for several years, some of the resources have been either removed and/or damaged by lack of maintenance and the elements since the property was dedicated to the City in 2017.

The 2035 General Plan update does not contain any changes pertaining to cultural or paleontological resources that are relevant to the Proposed Project.

Consultation under Section 106 of the NHPA has been conducted in relation to the WRSP including during the federal wetland 404 permit process, which was issued in 2004 and updated/modified in December 2015.

At the time of the 2004 WRSP EIR, the Appendix G CEQA checklist questions pertaining to tribal cultural resources were not part of the CEQA Guidelines; therefore, these impacts were not specifically addressed in the 2004 EIR. As discussed below, Assembly Bill (AB) 52 of 2014 required an update to the State CEQA Guidelines to include questions related to impacts to tribal cultural resources. The Natural Resources Agency subsequently amended the State CEQA Guidelines and Appendix G to incorporate tribal cultural resources into the CEQA process. As determined by the Court of Appeal of California, the statute of limitations for challenging a certified CEQA document prevents requiring supplemental analysis of a previously certified CEQA document solely on the basis of an addition to the CEQA Guidelines. Therefore, the new regulations do not constitute “new information” as defined in CEQA Guidelines Section 15162.

Although AB 52 provided that agencies were required to comply as of July 1, 2015, lead agencies’ obligations under the law are limited to projects that require either negative declarations, mitigated negative declarations, or new EIRs. (Pub. Resources Code, § 21080.3.1, subd. (b).) Because the City of Roseville, based on this checklist, is proceeding with an addendum to a 2004 Final EIR which was completed prior to July 1, 2015, the requirements of AB 52 do not apply to this project. Moreover, the

City is not aware of any empirical evidence indicating that prior cultural resource studies neglected to identify any archaeological resources that would qualify as tribal cultural resources as defined in CEQA (see Pub. Resources Code, § 21074.). In the absence of any such evidence, the mere enactment of AB 52 by the Legislature is not “[n]ew information of substantial importance” triggering the need for another subsequent or supplemental EIR. Even so, an analysis is presented here on a voluntary basis in order to evaluate the Proposed Project in the context of the current regulatory environment.

3.7.2 Impact Discussion

Question A, B – Cause a substantial adverse change in the significance of a historical resource or archaeological resource as defined in §15064.5?

The Proposed Project would not increase the development area of the project site. Therefore, the conclusions of the 2004 WRSP EIR regarding potential impacts associated with known important cultural resources remain valid. Daly & Associates is recommending that MM 4.8-1 be replaced with amended mitigation because of the high level of evidence that historical artifacts could be present during subsurface construction activities. The original MM 4.8-1 states that “any amount of bone or shell, artifacts, human remains or architectural remains be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. Based upon known information, these instructions would cause work to be continually stopped during the grading and excavation phase of the Project, which could be extremely costly for the City in both time and money. To address this, Daly & Associates recommends amending MM 4.8-1 to include implementation of a pre-construction testing/excavation plan in specific areas outside of the fencing surrounding Fiddyment House, the brick cooler, and brick smokehouse. In addition, they recommend that construction workers be trained on cultural resource matters as outlined in the mitigation table below.

Question C – Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The 2004 WRSP EIR Impact 4.8-3 addressed impacts to paleontological resources that could be inadvertently exposed during grading or excavation activities. The 2004 WRSP EIR concluded that with the implementation of 2004 Mitigation Measure 4.8-10, all impacts would be reduced to less-than-significant levels. There are no new circumstances resulting in new significant impacts to paleontological resources under the Proposed Project. The mitigation measures from the 2004 WRSP EIR would continue to apply and would reduce potential impacts under the Proposed Project to less than significant. Therefore, the conclusions of the 2004 WRSP EIR regarding impacts associated with paleontological resources remain valid.

Question D – Disturb any human remains, including those interred outside of formal cemeteries?

There are no known human remains buried within the project site. The 2004 WRSP EIR addressed the potential for inadvertent discovery of human remains under Impact 4.8-1. The 2004 EIR concluded that with the implementation of 2004 Mitigation Measure 4.8-1, all impacts would be reduced to less-than-significant levels. The mitigation measures from the 2004 WRSP EIR would continue to apply and would reduce potential impacts under the Proposed Project to less than significant. Therefore, the conclusions of the 2004 WRSP EIR regarding impacts associated with previously unknown buried human remains remain valid.

Question E, F – Cause a substantial adverse change in the significance of a cultural resource that is listed or eligible for listing or determined to be significant by the lead agency?

As stated previously, consultation under Section 106 of the federal NHPA has been conducted in relation to the WRSP, including during the permitting process for the federal wetland 404 permit. There are no known cultural resources within the project site. The 2004 WRSP EIR addressed the potential for disturbance of unknown cultural resources. The 2004 EIR concluded that with the implementation of recommended mitigation measures, impacts would be reduced to less-than-significant levels. The mitigation measures from the 2004 WRSP EIR would continue to apply and would reduce potential impacts under the Proposed Project to less than significant.

3.7.3 Cumulative

The 2004 WRSP EIR determined that the WRSP would have a cumulatively significant and unavoidable impact on cultural resources. The changes included in the Proposed Project would not alter the potential for impacts to cultural resources, and state and federal regulations would continue apply to additional projects in the area. Therefore, the finding in the 2004 WRSP EIR of a significant and unavoidable cumulative impact to cultural resources remains valid.

3.7.4 Mitigation Measures

Mitigation measures in the adopted MMRP for the WRSP were referenced in the 2004 WRSP EIR analysis of impacts associated with cultural resources. Mitigation measures would continue to apply to the Proposed Project, however they are being updated. The following chart summarizes the 2004 WRSP mitigation measures that continue to apply to the proposed project as well as proposed revisions to those measures as recommended in this Addendum. Underlined text contains new proposed mitigation language and ~~strikeout~~ text includes recommended deletions:

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
MM 4.8-1: Cease Work, and Consult with Qualified Archaeologist <u>New MM 4.8-1a Pistachio Park/Park Site F-56 Testing Program:</u> <u>To avoid or minimize adverse direct and/or indirect effects to potentially significant buried archaeological sites, deposits or features within the Fiddymment Ranch Main Complex, but outside of the fencing surrounding Fiddymment House, gardens, brick smokehouse, and brick cooler, prior to the start of any ground-disturbing activities, a qualified archaeologist (36 CFR 61) will prepare a testing plan that will include a research design, and curation procedures for any recovered cultural artifacts. The testing plan will include parameters to conduct the subsurface testing and archaeological evaluation of features referenced in the National Register Nomination document. The testing plan and a comprehensive technical report detailing the results of the testing and evaluation effort will be submitted for approval by the City of Roseville. Depending on the result of the testing, the report may recommend preservation in place, data recovery excavation, or archaeological monitoring of ground-disturbing activities, or find sufficient evidence that no additional monitoring is required.</u>	Yes	In order to reduce the potential of multiple work stoppages in case of material finds, the mitigation measure would include pre-construction testing.

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<u>The specific sites to be tested will be:</u> • <u>Ft-1 (PAR Report identifier)/F1 (NRHP map identifier): Ranch related structure pad;</u> • <u>Ft-2/F2: Ranch-related trash dump;</u> • <u>Locus 2: Scattered machinery and debris, containing Ft-3/F3 Historic debris in creek, and windmill part scatter;</u> • <u>Locus 1: debris; and</u> • <u>Ft-4/1930s windmill (and pump system) associated with FRMC brick reservoir.</u> <u>MM 4.8-1b:</u> Cease Work and Consult with Qualified Archaeologist <u>For work within the Fiddymment House property boundary (that area generally within the fencing surrounding the house, brick smokehouse, brick cooler, and gardens as well as the outhouse formerly in the vicinity of the smokehouse), should any cultural resources such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains be encountered during any subsurface development activities, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with qualified archaeologists as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary for the protection of the cultural resources. In addition, pursuant to section 5097.98 of the State Public Resources Code, and section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.</u> <u>New MM 4.8-1c Cultural Awareness Training</u> <u>Pistachio Park/Park Site F-56 Mitigation Measure 2: Worker Cultural Resources Awareness Training for work within the Fiddymment House property boundary. (That area generally within the fencing surrounding the house, brick smokehouse, brick cooler, and gardens. The former outhouse was reportedly in the vicinity of the smokehouse.)</u> <u>All Project management supervisory and earth-moving personnel, including construction workers, inspectors and supervisors, will receive Cultural Resources Awareness Training prior to commencement of any ground-disturbing activity. The training will include instruction on: (1) the possibility of unearthing cultural artifacts, fossils and deposits; (2) the types of artifacts, fossils and deposits that may be unearthed, including human remains, and how to recognize them; (3) the importance of, and legal basis for, the protection of significant resources; and (4) the requirement that they immediately halt work within 50 feet of artifacts, archaeological deposits or human remains and within 50 feet of fossil discoveries.</u> <u>The training will also cover the protection of the historic buildings and the historic landscape that will be altered by either construction staging activities or new station entrances. Construction personnel will be advised to use caution to</u>		To ensure construction workers are aware of cultural responsibilities, training is recommended

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<u>avoid unanticipated damage to the brick smokehouse and brick cooler, and the garden/landscape elements.</u> <u>All attendees will sign to verify that they understand the project cultural mitigation requirements and will be issued hard-hat stickers. New personnel commencing work on the project must receive the training prior to start of work. Cultural Resources Awareness Training will be conducted by a qualified archaeologist who meets the <i>Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation</i> (36 CFR Part 61). The worker education will include visuals of artifacts (prehistoric and historic) and fossils that might be found in the project vicinity. Presentations for management personnel may be conducted as presentations utilizing computer software. Presentations for field construction crews (generally less than 10 people) may be conducted in the field as tailboard flipbook presentations.</u>		
MM 4.8-10: <i>Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented (Impacts 4.8-3 and 4.8-4 – WRSP).</i> Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the paleontologist for the protection of the paleontological resources.	No	N/A
MM 4.8-4 (a): <i>Retain Fiddymment Ranch Main Complex (Impact 4.8-2 -WRSP).</i> The WRSP calls for the preservation of the integrity of the Fiddymment Ranch Main Complex (the main ranch house and associated outbuildings) as a historical resource within the Regional Soccer Complex. To ensure its preservation, the retention of the Fiddymment Ranch Main Complex is included as a mitigation measure.	No	N/A
MM 4.8-4 (b): <i>Retain Portions of the Fiddymment Ranch Main Complex (Impact 4.8-2 -WRSP).</i> If any future specific proposals propose altering or removing any part of the existing Fiddymment Ranch Main Complex (e.g., removing buildings), the project applicant shall record the resource prior to issuance of a demolition permit by the City (see also MM 4.8-5) and shall be required to consult with an architectural historian prior to removal of any buildings within the complex.	No	N/A
MM 4.8-5: <i>Record Historically Significant Resources (Impacts 4.8-2 and 4.8-4 -WRSP).</i> For any historically significant resource, including the Fiddymment Ranch Main Complex, the record of the building <u>resource</u> shall be prepared by the Project Applicant prior to issuance of a demolition permit. In addition, the record shall comply with the National Parks Service standards for a [Historical American Building Surveys (HABS)] <u>Level 3 document</u>. An archival copy of the record shall be deposited with the State Office of Historic Preservation (SHPO). <u>Placer County Museum. Non-archival copies will be contributed to the Placer County Historical Society and Roseville Historical Society.</u> . <u>HABS level</u> recordation shall include: ▪ The development of site-specific history and appropriate contextual information regarding the historic resource as presented in the NHP document for FRMC; ; in addition to archival research and comparative studies, this task could involve limited oral history collection; ▪ Accurate mapping of the resource, scaled to indicate size and proportion of each structure; ▪ Architectural descriptions;	Yes	Updated current standards

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
- Photo documentation of the resource per HABS standards, captured by digital camera, with both detailed and context photographs in both still and video formats; and Recordation of measured the creation of interpretive or measured architectural drawings to document the physical aspects of the resource.		
MM 4.8-6: Rehabilitate and Reuse Historically Significant Properties (Impacts 4.8-2 and 4.8-4 -WRSP). Prior to approval of reuse and/or alteration if <u>of any of the identified resources of the Fiddymont Ranch Main Complex, including the gardens,</u> an architectural historian shall review the proposal and provide recommendations to assure that the integrity of the complex is retained. If adaptive reuse of the buildings is an option, the exterior of the historic properties should be rehabilitated and adaptively reused in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with <u>and the</u> Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Grimmer and Weeks, 1995; <u>revised by Grimmer, 2017</u>). Finish materials, case work, and trim on the interior should be restored and/or reused where feasible.	Yes	Minor text changes and updated Secretary of the Interior Standards reference

3.7.5 Conclusion

While there have been impacts to the site since the 2004 EIR, the proposed mitigation measures will ensure that potential future impacts will be reduced. The Project involves stabilizing the historic resources, and providing regular maintenance to ensure that the resources are preserved. Therefore, the conclusions of the 2004 WRSP EIR remain valid and the modifications in the Proposed Project would not result in any new significant impacts related to cultural resources.

Because it is possible that some such unearthed cultural resources might qualify as “historical resources” or “unique archeological resources” that cannot feasibly be avoided, the FEIR conservatively concluded that impacts to such resources were potentially significant and unavoidable.

Areas of the WRSP contain geologic formations that could contain paleontological resources. Mitigation measure MM 4.8-10 (*Cease Work until Review Conducted by Qualified Paleontologist and Recommendations Implemented*) is incorporated into the project to reduce potential impacts to a less than significant level.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR to cultural or paleontological resources. Thus, 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 FEIR have occurred*” relative to cultural, archeological or paleontological resources.

3.8 Geology and Soils

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	WRSP EIR 4.6-17 to 23	No	No	n/a
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.)	WRSP EIR 4.6-17 to 18	No	No	n/a
ii. Strong seismic ground shaking?	WRSP EIR 4.6-17 to 18	No	No	n/a
iii. Seismic-related ground failure, including liquefaction?	WRSP EIR 4.6-17 to 18	No	No	n/a
iv. Landslides?	WRSP EIR 4.6-17 to 19	No	No	n/a
b. Result in substantial soil erosion or the loss of topsoil?	WRSP EIR 4.6-19 to 23	No	No	n/a
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?	WRSP EIR 4.6-17 to 22	No	No	n/a
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?	WRSP EIR 4.6-18 to 19	No	No	n/a
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?	n/a	No	No	n/a

3.8.1 Changes to Background Conditions and Regulatory Setting

The geology and soils and mineral resources environmental setting is discussed in the Soils, Geology, and Seismicity Chapter, Section 4.6 of the 2004 WRSP EIR. No changes to background conditions have occurred since the 2004 WRSP EIR was certified. The 2035 General Plan does not contain any changes pertaining to geology and soils or mineral resources.

There has been a pertinent change in the understanding of CEQA, however. In December 2015, the California Supreme Court issued its decision in *California Building Industry Assn. v. Bay Area Air Quality Management Dist.*(2015) 62 Cal.4th 369. In that case, the court held that “agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project’s future users or residents. But when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. In those specific instances, it is the project’s impact on the environment—and not the environment’s impact on the project—that compels an evaluation of how future residents or users could be affected by exacerbated conditions.”

On the subject of geological impacts, the court directed that the State of California repeal the following language from CEQA Guidelines section 15126.2, subdivision (a), as being inconsistent with CEQA as properly understood: “[A]n EIR on a subdivision astride an active fault line should identify as a significant effect the seismic hazard to future occupants of the subdivision. The subdivision would have the effect of attracting people to the location and exposing them to the hazards found there.” The State is in the process of proposing that this language be deleted.² Although the court in the *CBIA v. BAAQMD* case went on to say that Public Resources Code section 21151.8, which creates special rules for siting new schools, creates an exception to the general principles the court announced (see *id.* at p. 391), that statute does not require any analysis of impacts associated with geology and soils. Thus, the general rule announced by the court should apply to impacts to geology and soils as they relate to new school siting decisions.

In light of the principles announced by the Supreme Court, much of the analysis of geological issues in the 2004 FEIR and 2014 SEIR was not required by CEQA, though it was thought to be required at the time. Although not required to do so, the City will revisit those issues below, on a voluntary basis.

3.8.2 Impact Discussion

Question A – Expose People or Structures to Risk Involving Rupture of Earthquake Fault, Seismic Ground Shaking, Liquefaction, or Landslides?

The 2004 WRSP EIR Impact 4.6-1 addressed the potential for impacts associated with seismic activity, including the risk of rupture of a known fault and strong seismic ground shaking, and concluded there are no significant impacts associated with seismicity due to the lack of fault lines within Placer County. The Proposed Project would not increase potential impacts related to rupture of earthquake faults, seismic ground shaking, seismic ground failure (such as liquefaction), or landslides.

² See http://www.opr.ca.gov/docs/20171127_Comprehensive_CEQA_Guidelines_Package_Nov_2017.pdf.

Question B – Result in Substantial Soil Erosion or Loss of Topsoil?

The 2004 WRSP EIR Impacts 4.6-3 and 4.6-5 addressed the potential for impacts to erosion and sedimentation and determined all impacts to be less than significant. The Proposed Project is consistent with the analysis in the EIR. Therefore, erosion that may occur as a result of development will be the same as what was analyzed in the 2004 WRSP EIR. There are no new or substantially more severe significant circumstances resulting in new impacts or new information requiring new analysis related to erosion and the loss of topsoil. Therefore, the conclusions of the 2004 WRSP EIR regarding impacts associated with erosion and sedimentation remain valid and no further analysis is required.

Question C – Be Located on an Unstable Geologic Unit that may Result in Landslide, Lateral Spreading, Subsidence, Liquefaction, or Collapse?

The 2004 WRSP EIR Impact 4.6-2 addressed the potential for impacts associated with unstable soils. The Proposed Project modifications would not increase the total development footprint. This would result in similar impacts to slope stability as discussed in the 2004 WRSP EIR. There are no new circumstances resulting in new impacts or new information requiring new analysis related to slope stability or unstable geologic units. Therefore, the conclusions of the 2004 WRSP EIR regarding impacts associated with slope instability and unstable geologic units remain valid and no further analysis is required.

Question D – Be Located on an Expansive Soil?

The 2004 WRSP EIR Impact 4.6-2 addressed the potential for impacts to building foundations associated with expansive soils. According to the Natural Resource Conservation Service (NRCS), the linear extensibility, or shrink-swell potential, of the majority of the project site is considered low (less than 3.0 percent) (NRCS, 2018). Only portions of the soils on the project site at depths greater than 12 inches have a moderate to high shrink-swell potential (moderate - between 3.0 and 5.9 percent; high – between 6 to 8.9 percent). Standard engineering practices and compliance with the International Building Code (IBC) and City of Roseville Improvement Standards will ensure any expansive properties of the project site soils are addressed in a way that allows for safe development of the site. Therefore, the conclusions of the 2004 WRSP EIR regarding impacts associated with expansive soils remain valid and no further analysis is required.

Question E – Be Incapable of Supporting the Use of Septic Tanks?

While the site likely had septic systems in the past associated with the Fiddymment Ranch, no septic systems will be constructed as part of the Project. The site would be served by City of Roseville municipal sewer pipelines. There are no new or substantially more severe circumstances resulting in new impacts or new information requiring new analysis related to septic systems. Impacts associated with septic systems would not be significant and no further analysis is required.

Question F, G – Result in the Loss of Availability of Mineral Resources?

The 2004 WRSP EIR stated that no mineral resources were identified within the WRSP Area. The 2004 WRSP EIR concluded that impacts to possible mineral resources on the proposed project site would not be significant. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to mineral resources. Therefore, conclusions regarding impacts

associated with mineral resources contained in the 2004 WRSP EIR remain valid and no further analysis is required.

3.8.3 Cumulative

The 2004 EIR found that cumulative impacts associated with geology and soils were less than significant. No new circumstances or information have been found that would lead to more severe impacts. The 2004 WRSP EIR did not specifically address cumulative impacts to mineral resources; however, there has been no significant change in environmental setting of mineral resources since the 2004 WRSP EIR. Other developments in the area, governed by the policies of the City of Roseville, would control impacts related to soils and geology and mineral resources. Therefore, as no new or substantially more severe cumulative geology impacts would occur, and the conclusions of the 2004 EIR remain valid.

3.8.4 Mitigation Measures

No mitigation measures were required.

3.8.4 Conclusion

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to geologic conditions. Thus, 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 geology and soils.

3.9 Hazards and Hazardous Materials

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	WRSP EIR 4.9-29 to 30; 4.9-35 to 36	No	No	None MM 4.9-3; MMP 45
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?	WRSP EIR 4.9-23 to 25, 27 to 29, 32 to 33, 35 to 37	No	No	None MM 4.9-3; MMP 45
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	WRSP EIR 4.9-36 to 37	No	No	n/a

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
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?	WRSP EIR 4.9-30 to 32	No	No	None MM 4.9-1; MMP 44
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?	n/a; WRSP EIR 4.3-26	No	No	n/a
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?	n/a; WRSP EIR 4.3-26	No	No	n/a
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	WRSP EIR 4.9-23 to 37	No	No	None MM 4.9-1, MM 4.9-3; MMP 44 to 45
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?	WRSP EIR 4.10-12 to 14	No	No	n/a

3.9.1 Changes to Background Conditions and Regulatory Setting

The Project would not result in substantial changes to this resource area.

There were no substantial changes made to the 2035 General Plan, as revised in 2016. Additionally, there are no hazardous materials sites within one mile of the project site (GeoTracker, 2018). Since preparation of the 2004 EIR Fire Station #9 was built and is located proximate to the proposed Project on Hayden Parkway.

3.9.2 Impact Discussion

Question A, B – Create a Significant Hazard to the Public or Environment through Routine Transport, Use, or Disposal of Hazardous Materials or Accidental Release of Hazardous Materials?

The 2004 EIR Impacts 4.9-1 and 4.9-4 through 4.9-6 addressed the potential for impacts associated with contaminated soils and use of hazardous materials during construction and operation of the WRSP. The 2004 EIR found that with implementation of 2004 Mitigation Measures 4.9-1 potential impacts associated with hazardous materials during construction would be reduced to less than significant.

The Proposed Project is consistent with the EIR. The mitigation measures from the 2004 EIR would continue to apply and would ensure any potential impacts under the Proposed Project are less than significant. The conclusions of the 2004 EIR regarding the potential for the WRSP to create a significant hazard to the public or environment through routine transport, use, or disposal of hazardous materials or accidental release of hazardous materials remain valid and no further analysis is required.

Question C – Emissions of Hazardous Materials within One-quarter Mile of School?

The Proposed Project would not alter the previously analyzed school locations or hazardous materials generators near proposed schools. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to emissions of hazardous materials near a school. The conclusions of the 2004 WRSP EIR remain valid and no further analysis is required.

Question D – Be located on a site which is included on a list of hazardous materials sites?

A site visit conducted by AES on February 23, 2018, noted 16 small stockpiles of soil at the central portion of the western boundary of the project site. Potential contamination of these soils is addressed by previously proposed Mitigation Measure 4.9-1, and no additional analysis is warranted.

Question E, F – Result in a safety hazard as a result of being located within an Airport Land Use Plan, within 2 miles of a Public Airport, or within the vicinity of a Private Airstrip?

The project site is not located in the vicinity of a public airport or private airstrip or located within an airport land use plan. The nearest airport to the project site is McClellan Airfield, located approximately 7 miles to the southwest. There are no significant new circumstances resulting in new impacts or new information requiring new analysis related to safety hazards.

Question G – Interfere with an adopted Emergency Response Plan?

Impact 4.9-2 of the 2004 WRSP EIR addresses potential impacts to emergency response plans. Development, including the Proposed Project, would comply with the California Code of Regulations (CCR), IBC, and Uniform Fire Codes, which would ensure impacts to emergency response services are minimized. Therefore, there are no new circumstances or new information of substantial importance resulting in new significant impacts related to interference with emergency response plans and emergency evacuation plans.

Question H – Expose people or structures to significant risk involving wildland fires?

The project site is not designated as a location subject to wildland fires. The 2004 WRSP EIR Impact 4.10-2 addressed the potential for impacts associated with increased demand for fire protection services.

Developer fees would ensure the fire department has adequate resources to serve the project area. Therefore, there are no new circumstances or new information of substantial importance resulting in new significant impacts related to wildfire risk.

3.9.3 Cumulative

The 2004 WRSP EIR found that cumulative impacts associated with hazards and hazardous materials were less than significant. Subsequent changes in the Proposed Project would alter this determination, and no new circumstances or information of substantial importance have been found that would lead to more severe impacts. Other development in the area, governed by the policies of the City of Roseville and highly regulated by the State of California, would control impacts relating to hazards and hazardous materials. Therefore, as no new or more severe cumulative impacts to hazards or hazardous materials would occur, the conclusions of the 2004 WRSP EIR remain valid.

3.9.4 Mitigation Measures

The following Mitigation Measure in the adopted MMRP for the WRSP were referenced in the 2004 EIR analysis of impacts associated with hazardous materials and continue to apply to the proposed project.

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
2004 Mitigation Measure 4.9-1: <i>Identify and Remediate Soil Contamination (Impact 4.9-5 – WRSP).</i> Prior to site development in the WRSP Area, recommended testing and remediation identified in the Phase I ESA shall be performed and existing groundwater wells shall be properly closed. If evidence of soil contamination is encountered in previously unidentified locations in the WRSP Area, work shall cease until the area can be tested, and, if necessary, remediated. Remediation activities could include removal of contaminated soil and/or on-site treatment. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the WRSP Area are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and, if needed, other appropriate state and/or local agencies. Once a site is remediated, construction may continue. The City shall also continue to update its records concerning contamination or hazards that could be present at facilities or sites adjacent to WRSP Area, and take necessary action to ensure that the health and safety of the public is protected.	None	N/A

3.9.4 Conclusion

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR regarding hazardous materials. Thus, 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 hazards and hazardous materials.

3.10 Hydrology and Water Quality

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
a. Violate any water quality standards or waste discharge requirements?	WRSP EIR 4.12-42 to 48	No	No	n/a
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)?	WRSP EIR 4.12-48 to 58	No	No	Yes MM 4.12-2; MMP 55
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?	WRSP EIR 4.12-32 to 36; 4.12-42 to 43	No	No	n/a
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?	WRSP EIR 4.12-32 to 39	No	No	Yes MM 4.12-2; MMP 55
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted water?	WRSP EIR 4.12-32 to 39, 4.12-42 to 48	No	No	Yes MM 4.12-2; MMP 55
f. Otherwise substantially degrade water quality?	WRSP EIR 4.12-42 to 48	No	No	n/a
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?	WRSP EIR 4.12-39 to 42	No	No	n/a
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	WRSP EIR 4.12-39 to 42	No	No	n/a

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
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?	WRSP EIR 4.12-39 to 42	No	No	n/a
j. Inundation by seiche, tsunami, or mudflow?	WRSP EIR 4.12-32 to 58	No	No	n/a

3.10.1 Changes to Background Conditions and Regulatory Setting

The hydrologic environmental setting is discussed in Section 4.12 of the 2004 WRSP EIR. No significant changes to background conditions have occurred since the 2004 WRSP EIR was written. The Project would not result in substantial changes to this resource area.

The policies and implementation measures in the 2035 General Plan related to groundwater recharge and water quality have not changed appreciably since the 2004 WRSP EIR was published. The evaluation of potential new impacts resulting from the implementation of the Proposed Project is based, in part, on the following:

- *Fiddymont-Westpark Property Master Plan Drainage Analysis*, Wood-Rodgers Inc. (June 2003)
- *Groundwater Impact Analysis*, MWH (June 2003)
- *City of Roseville Detention Basin Project FEIR* January 2003 (SCH No. 2002072084)

Relevant changes to the regulatory setting since the publication of the 2004 WRSP EIR are described in detail below.

Municipal Storm Water Permitting Program

The Municipal Storm Water Permitting Program, run through the Central Valley Regional Water Quality Control Board (RWQCB) regulates stormwater discharges from municipal separate storm sewer systems (MS4s). Phase I of the program began in 1990, and the RWQCBs adopted National Pollutant Discharge Elimination System (NPDES) storm water permits that covered medium and large municipalities. Phase II of the program, which was targeted for small municipalities (serving less than 100,000 people), began on April 30, 2003, and was renewed on February 5, 2013. The Phase II Small MS4 General Permit became effective on July 1, 2013, and contains mandatory requirements that all new and redeveloped projects implement Low Impact Development (LID) measures. In an attempt to provide a consistent approach to the design requirements in the new Phase II permit, the City of Roseville, the County of Placer, the City of Lincoln, the City of Auburn, and the town of Loomis partnered to create the West Placer Storm Water Quality Design Manual (WPSWQDM); it was adopted by the Roseville City Council on May 5, 2016 (City of Roseville, 2018b).

3.10.2 Impact Discussion

Question A – Violate Water Quality Standards or Waste Discharge Requirements?

Impacts 4.12-4 and 4.12-5 in the 2004 WRSP EIR assessed the potential for violations of water quality standards or waste discharge requirements and determined these impacts to be less than significant. The Proposed Project is substantially similar to the use of the project site identified in the 2004 WRSP EIR. As described under Impact 4.12-4 in the 2004 WRSP EIR, the contractor would be required to prepare and retain on-site an Erosion Control Plan in accordance with the City's Improvement Standards, which would include a description of the construction site, time restrictions, erosion and sediment controls to be used, means of waste disposal, control of post-construction sediment and erosion control measures and maintenance responsibilities, landscaping during and after grading, and non-stormwater management controls. The Proposed Project would be subject to the Clean Water Act with regards to the discharge of pollutants into waters of the U.S. A National Pollutant Discharge Elimination System (NPDES) permit would be obtained from the State Water Resources Control Board (SWRCB) prior to construction. Because the Proposed Project would create and/or replace more than 5,000 square feet of impervious surfaces, it would be considered a Regulated Project under the WPSWQDM authorized by the City of Roseville in 2016. Regulated Projects are required to conduct a site assessment before construction and to implement layouts optimized for the capture and treatment of stormwater, source control measures, site design measures, stormwater treatment and baseline hydromodification measures, and an operations and maintenance plan (Placer County, 2016). With the implementation of these measures per the specific requirements in the WPSWQDM, impacts associated with potential violation of water quality standards or water discharge requirements would remain less than significant.

Question B – Substantially Deplete Groundwater Supplies or Interfere with Recharge?

The 2004 WRSP EIR Impact 4.12-7 addressed the potential for impacts to groundwater depletion. The 2004 WRSP EIR determined that impacts associated with changes in groundwater recharge potential due to increases in impervious surfaces (Impact 4.12-7) would be less than significant. Impact 4-11-2 assessed the potential for groundwater pumping in dry years to significantly deplete groundwater supplies and determined the potential impacts to be less than significant. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to groundwater use or recharge. Therefore, the conclusions of the 2004 WRSP EIR regarding impacts to groundwater recharge and groundwater depletion remain valid and no further analysis is required.

Question C – Substantially Alter the Existing Drainage Pattern in a Manner that would Result in Erosion or Siltation?

Impacts 4.12-1 and 4.12-4 in the 2004 WRSP EIR evaluated the potential for alterations to the existing drainage pattern to result in erosion or siltation, and determined those potential impacts to be less than significant. The Proposed Project would not elevate any of the already identified less-than-significant impacts to significant levels and would not introduce any new potentially significant impacts.

Question D – Substantially Alter the Existing Drainage Pattern in a Manner that would Result in Flooding?

The potential for alterations of the existing drainage pattern to cause downstream flooding were analyzed under Impacts 4.12-1 and 4.12-2 in the 2004 WRSP EIR. As described in additional below, it was determined under Impact 4.12-2 that implementation of the proposed WRSP would result in exceedances

of the capacity of the existing stormwater management system, which would result in potentially significant impacts related to downstream flooding. Implementation of the Proposed Project would not constitute a substantial change from what was analyzed in the 2004 WRSP EIR, and the potential impacts associated with downstream flooding would remain less-than-significant following the implementation of 2004 Mitigation Measure 4.12-2.

Question E – Create or Contribute Runoff that would Exceed Stormwater Systems?

Impacts 4.12-1, 4.12-2, 4.12-4, and 4.12-5 in the 2004 WRSP EIR evaluated the potential for runoff to exceed the capacity of stormwater systems. Under Impact 4.12-2, it was determined that the impacts related to increasing surface runoff causing exceedances of the existing storm drainage systems and increasing the potential for downstream flooding was significant, and that the implementation of 2004 Mitigation Measure 4.12-2 would reduce these impacts to less-than-significant levels. The previous EIR analyzed stormwater drainage impacts based on land use acreages. The Proposed Project would not increase the acreage of the site, and, therefore, would not increase the amount of impervious surfaces assumed for the project site or the surface water runoff from the site. No increase in runoff amounts relative to the conditions contemplated in the 2004 WRSP EIR would increase the severity of the already identified significant impact related to exceedances of the existing stormwater.

Question F – Otherwise Substantially Degrade Water Quality?

Refer to Question F regarding the Proposed Project's potential to violate water quality standards or waste discharge requirements. Prior to the approval of the Proposed Project, the City would be required to prepare and submit a Storm Water Pollution Prevention Plan (SWPPP), as defined by the Regional Water Quality Control Board (RWQCB), to ensure that the project will not result in the release of materials that will adversely affect groundwater. The Proposed Project would not increase the severity of any already identified significant impacts related to groundwater, nor would it introduce any new significant impacts not associated with the use of the project site identified in the 2004 WRSP EIR.

Question G, H – Place Housing or Structures within a 100-Year Flood Hazard Area?

The 2004 WRSP EIR analyzed the potential impacts of the placement of housing and fill or structures within a 100-year floodplain under Impact 4.12-3. The Proposed Project does not involve the placement of any housing, fill, or structures within a 100-year floodplain. While natural drainage areas are present on the Project site, park uses are compatible with this use. The 2004 WRSP EIR identified the potential impacts associated with placement of fill or structures within the 100-year floodplain as less than significant. Because no Proposed Project activities would occur within a designated floodplain, it would not increase the severity of any already identified significant impacts and would not introduce any new significant impacts not previously analyzed.

Question I – Expose People or Structures to Risk Involving Flooding due to Levee or Dam Failure?

The potential to expose people or structures to risk involving flooding due to levee or dam failure was not discussed in the 2004 WRSP EIR. However, there are no levees or dams in the vicinity of the project site that would subject the Proposed Project to flooding in the event that they were to fail. No further analysis is required.

Question J – Inundation by Seiche, Tsunami, or Mudflow?

Although the risk of inundation by seiche, tsunami, or mudflow was not discussed in the 2004 WRSP EIR, these pose a less-than-significant risk to the project site. A seiche is a wave, similar to a tsunami, which occurs in a standing body of water. There are no lakes or waterbodies nearby of sufficient size to generate a seiche and the project site is not located in a seismically active region that could produce a seiche. Given that the project site is over 95 miles east of the Pacific Ocean, there is no risk of tsunamis affecting the project site. The hydrology and topography of the project site and surrounding area are not conducive to the development of mudflows. No risks associated with inundation by a seiche, tsunami, or mudflow are present, and no further analysis is required.

3.10.3 Cumulative

There have been no significant changes to background conditions or the hydrologic environmental setting that would lead to more severe impacts, and mitigation will reduce all impacts to less-than-significant levels. All other development will be governed by City policies and federal and State regulations that are protective of water quality, including NPDES permit requirements. Therefore, as no new or more severe cumulative impacts to water resources would occur, the conclusions of the 2004 WRSP EIR remain valid.

3.10.4 Mitigation Measures

No mitigation from the original EIR is relevant to the park.

3.10.5 Conclusion

No new circumstances involve new or substantially more severe significant impacts. Therefore, the conclusions of the 2004 WRSP EIR remain valid and the proposed modifications would not result in any new significant impacts related to hydrology, water quality, and groundwater.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP FEIR related to hydrology and water quality. Thus, 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 hydrology and water quality.

3.11 Land Use and Planning

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
a. Physically divide an established community?	WRSP EIR 4.1-29 to 50	No	No	N/A
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	WRSP EIR 4.1-29 to 50	No	No	N/A

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	WRSP EIR 4.7-62 to 64	No	No	None

3.11.1 Changes to Background Conditions and Regulatory Setting

Existing land uses on the project site and surrounding properties were described in Section 4.1.2 of the 2004 WRSP EIR. The existing land use on the project site has not changed since the 2004 WRSP EIR. A summary of changes to the regulatory environmental since the 2004 EIR is provided below.

City of Roseville General Plan

The City General Plan was updated in 2016 (2035 General Plan). The update was necessary to include the Amoruso Ranch Specific Plan (2016) within the 2035 General Plan. The project site continues to be designated Park.

The only goals and policies relevant to the Proposed Project land use analysis that was modified in the 2035 General Plan Land Use Element was Community Form (G) Policy 6; in which the only edit was a minor wording change between revitalization and redevelopment.

Agriculture

The agricultural resources environmental setting is discussed in Section 4.1, Land Use of the 2004 WRSP EIR. California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) designations for the site have not changed since the 2004 WRSP EIR, and no new Williamson Act contracts have been formed on or near the project site.

3.11.2 Impact Discussion

Question A – Physically Divide an Established Community?

This question is not specifically addressed in the 2004 WRSP EIR. However, as described in Section 4.1 of the 2004 WRSP EIR, the WRSP Area consists of undeveloped, agricultural, or residential land in the City of Roseville; therefore, there are no communities to be divided by development of the WRSP. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to community division.

Question 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?

The Proposed Project would not alter the anticipated land use or zoning of the project site; therefore, the conclusions in the 2004 EIR regarding potential conflicts with regional land use plans, policies, and regulations are still valid and no additional analysis is required. The Proposed Project would implement the vision for the site as a citywide park facility consistent with both the WRSP and the City's General Plan.

Question C – Conflict with any applicable habitat conservation plan or natural community conservation plan?

There are no approved habitat conservation plans or natural community conservation plans that apply to the project site. The proposed project is consistent with the *City of Roseville Open Space Preserve Overarching Management Plan*.

3.11.3 Cumulative

The 2004 WRSP EIR concluded that impacts of the Project in combination with impacts of past, present, and reasonably foreseeable projects would result in a less-than-significant impact on land use. As discussed above, the Proposed Project is substantially consistent with the original proposed use and would not alter the anticipated land uses of the project site, and therefore would not contribute to this cumulative impact. Therefore, the conclusions regarding cumulative land use impacts contained in the 2004 WRSP EIR remain valid.

3.11.3 Mitigation Measures

Mitigation for the loss of agricultural land has already been satisfied through offsite conservation easements. Mitigation Measure 4.13-1 remains valid- the minimization of light impacts associated with recreation uses.

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
MM 4.13-1(a): Restrict High-Watt Light Usage and Hours for Park Facilities In order to reduce the effects of nighttime illumination from development associated with the WRSP, high-powered floodlights will be discouraged for recreational or other facilities within the WRSP. In addition, such lights shall not be used later than 11:00 p.m. if located within 300 feet of residences. The developers shall be required to disclose to all adjacent residential areas that a regional park is located nearby that will contain outdoor lighting. MM 4.13-1(b): Site High-Intensity Lighting so as to Minimize Nuisance High-Intensity light producing uses, such as stadiums and ball fields, within the WRSP Area shall be located and oriented to minimize visual impacts on adjacent residential areas located within 300 feet. Lighting for stadiums and ball fields should be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use, as defined by suggested lighting standards for competitive play. The developers shall be required to disclose to all adjacent residential areas that regional park/school uses are located nearby that will contain outdoor lighting.	None	N/A

3.11.4 Conclusion

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP EIR relative to land use. Thus, 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 land use and planning.

3.12 Mineral Resources

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Modifications or New Circumstances Result in New or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New or Substantially More Severe Significant Impacts?	Prior EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve 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?	WRSP EIR 4.6-1; 4.6-11 to 12	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?	WRSP EIR 4.6-1; 4.6-11 to 12	No	No	None

3.12.1 Changes to Background Conditions and Regulatory Setting

The mineral resources environmental setting is discussed in the Soils, Geology, and Seismicity Chapter, Section 4.6 of the 2004 WRSP EIR. No changes to background conditions have occurred since the 2004 WRSP EIR was certified. The 2035 General Plan does not contain any changes pertaining to geology and soils or mineral resources.

The Project would not result in substantial changes to this resource area.

3.12.2 Impact Discussion

Question A, B – Result in the Loss of Availability of Mineral Resources?

The 2004 WRSP EIR stated that no mineral resources were identified within the WRSP Area. The 2004 WRSP EIR concluded that impacts to possible mineral resources on the proposed project site would not be significant. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to mineral resources. Therefore, conclusions regarding impacts associated with mineral resources contained in the 2004 WRSP EIR remain valid and no further analysis is required.

3.12.3 Cumulative

The 2004 EIR found that cumulative impacts associated with mineral resources were less than significant. No new circumstances or information have been found that would lead to more severe impacts. The 2004 WRSP EIR did not specifically address cumulative impacts to mineral resources; however, there has been no significant change in environmental setting of mineral resources since the 2004 WRSP EIR. Other developments in the area, governed by the policies of the City of Roseville, would control impacts related to soils and geology and mineral resources. Therefore, as no new or more severe cumulative geology impacts would occur, and the conclusions of the 2004 EIR remain valid.

3.12.4 Mitigation Measures

The adopted MMRP for the WRSP does not include mitigation measures applicable to the project site, and new measures are not required based on the **Section 3.8.2** analysis.

3.12.5 Conclusion

No new circumstances involve new or substantially more severe significant impacts and no substantially important new information has been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 WRSP EIR remain valid and the modifications in the Proposed Project would not result in any new significant impacts related to mineral resources.

As the WRSP EIR explained, the project site is not known to include any mineral resources that would be of local, regional, or statewide importance. Therefore, the project is not considered to have any impacts on mineral resources. Thus, 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 mineral resources.

3.13 Noise

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve 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?	WRSP EIR 4.5-20 to 42	No	No	No	None 4.5-6, MMP page 21
b. Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	WRSP EIR 4.5-41 to 42	No	No	No	None MM 4.5-1, 4.5-3, 4.5-5, 4.5-6, 4.5-8; MMP 18 to 22

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	WRSP EIR 4.5-22 to 41	No	No	No	None 4.5-6, MMP 18 to 22
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	WRSP EIR 4.5-20 to 21	No	No	No	None MM 4.5-1; MMP 17 to 18
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?	n/a; WRSP EIR 4.3-26	No	No	No	n/a
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?	n/a; WRSP EIR 4.3-26	No	No	No	n/a

3.13.1 Changes to Background Conditions and Regulatory Setting

The regional environmental setting has not changed significantly from the 2004 SEIR. As discussed therein, major sources of noise include traffic noise, aircraft overflights, and distant industrial noise from the Roseville Energy Park. Some residential development has been constructed west of Fiddymont Road; however, it is not anticipated that the ambient noise levels at the project site would be significantly greater than assumed in the 2004 EIR.

City of Roseville General Plan

The City General Plan update in 2016 did not substantially modify the Noise Element. Therefore, the context of which noise impacts were analyzed in the EIR has not changed.

3.13.2 Impact Discussion

Question A, B, C, D, E and F - Exposure of persons to or generation of increased noise levels?

The Project is not expected to result in any noise impacts that were not adequately covered in the WRSP EIR. The proposed use of the project site is the same as identified within the WRSP EIR, as park land.

The project site is not located within an airport land use plan area. Nor is it located within two miles of an airport or within the vicinity of a private airstrip. However, the project site is subject to over-flight activity from McClellan Airfield, Sacramento International Airport, and Mather Airport. This is considered a less than significant impact.

3.13.3 Cumulative

The 2004 EIR considered cumulative noise impacts to be less than significant with the implementation of mitigation. As described above, no new or substantially more severe significant cumulative impacts would occur as a result of the Proposed Project. Therefore, the conclusions of the 2004 WRSP EIR remain valid.

3.13.4 Mitigation Measures

No mitigation is required.

3.13.5 Conclusion

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP EIR related to noise. Thus, 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 noise.

3.14 Population and Housing

Would the Project?	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve 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)?	WRSP EIR 4.2-20 to 21	No	No	No	None WRSP EIR 4.2-2; MMP 5
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	WRSP EIR 4.2-14 to 20	No	No	No	None WRSP EIR 4.2-2; MMP 5

Would the Project?	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	WRSP EIR 4.2-14 to 20	No	No	No	None WRSP EIR 4.2-2; MMP 5

3.14.1 Changes to Background Conditions and Regulatory Setting

Since publication of the 2004 WRSP EIR, development within the WRSP Area has commenced, per the WRSP. This includes a substantial amount of housing units throughout the Plan area. It is estimated that approximately 65 percent of the Plan area has buildout. Otherwise, the regional and local setting applicable to the Proposed Project remains the same as described in the 2004 WRSP EIR.

The Project would not result in substantial changes to this resource area.

3.14.2 Impact Discussion

Question A – Induce Growth?

Impact 4.2-4 of the 2004 WRSP EIR addressed the increase in the population and housing, respectively, as a result of development of the WRSP and concluded that there would be a significant and unavoidable impact. The Proposed Project would not result in an increase in population, and is proposed to meet the park and recreation needs of the West Roseville Specific Plan from the planned growth. No change to the total number of housing units is proposed. No new significant impacts or substantially more severe impacts would occur. The conclusions of the 2004 EIR regarding population growth land uses remain valid.

Question B, C – Displace substantial numbers of people or existing housing?

The 2004 WRSP EIR Impact 4.2-3 determined the potential for the WRSP to displace people or existing housing to be less than significant, as the WRSP overall increases housing within the City. The Fiddymont Ranch house on the project site was previously occupied, but the occupants moved out years ago, prior to the applicant dedicating the site to the City.

The Proposed Project would not lead to the need for additional housing. The project site was slated for park development since the 2004 WRSP EIR; therefore, the Proposed Project would not displace existing housing or populations. Therefore, there are no new circumstances resulting in new or substantially more severe significant impacts or new information requiring new analyses related to the displacement of people or housing.

3.14.3 Cumulative

The 2004 EIR concluded that there would be significant cumulative impacts to population or housing within the WRSP Area. There have been no significant changes to background conditions or the

environmental setting that would lead to new cumulative impacts to population and housing. Therefore, as no new or more significant severe cumulative impacts to population and housing would occur as a result of the Proposed Project, the conclusions of the 2004 WRSP EIR remain valid.

3.14.4 Mitigation Measures

Mitigation Measure 4.2-2 (Relocation assistance) in the adopted MMRP for the WRSP was referenced in the 2004 WRSP EIR analysis of impacts associated with population and housing but is no longer applicable to the site because the residents have vacated the Fiddymont Ranch prior to this project. No other Population and Housing mitigation measures apply to the project.

3.14.5 Conclusion

No new circumstances have occurred, nor has any substantially new information been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 WRSP EIR remain valid and the approval of the Proposed Project would not result in any new significant impacts to the issue areas discussed in this section.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP EIR related to population and housing. Thus, 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 population and housing.

3.15 Public Services

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
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?	WRSP EIR 4.10-12 to 14; 4.9-25 to 26	No	No	No	n/a

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
b. Police protection?	WRSP EIR 4.10-5 to 6	No	No	No	None MM 4.10-1; MMP 46
c. Schools?	WRSP EIR 4.10-23 to 26	No	No	No	n/a
d. Parks?	WRSP EIR 4.10-35 to 37	No	No	No	None
e. Other public facilities?	WRSP EIR 4.10-29 to 30	No	No	No	None MM 4.10-9; MMP 49

3.15.1 Changes to Background Conditions and Regulatory Setting

The regional and local setting applicable to the Proposed Project remains generally the same as described in Section 4.10, Public Services, of the 2004 WRSP EIR. The following policies relevant to the Proposed Project's public services analysis were either modified or added in the 2035 General Plan.

Fire Protection Policy 2: Strive to achieve the following service levels:

- 8 minute 12 second Total Response Time
- 11 minute 30 second Effective Response Force
- 90 Second Call Processing Time
- 90 Second Turnout Time
- 5 minute 12 second Travel Time
- Maintain ISO rating of 3 or better [Modified]

Fire Protection Policy 3: Provide a comprehensive emergency medical services program to deliver basic and advanced life support services. [New policy]

Public Library System Goal 3: Create environments that encourage opportunities for self-learning, cultural and civic engagement. [New goal]

Public Library System Policy 3: Provide libraries throughout the City to service residents. Consideration should be given to high density and infill areas that are along major routes that utilize public transportation. [Modified]

Public Library System Policy 4: Provide branch libraries to service population increments of +40,000. The City shall give priority to the construction of new libraries in communities that are deficient in library services. [Modified]

Public Library System Policy 7: Encourage the transition of libraries as multi-functional facilities, cultural centers, gathering spaces, and as venues for arts-related events and programs [New policy]

These updated General Plan policies would not result in substantial physical changes to this resource area.

3.15.2 Impact Discussion

Question A - Result in substantial adverse physical impacts associated with the provision of public services?

Fire Protection

Developer fees aid in funding police, fire, parks, and library facilities ensure the City's services are able to serve the project area. The WRSP planned the development of a new fire station, which has been constructed (Fire Station #9), which would provide fire protection services to the project area. The proposed project will not create the need for any new or expanded fire protection facilities. There are no new circumstances resulting in new or substantially more severe significant impacts or new information requiring new analyses related to the demand for fire protection. The conclusions in the 2004 EIR remain valid.

Police Protection

As stated in the 2004 EIR, revenues generated by sales tax and property taxes associated with development would increase the City's General Fund, a portion of which could pay for the additional law enforcement personnel needed to serve the plan area. Development fees described above would also contribute to police department funding. The proposed project will not create the need for any new or expanded police facilities. No new or substantially more severe significant impacts related to fire protection would occur as a result of the Proposed Project. There are no new circumstances resulting in new impacts or new information requiring new analyses related to police protection. The conclusions in the 2004 EIR remain valid and no further analysis is required.

Schools

The Proposed Project would support the proposed high school site in providing an opportunity for joint use recreation facilities between the Roseville Joint Union High School District and the City of Roseville. The Proposed Project would address anticipated increases in demand on public schools for recreation facilities due to the development of the WRSP Area and surrounding areas. The physical impacts of constructing this new school have been addressed in the 2004 FEIR, and this checklist. There are no new circumstances resulting in new impacts or new information requiring new analysis related to schools. The conclusions in the 2004 remain valid and no further analysis is required.

Parks

The 2004 WRSP EIR determined that impacts to parks and recreation would be less than significant due to the planned parkland areas within the WRSP. The Proposed Project would not increase the number of residents in the WRSP Area, and therefore would not increase the demand on parks and recreational facilities. The Proposed Project would provide needed recreation facilities for programmed sports activities which are in high demand. There are no new circumstances resulting in new impacts or new

information requiring new analyses related to parks and related recreational facilities. The conclusions in the 2004 WRSP EIR remain valid and no further analysis is required.

Other Public Facilities

Other public facilities, such as libraries, were determined to experience less-than-significant impacts under the WRSP. The Proposed Project would not increase the number of residents in the WRSP Area, and therefore would not increase the demand on public libraries or other public facilities or create the need for any new or expanded facilities. There are no new circumstances resulting in new or substantially more severe significant impacts or new information requiring new analysis related to other public facilities. The conclusions in the 2004 EIR remain valid and no further analysis is required.

3.15.3 Cumulative

The 2004 WRSP EIR concluded that impacts of the WRSP in combination with impacts of past, present, and reasonably foreseeable projects would not have a cumulative impact on public services which would result in a physical impact resulting from new or expanded facilities needed to serve the area. As discussed above, the Proposed Project would not increase housing in the WRSP Area; and therefore would not increase the demand on public services and recreational facilities. Other developments would be governed by 2035 General Plan policies and ordinances, or similar policies and ordinances in nearby municipalities, which would control the provision of public facilities and services. Therefore, the conclusions regarding cumulative impacts to public services contained in the 2004 WRSP EIR remain valid.

3.15.4 Mitigation Measures

There are no relevant mitigation measures from the 2004 WRSP EIR that would be required to reduce potential impacts to public services and recreational facilities as a result of the Proposed Project.

3.15.5 Conclusion

No new circumstances have occurred nor has any substantially new information been found requiring that demonstrate that new or substantially more severe significant impacts related to public services or recreation serving the project would occur. Therefore, the conclusions of the 2004 WRSP EIR remain valid and the approval of the Proposed Project would not result in any new significant impacts to the issue areas discussed in this section.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP EIR to public services. Thus, 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 public services.

3.16 Recreation

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve 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?	WRSP EIR 4.10-35 to 37	No	No	No	n/a
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?	WRSP EIR 4.10-35 to 37	No	No	No	n/a

3.16.2 Changes to Background Conditions and Regulatory Setting

There have been no changes that significantly would significantly change the analysis relating to parks and recreation since the original EIR. This project fulfills the obligation for a park to meet the needs of the plan area.

3.16.2 Impact Discussion

Question 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?

Implementation of the proposed park plan would reduce impacts on other regional facilities in the City by providing a citywide park facility proximate to residents in the WRSP and other residents on the west side of the City. This would alleviate pressure on other facilities such as Mahany Park to the east. In addition, because the Fiddymment Farm Ranch complex has been vacant and not had regular maintenance/upkeep in recent years prior to its dedication to the City, moving forward with the park will allow the City to address stabilization of the resource and ongoing maintenance and repair that would ensure it would not further deteriorate.

Question B - Increase the use of existing recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

The Proposed Project is proposing to construct regional recreation facilities needed to serve the West Roseville Specific Plan and surrounding area, and is required as part of the original approvals of the

WRSP. The construction of the Project was contemplated and adequately analyzed in the original 2004 EIR.

3.16.3 Cumulative

The 2004 WRSP EIR concluded that impacts of the WRSP in combination with impacts of past, present, and reasonably foreseeable projects would not have a cumulative impact on recreation. As discussed above, the Proposed Project would not increase housing in the WRSP Area; and therefore would not increase the demand on public services and recreational facilities. Therefore, the conclusions regarding cumulative impacts to recreation contained in the 2004 WRSP EIR remain valid.

3.16.4 Mitigation Measures

There are no relevant mitigation measures from the 2004 WRSP EIR that would be required to reduce potential impacts to public services and recreational facilities as a result of the Proposed Project.

3.16.5 Conclusion

No new circumstances have occurred nor has any substantially new information been found requiring that demonstrate that new or substantially more severe significant impacts related to public services or recreation serving the project would occur.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the WRSP EIR relative to parks and recreation. Thus, 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 parks and recreation.

3.17 Transportation/Traffic

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve 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?	WRSP EIR 4.3-51 to 82	No	No	No	None MM 4.3-2, 4.3-3, 4.3-8; MMP 6 to 7, 9, 11

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
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?	WRSP EIR 4.3-51 to 82	No	No	No	None MM 4.3-2, 4.3-3, 4.3-8; MMP 6 to 7, 9, 11
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?	n/a; WRSP EIR 4.3-1	No	No	No	n/a
d. Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	WRSP EIR 4.1-29 to 38	No	No	No	None MM 4.1-1, 4.5-1, 4.5-3, 4.5-5, 4.5-6, 4.5-8, 4.13-1 (a to b); MMP 4, 18 to 22, 56
e. Result in inadequate emergency access?	WRSP EIR 4.10-12 to 14	No	No	No	n/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?	WRSP EIR 4.3-75 to 82	No	No	No	None MM 4.3-8; MMP 11

3.17.1 Changes to Background Conditions and Regulatory Setting

The regional environmental setting has not changed. Local roadways have been expanded since the publication of the 2004 EIR; including Hayden Parkway, Blue Oaks Boulevard and expansions west of Fiddymont Road.

The City approved a revised General Plan in 2016. The 2035 General Plan incorporates the Amoruso Ranch Specific Plan into the City's General Plan. The City level of service (LOS) standard was not changed. However Level of Service Policy 1 (and Level of Service Implementation Measure 1) was expanded to include LOS criteria during the a.m. peak hour in addition to the p.m. peak hour.

Level of Service Implementation Measure 2 was modified to submit development proposals to the Development Services Department instead of the Public Works Department as previously stated in the 2025 General Plan.

The evaluation of potential new impacts resulting from the implementation of the proposed Project is based, in part, on the following:

- *Pistachio Park Draft Traffic Sufficiency Analysis Technical Memorandum*, Fehr &Peers June 2018.
- *City of Roseville Capital Improvement Program EIR*, City of Roseville, 2007
- *City of Roseville General Plan 2035*, City of Roseville, June 2016
- *Amoruso Ranch Specific Plan Final EIR*, City of Roseville, June 2016
- *Creekview Specific Plan Final EIR*, City of Roseville, April 2011
- *Sierra Vista Specific Plan Final EIR*, City of Roseville, May 2010
- *Fiddymment Ranch SPA 3 Transportation Impact Analysis*, DKS Associates, 2011
- *Fiddymment Ranch SPA 3 Revised Project Memorandum*, DKS Associates, August 2013
- *Fiddymment Ranch SPA 3 Revised Project – 2025 CIP Memorandum*, DKS Associates, September 2013
- *Fiddymment Ranch SPA 3 Revised Project – State Highway Impacts Memorandum*, DKS Associates, October 2013
- *West Roseville Specific Plan*, City of Roseville, 2004, as amended 2013
- *West Roseville Specific Plan Final EIR*, City of Roseville, February 2004

A summary of changes to background conditions and regulatory setting since the 2004 EIR is provided below.

A traffic sufficiency analysis was prepared by Fehr & Peers for the proposed Pistachio Park project (**Attachment 3**). The purpose of the analysis was to determine if the Project would result in any new significant impacts beyond those disclosed in the West Roseville Specific Plan EIR. Because conditions relating to bicycling, pedestrian and transit systems would remain unchanged, the analysis focused exclusively on project impacts to the roadway system. Further, because park facilities are not used significantly during the A.M. peak commute time, and peak use time is the afternoon/evening, the traffic analysis only includes the P.M peak hour and is based on typical park operations.

The weekday PM peak hour within the study area occurs from 4:30 to 5:30 PM. The following six intersections were analyzed for weekday PM peak hour conditions:

1. Fiddymment Road/Blue Oaks Boulevard
2. Fiddymment Road/Hayden Parkway
3. Fiddymment Road/Pleasant Grove Boulevard
4. Hayden Parkway/High School Road
5. Hayden Parkway/Bob Doyle Drive
6. Westpark Drive/Bob Doyle Drive

These intersections were selected in consultation with City of Roseville Engineering Department staff and consider the project size, location, and expected generation/distribution of trips.

All intersections were analyzed using the *2010 Highway Capacity Manual (HCM)* (Transportation Resource Board, 2010) analysis techniques using the Synchro 9 software program.

Trip Generation

Project trip generation estimates for the passive park space, tennis courts, and pickleball courts were based on trip rates published in the *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017). For the softball/baseball fields, a reasonably conservative estimate was made in which all three fields are simultaneously in use for high school team practice. The following describes the number of players, coaches, etc. associated with the softball/baseball fields and their expected travel characteristics. Team size and travel characteristics are based on typical weekday conditions at similar high schools in the area (e.g., Woodcreek and Roseville High School).

High school softball and baseball seasons take place in spring, with practices typically starting right after school (i.e., 3 PM practice start time). Therefore, weekday PM peak hour analysis was based on travel associated with the end of practice. The following specific team characteristics are expected based on similar high school teams:

- Junior Varsity Baseball/Softball Teams: 18 players plus two coaches per team. Based on player ages, it is estimated that one-half would be picked up by parents. Some players would be old enough to drive, and thus one-quarter are assumed to drive themselves. Another one-quarter would either walk/bike or share a ride with a teammate.
- Varsity Softball Team: 18 players plus two coaches. Based on player ages, it is estimated that three-quarters of players would drive themselves. The remaining one-quarter would either walk/bike or share a ride with a teammate.

The presumption of whether or not a high school is present is not relevant to this particular analysis because the evaluation focuses on players/coaches leaving practice during the weekday PM peak hour. Whether they traveled to the fields from an off-site location prior to practice or were already on-campus at the adjacent high school has little effect on weekday PM peak hour conditions. Further, little to no sporting events are anticipated during the AM peak commute times. Therefore, only the PM peak hour trips were analyzed. The resulting PM peak hour trip generation by use is shown in Table 5.

TABLE 5
PROPOSED PROJECT WEEKDAY PM PEAK HOUR TRIP GENERATION

Land Use	Quantity	PM Peak Hour Trip Rate	PM Peak Hour Trips		
			In	Out	Total
Passive Park Space	10-acres	0.11	1	0	1
Tennis Courts	6 courts	4.21	13	12	25
Pickleball Courts	4 courts	4.21	8	9	17
Junior Varsity Baseball/Softball Fields	2 fields	N/A	18	32	50
Varsity Softball Fields	1 field	N/A	2	16	18
New Vehicle Trips			42	69	111
Notes: ¹ Trip rates from <i>Trip Generation Manual, 10th Edition</i> (ITE, 2017) for passive park space, tennis courts, and pickleball courts using Land Use Codes 411 (Public Park) and 490 (Tennis Courts). Trip generation of sports fields is estimated based on expected travel patterns of two teams practicing at the site during a weekday afternoon. Refer to above text for number of players and expected travel characteristics. Source: Fehr & Peers, 2018					

Trip Distribution

As shown on Figure 1 of the traffic study, project access to the southwest area of the park would be provided from Westpark Drive. Access to the northern area of the park would be provided by the planned extension of High School Drive. Trip distribution percentages consider current travel time comparisons between alternate routes and expected destinations of trips (including both high school students and users of the tennis / pickleball courts and passive space).

Study Intersection Operations – Weekday PM Peak Hour Conditions

Project trips were assigned through the study roadway network in accordance with the project's trip generation estimates and distribution percentages. Project trips were then added to existing volumes to yield the forecasts shown in Figure 4 of the traffic study.

Each study intersection was reanalyzed under existing plus project conditions. **Table 6** displays the results (see Appendix A for detailed calculations). As shown, typical weekday evening activities would not worsen the LOS at any study intersections. Therefore, the project would not cause any significant impacts to the roadway system.

TABLE 6
PM PEAK HOUR INTERSECTION ANALYSIS RESULTS

Intersection	Control	Existing Conditions		Existing Plus Project Conditions	
		Delay ¹	LOS ¹	Delay ¹	LOS ¹
1. Fiddymment Rd / Blue Oaks Blvd	Signal	22	C	22	C
2. Fiddymment Rd / Hayden Pkwy S	Signal	9	A	9	A
3. Fiddymment Rd / Pleasant Grove Blvd	Signal	34	C	34	C
4. Hayden Pkwy / High School Rd	Side-Street Stop Control	3 (9)	A	3 (9)	A
5. Hayden Pkwy / Bob Doyle Drive	All-Way Stop Control	9	A	9	A
6. Bob Doyle Drive / Westpark Drive	All-Way Stop Control	9	A	9	A
Notes: ¹ LOS and delay (second/vehicle) results for signalized and all-way stop controlled intersections are reported for the overall intersection. LOS and delay at side-street stop controlled intersections shown for both worst-case street side street movement (in parentheses) and intersection as a whole. Source: Fehr & Peers, 2018					

Other Considerations

This section discusses parking, project access and on-site circulation, and the project's effect on Vehicle Miles of Travel (VMT).

Parking

The project would include off-street parking in the following three areas:

- Parking would be provided in the most southerly area of the site adjacent to the baseball diamond. Access to this parking would be provided by a pair of inbound-only and outbound-only driveways on Westpark Drive.

- Parking would be provided in the central area of the site between the softball diamonds and tennis courts. Access to this parking would be provided by driveways located on Westpark Drive and High School Road.
- Parking would be provided in the easterly area of the site to serve the passive park. Access to this parking would be provided by a driveway on Westpark Drive.

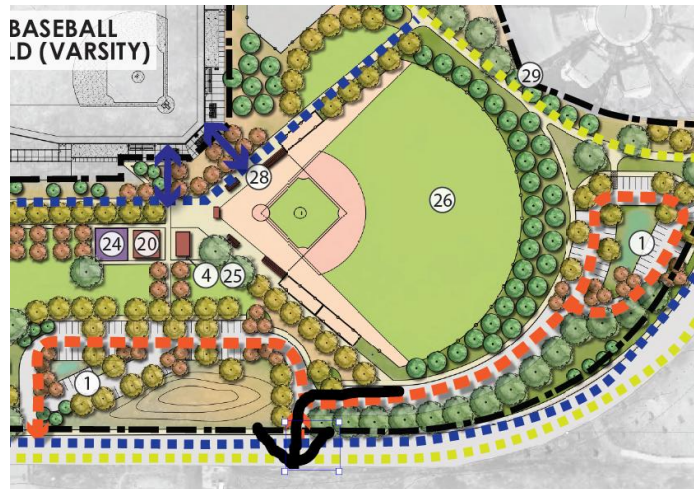
Data collected by Fehr & Peers in 2015 at two soccer tournaments (one at Maidu Regional Park and the other at Cherry Island Soccer Complex) indicated that both events had a peak parking demand rate of 80 spaces per field. Given the similarity of team sizes and nature of playing two games per day between these two sporting events, this value is considered useful in reviewing parking demand for the proposed project. It is typical for baseball/softball diamonds to be used for youth recreational/travel leagues. Thus, if all three fields were in use and had back-to-back games, the peak parking demand would be about 240 spaces. Additional demand could be generated by use of other on-site amenities.

When the fields are being used for high school games, substantial parking demand could also occur due to the visiting team and spectators. However, the specific parking demand can vary considerably depending on how the visiting team is transported to the facility (i.e., by private vehicle or bus) and whether players on the home team continue to park within the high school campus parking lot or move their vehicles to the field.

According to Callander Associates, Landscape Architecture (2017), the proposed project would provide 298 onsite parking stalls and would require 295 parking stalls based on the proposed park use. Therefore, an excess of three parking spaces would be provided onsite and adequate parking would be provided. Further, the project is proposed as a joint use facility with the high school, overflow parking demand would be accommodated by parking within the school grounds.

Project Access and On-Site Circulation Review

The width of Westpark Drive along the project's frontage varies from about 40 to 46 feet. Most of it currently is striped for one lane in each direction separated by a double yellow line. The northerly portion along the project's frontage is striped as a three-lane cross-section with a designated left-turn lane provided at two locations (small parking lot and entrance to wastewater treatment plant). The City of Roseville's *Bikeway Master Plan (2008)* identifies both Class I (off-street path) and Class II (on-street lane) facilities along Westpark Drive along the project's frontage. The project site plan shows lines representing a proposed pedestrian path and proposed bike circulation along the project's frontage on Westpark Drive. The City's Public Works Department will review access and circulation to ensure it meets the City's Improvement Standards.



VMT

It is difficult to calculate the project's VMT due to the high variability in level/type of use from one day to the next. However, it is clear that providing high school sports fields adjacent to a high school would have the general effect of causing less vehicle travel by student-athletes than if the facilities were instead placed at an off-site location. Additionally, it is noted that the project under consideration meets the intent of the West Roseville Specific Plan.

3.17.2 Impact Discussion

Question A, B – Conflict with an applicable plan (including congestion management plans), ordinance or policy establishing measures of effectiveness for the performance of the circulation system, including but not limited to level of service standards.

The proposed project is substantially consistent with the proposed uses of the project site and would be consistent with the transportation plans and policies and circulation system.

Question 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

This question is not specifically addressed in the 2004 SEIR. However, the project site is not located in the vicinity of a public airport or private airstrip or located within an airport land use plan. The nearest airport to the project site is the McClellan Airport, located approximately 7 miles to the southwest. There are no significant new circumstances resulting in new impacts or new information requiring new analysis related to air traffic patterns.

Question D – Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)

The Project would not result in significant land use conflicts or incompatibility. The Proposed Project would not alter the planned land use of the project site. Additionally, the Proposed Project does not include any changes to the planned traffic routes and circulation as described in the 2004 EIR. There are no new circumstances resulting in new impacts or new information requiring new analysis related to

design feature hazards. Therefore, the conclusions of the EIR regarding impacts to transportation design hazard remain valid and no further analysis is required.

Question E – Result in inadequate emergency access

As discussed in the 2004 EIR, the Project would not result in inadequate emergency access to the project site or adjacent properties. The circulation plan for the Proposed Project is consistent with the 2004 EIR. **Figure 3** shows the proposed entrances and exits from the project site, which are designed to provide adequate emergency access. There are no new circumstances resulting in new impacts or new information requiring new analysis related to emergency access. Therefore, the conclusions of the 2004 EIR regarding impacts associated with emergency access remain valid and no further analysis is required.

Question 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

The Proposed Project would not alter or affect the proposed transit or bike routes in the vicinity of the project site. It is anticipated that as the Project site and surrounding area are developed, Roseville Transit will expand to provide bus service to the Project site and surrounding areas.

There are no new circumstances resulting in new impacts or new information requiring new analysis related to transit services. Therefore, the conclusions of the 2004 EIR regarding impacts associated with transit, bicycle, and pedestrian facilities remain valid and no further analysis is required.

3.17.3 Cumulative

Project impacts under cumulative conditions were analyzed using the City of Roseville 2035 CIP Travel Demand Model. This model was recently used in the *Placer Valley Sports Complex Transportation Impact Study* (Fehr & Peers, March 2016) to develop weekday PM peak hour forecasts at all study intersections. Those forecasts assumed Parcel F-56 would have trip generating characteristics consistent with assumptions in the *West Roseville Specific Plan and SOI Amendment Draft EIR* (2004). To evaluate how the proposed uses on this parcel would affect cumulative conditions, trips associated with the proposed uses were assigned to the roadway network according to the aforementioned trip generation and distribution assumptions.

Table 7 displays the traffic operations results at the study intersections under cumulative conditions. As shown, the project would not degrade the LOS at any study intersections. Therefore, the project would not cause any significant impacts under the cumulative conditions.

TABLE 7:
PM PEAK HOUR INTERSECTION ANALYSIS RESULTS – CUMULATIVE PLUS PROJECT CONDITIONS

Intersection	Control	Cumulative No Project		Cumulative Plus Project	
		Delay ¹	LOS ¹	Delay ¹	LOS ¹
1. Fiddymment Rd / Blue Oaks Blvd.	Signal	38	D	38	D
2. Fiddymment Rd / Hayden Pkwy S	Signal	9	A	10	A
3. Fiddymment Rd / Pleasant Grove Blvd	Signal	52	D	54	D
4. Hayden Pkwy / High School Rd	Side-Street Stop Control	12	B	12	B

5. Hayden Pkwy / Bob Doyle Drive	All-Way Stop Control	11	B	12	B
6. Bob Doyle Drive / Westpark Drive	All-Way Stop Control	11	B	12	B
Notes: ¹ LOS and delay (sec/veh) results for signalized and all-way stop controlled intersections are reported for the overall intersection. LOS and delay at side-street stop controlled intersections shown for both worst-case street side street movement (in parentheses) and intersection as a whole. Source: Fehr & Peers, 2018					

There would be no significant cumulative impacts to transportation and circulation as a result of the Proposed Project. There have been no significant changes to background conditions or the environmental setting that would lead to new cumulative impacts to transportation and circulation. Therefore, as no new or more severe cumulative impacts to transportation and circulation would occur as a result of the Proposed Project.

3.17.4 Mitigation Measures

There are no relevant mitigation measures from the 2004 WRSP EIR that would be required to reduce potential impacts to transportation and Circulation as a result of the Proposed Project.

3.17.5 Conclusion

Pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “*none of the conditions described in Section 15162 calling for preparation of an EIR have occurred*” relative to transportation/traffic.

3.18 Utilities and Service Systems

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	WRSP EIR 4.11-74 to 75	No	No	No	None; MM 4.11-5; MMP 51
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?	WRSP EIR 4.11-38 to 45, 66 to 74	No	No	No	None; MM 4.11-5; MMP 51
c. Require or result in the construction of new storm water drainage facilities or expansion of existing	WRSP EIR 4.12-32 to 39	No	No	No	Yes; MM 4.12-2; MMP 55

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
facilities, the construction of which could cause significant environmental effects?					
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	WRSP EIR 4.11-25 to 38; 4.12-48 to 58; 5-100 to 105	No	No	No	Yes, MM 4.11-2, 4.12-2; MMP 50, 55;
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?	WRSP EIR 4.11-66 to 75	No	No	No	Yes; MM 4.11-5; MMP 51;
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	WRSP EIR 4.11-81 to 87	No	No	No	Yes; MM 4.11-7, 4.11-8, 4.11-10, 4.11-11; MMP 52 to 53
g. Comply with federal, state, and local statutes and regulations related to solid waste?	WRSP EIR 4.11-81 to 87	No	No	No	Yes; MM 4.11-7, 4.11-8, 4.11-10, 4.11-11; MMP 52 to 53

3.18.1 Changes to Background Conditions and Regulatory Setting

The 2004 WRSP EIR included a comprehensive analysis of potential impacts to public utilities. The regional and local setting applicable to the Proposed Project remains generally the same as described in those earlier environmental documents. The evaluation of potential new impacts resulting from the implementation of the Proposed Project is based, in part, on the following:

- *American River Pump Station EIR/EIS*, U.S. Bureau of Reclamation, 2002
- *City of Roseville 2005 Urban Water Management Plan*, Brown and Caldwell, 2006 (hereby incorporated by reference)
- *City of Roseville General Plan 2035*, City of Roseville, June 2016
- *Creekview Specific Plan Final EIR*, City of Roseville, April 2011 (hereby incorporated by reference)
- *Amoruso Ranch Specific Plan Final EIR*, City of Roseville, June 2016, (hereby incorporated by reference)

- *Domestic Water Study Fiddymment Ranch SPA No. 3*, Wood Rodgers, August 2010
- *Groundwater Impact Analysis for Proposed Reasons Farms Land Retirement Plan*, MWH, June 2003
- *Integrated Water Resources Plan*, PCWA, 2006
- *Placer Groundwater Management Plan*, PCWA, 1998
- *Sierra Vista Specific Plan EIR Technical Memorandum: Effects of Changed Water Management Operations on Fisheries and Water Quality Impacts Previously Disclosed in the Water Form Agreement EIR*, Robertson-Bryan Inc. and HDR, October 2009
- *TM-1 – Unit Water Demand Factor Verification and Water Demand Evaluation and Update*, MWH, September 2006
- *Water Forum Agreement Final EIR (SCH #950824041)*, City-County Office of Metropolitan Water Planning, November 1999 (hereby incorporated by reference)
- *Western Placer County Groundwater Management Plan*, MWH, August 2007
- *West Roseville Specific Plan FEIR*, City of Roseville, February 2004
- *Water Supply Assessment for Fiddymment Ranch Specific Plan Amendment 3 project*, City of Roseville, October 2013

The Project would not result in substantial changes to these resource areas.

No substantial changes to the 2035 General Plan were made that would affect the analysis of the Proposed Project.

The Western Regional Sanitary Landfill has been expanded and expected closure date extended to 2058 (CalRecycle, 2018a).

3.18.2 Impact Discussion

Question A, B, F – Impact Water or Wastewater Treatment Services?

There are no new circumstances involving new significant impacts or substantially more severe impacts. With implementation of the adopted MMRP, no new significant impacts or increased severity of impacts over those previously described in the EIR would occur. Therefore, the conclusions regarding potential impacts from water or wastewater treatment activities are still valid and no additional analysis is required.

Question C - Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities?

Refer to **Section 3.10.2**, regarding stormwater drainage facilities. The previous EIR analyzed stormwater drainage impacts based on land use acreages. The Proposed Project would not make substantial changes to the parks site, and, therefore, would not substantially increase the amount of impervious surfaces assumed for the project site or the surface water runoff from the site. Therefore, no new or substantially more severe significant impacts related to stormwater drainage would occur as a result of the Proposed Project. The conclusions of the 2004 WRSP EIR regarding impacts associated with surface runoff remain valid and no further analysis is necessary.

Question D - Have sufficient water supplies available to serve the project?

The Project would have less than significant impacts on water supply. The previous EIR analyzed water supply impacts based on land use acreages. The Proposed Project would not increase the demand for

water supplies, and, therefore, would not result in a substantial increase in the estimated demand for potable water, raw water, or groundwater. No new or substantially more severe significant impacts related to water demand would occur. The conclusions relating to water supply remain valid and no further analysis is required.

Question E - Meet required recycled water reclamation criteria, or result in demand that would exceed available recycled water supply?

The Proposed Project would not result in a substantial increase in demand for recycled water. There are no new circumstances resulting in new impacts or new information requiring new analysis related to recycled water supply.

Question G, H – Be served by a landfill with sufficient permitted capacity and Comply with federal, state, and local statutes and regulations related to solid waste?

The 2004 WRSP EIR determined impacts to landfills to be significant and unavoidable. The WRSP includes waste reduction measures, such as diverting recyclables and green waste. Since the 2004 WRSP EIR was published, the Western Regional Sanitary Landfill has been expanded and anticipated closure date extended to 2058. Further, the Western Placer Regional Sanitary Landfill Joint Powers Authority is currently looking at a new master plan to expand services. Therefore, no new or substantially more severe significant impacts related to solid waste would occur. There are no new circumstances resulting in new impacts or new information requiring new analyses related to the transport and disposal of solid waste. The conclusions in the EIR remain valid, except to the extent that the impact is less severe than previously expected. .

Question I - Create demand for natural gas, electricity, telephone, and other utility services that cannot be met?

The WRSP includes the development of an electrical substation to provide adequate electrical service and natural gas lines to provide natural gas service to the WRSP Area. The Proposed Project would not result in a substantial increase in electrical demand at the project site, even with the proposed additional capacity. Expansions to telephone and television services would be funded by developer fees and would be provided by private companies. The Proposed Project would not result in new demands to telephone or television services. Therefore, no new or substantially more severe significant impacts related to natural gas, electricity, telephone, and other utility services would occur. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to electricity, natural gas, and other utility services. The conclusions in the EIR remain valid.

3.18.3 Cumulative

The 2004 WRSP EIR concluded that impacts of the WRSP in combination with impacts of past, present, and reasonably foreseeable projects would be significant and unavoidable for water, wastewater, and solid waste, and less than significant for recycled water, electricity, natural gas, and television/telephone services. The Proposed Project would not create new or substantially more adverse cumulative impacts to public utilities and service systems than those disclosed in the in the 2004 WRSP EIR and mitigation would reduce impacts to the extent feasible. The conclusions regarding cumulative impacts to public utilities and service systems contained in the 2004 WRSP EIR remain valid.

3.18.4 Mitigation Measures

There are no mitigation measures relative to utilities applicable to the project. Mitigation by others has been implemented to address utilities impacts.

3.18.5 Conclusion

The proposed use of the project site (for park uses) has not substantially changed from the land use analyzed within the WRSP EIR (as park land). Therefore, the water, wastewater, and solid waste estimates for the Project would be the same as those identified in the WRSP EIR. Mitigations provided therein would still apply to the Project and ensure all potential impacts are less than significant.

No new circumstances have occurred nor has any substantially new information been found that demonstrate that new or substantially more severe significant impacts related to public services serving the Proposed Project would occur. Therefore, the conclusions of the EIR remain valid and the approval of the Proposed Project would not result in any new significant impacts to the issue areas discussed in this section. Thus, 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 utilities and service systems.

3.19 Mandatory Findings of Significance

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve 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?	WRSP EIR Chapter 4	No	No	No	MM 4.8-1 a and b; 4.7-6; 4.13-1(d) MMP 4-57
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	WRSP EIR 5-11 to 105	No	No	No	WRSP EIR 5-11 to 105

Would the Project:	Where Impact Was Analyzed in Prior Environmental Documents?	Do Proposed Modifications or New Circumstances Result in New 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 EIR Mitigation Measures Adopted or as Amended in this Addendum Address/Resolve Impacts?
past projects, the effects of other current projects, and the effects of probable future projects.)					
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	WRSP EIR Chapter 4	No	No	No	MMP 4-57

3.19.1 Impact Discussion

Question 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?

As described above, the Project would not result in substantial new or more severe impacts to biological or cultural resources. Mitigation is included to reduce impacts consistent with the findings of the 2004 EIR.

Question B and C- 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.) Would the project cause substantial adverse effects on human beings either directly or indirectly?

As described above, the Project will not result in any new or substantially more significant cumulative impacts.

3.19.2 Conclusion

As discussed in the environmental checklist above, with the Proposed Project would not result in any new or substantially more severe direct or cumulative environmental impacts. All approved mitigation in the approved MMRP and additional or revised mitigation identified in this checklist would be implemented; with incorporation of these mitigation measures, no new impacts would occur and no impacts would increase in severity.

Buildout of the project is substantially consistent with the development assumptions in the EIR; therefore, the proposed project would not substantially increase the severity of the identified significant cumulative impacts. Thus, 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 of significance.

4.0 ENVIRONMENTAL DETERMINATION

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville 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 or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within this Addendum to the West Roseville Specific Plan Environmental Impact Report (SCH #2002082057, adopted February 4, 2004), the Lead Agency makes the following findings:

- [X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.
- [X] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.
- [X] 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 or the Mitigated Negative Declaration was adopted.
- [X] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Approved by:



Mark Morse, Environmental Coordinator
City of Roseville, City Manager Department

5.0 REFERENCES

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APPENDIX A – TECHNICAL CALCULATIONS

HCM 2010 Signalized Intersection Summary

1: Fiddymt Rd & Blue Oaks Blvd

Existing Conditions PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	47	5	426	87	167	4	372	378	120	375	12
Future Volume (veh/h)	5	47	5	426	87	167	4	372	378	120	375	12
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	6	52	0	473	97	34	4	413	101	133	417	4
Adj No. of Lanes	2	3	1	2	2	1	2	2	1	2	2	1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	367	452	141	630	464	205	443	802	357	522	762	338
Arrive On Green	0.11	0.09	0.00	0.18	0.13	0.13	0.13	0.23	0.23	0.15	0.22	0.22
Sat Flow, veh/h	3442	5085	1583	3442	3539	1566	3442	3539	1573	3442	3539	1572
Grp Volume(v), veh/h	6	52	0	473	97	34	4	413	101	133	417	4
Grp Sat Flow(s),veh/h/ln	1721	1695	1583	1721	1770	1566	1721	1770	1573	1721	1770	1572
Q Serve(g_s), s	0.1	0.5	0.0	7.6	1.4	1.1	0.1	6.0	3.1	2.0	6.1	0.1
Cycle Q Clear(g_c), s	0.1	0.5	0.0	7.6	1.4	1.1	0.1	6.0	3.1	2.0	6.1	0.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	367	452	141	630	464	205	443	802	357	522	762	338
V/C Ratio(X)	0.02	0.12	0.00	0.75	0.21	0.17	0.01	0.51	0.28	0.25	0.55	0.01
Avail Cap(c_a), veh/h	1180	1744	543	1475	1335	591	1180	2003	890	1180	2003	890
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.3	24.5	0.0	22.6	22.6	22.5	22.2	19.7	18.6	21.8	20.4	18.0
Incr Delay (d2), s/veh	0.0	0.2	0.0	0.7	0.3	0.6	0.0	1.0	0.8	0.1	1.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.3	0.0	3.7	0.7	0.5	0.0	3.0	1.4	0.9	3.1	0.1
LnGrp Delay(d),s/veh	23.3	24.6	0.0	23.2	23.0	23.1	22.2	20.7	19.5	21.9	21.6	18.0
LnGrp LOS	C	C		C	C	C	C	C	B	C	C	B
Approach Vol, veh/h		58			604			518			554	
Approach Delay, s/veh		24.5			23.2			20.5			21.6	
Approach LOS		C			C			C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	12.8	19.2	14.7	11.6	13.5	18.6	12.6	13.6				
Change Period (Y+Rc), s	4.0	6.0	4.0	6.4	6.0	* 6	6.4	* 6				
Max Green Setting (Gmax), s	20.0	33.0	25.0	20.0	20.0	* 33	20.0	* 22				
Max Q Clear Time (g_c+I1), s	4.0	8.0	9.6	2.5	2.1	8.1	2.1	3.4				
Green Ext Time (p_c), s	0.2	4.4	1.1	0.2	3.9	3.6	0.2	0.6				
Intersection Summary												
HCM 2010 Ctrl Delay			21.9									
HCM 2010 LOS			C									
Notes												

Pistachio Park

F&P

User approved pedestrian interval to be less than phase max green.

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier.

Synchro 9 Report

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HCM 2010 Signalized Intersection Summary

2: Fiddymment Rd & Hayden Pkwy (South)

Existing Conditions PM Peak Hour

								
Movement	EBL	EBR	NBL	NBT	SBT	SBR		
Lane Configurations								
Traffic Volume (veh/h)	73	112	130	704	758	105		
Future Volume (veh/h)	73	112	130	704	758	105		
Number	7	14	5	2	6	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863		
Adj Flow Rate, veh/h	81	8	144	782	842	47		
Adj No. of Lanes	1	1	1	2	2	1		
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	217	193	188	2459	1826	813		
Arrive On Green	0.12	0.12	0.11	0.69	0.52	0.52		
Sat Flow, veh/h	1774	1583	1774	3632	3632	1576		
Grp Volume(v), veh/h	81	8	144	782	842	47		
Grp Sat Flow(s),veh/h/ln	1774	1583	1774	1770	1770	1576		
Q Serve(g_s), s	2.3	0.2	4.3	4.7	8.3	0.8		
Cycle Q Clear(g_c), s	2.3	0.2	4.3	4.7	8.3	0.8		
Prop In Lane	1.00	1.00	1.00			1.00		
Lane Grp Cap(c), veh/h	217	193	188	2459	1826	813		
V/C Ratio(X)	0.37	0.04	0.77	0.32	0.46	0.06		
Avail Cap(c_a), veh/h	650	580	650	3887	2592	1154		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	22.1	21.2	23.8	3.3	8.4	6.6		
Incr Delay (d2), s/veh	0.4	0.0	2.5	0.1	0.4	0.1		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.1	0.1	2.2	2.3	4.1	0.4		
LnGrp Delay(d),s/veh	22.5	21.2	26.2	3.4	8.8	6.7		
LnGrp LOS	C	C	C	A	A	A		
Approach Vol, veh/h	89			926	889			
Approach Delay, s/veh	22.3			7.0	8.6			
Approach LOS	C			A	A			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4	5	6		
Phs Duration (G+Y+Rc), s		44.0		10.7	9.8	34.2		
Change Period (Y+Rc), s		6.0		4.0	4.0	6.0		
Max Green Setting (Gmax), s		60.0		20.0	20.0	40.0		
Max Q Clear Time (g_c+I1), s		6.7		4.3	6.3	10.3		
Green Ext Time (p_c), s		24.3		0.1	0.2	17.9		
Intersection Summary								
HCM 2010 Ctrl Delay			8.5					
HCM 2010 LOS			A					
Notes								

HCM 2010 Signalized Intersection Summary

3: Fiddymt Rd & Pleasant Grove Blvd

Existing Conditions PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	63	342	276	503	448	147	385	722	519	117	648	64
Future Volume (veh/h)	63	342	276	503	448	147	385	722	519	117	648	64
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.99	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	70	380	29	559	498	35	428	802	186	130	720	13
Adj No. of Lanes	2	2	1	2	2	1	2	3	1	2	2	1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	299	554	246	658	924	411	509	1854	575	273	1048	466
Arrive On Green	0.09	0.16	0.16	0.19	0.26	0.26	0.15	0.36	0.36	0.08	0.30	0.30
Sat Flow, veh/h	3442	3539	1568	3442	3539	1574	3442	5085	1577	3442	3539	1575
Grp Volume(v), veh/h	70	380	29	559	498	35	428	802	186	130	720	13
Grp Sat Flow(s),veh/h/ln	1721	1770	1568	1721	1770	1574	1721	1695	1577	1721	1770	1575
Q Serve(g_s), s	1.9	9.9	1.6	15.4	11.9	1.6	11.9	11.7	8.3	3.5	17.6	0.6
Cycle Q Clear(g_c), s	1.9	9.9	1.6	15.4	11.9	1.6	11.9	11.7	8.3	3.5	17.6	0.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	299	554	246	658	924	411	509	1854	575	273	1048	466
V/C Ratio(X)	0.23	0.69	0.12	0.85	0.54	0.09	0.84	0.43	0.32	0.48	0.69	0.03
Avail Cap(c_a), veh/h	703	722	320	1229	924	411	703	1854	575	703	1625	724
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.7	39.0	35.5	38.3	31.1	27.4	40.6	23.5	22.4	43.2	30.5	24.5
Incr Delay (d2), s/veh	0.1	2.8	0.4	1.2	0.8	0.1	4.9	0.3	0.6	0.5	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	5.1	0.7	7.4	5.9	0.7	6.0	5.5	3.7	1.7	8.8	0.3
LnGrp Delay(d),s/veh	41.8	41.8	35.9	39.5	32.0	27.5	45.6	23.8	23.1	43.6	32.0	24.5
LnGrp LOS	D	D	D	D	C	C	D	C	C	D	C	C
Approach Vol, veh/h		479			1092			1416			863	
Approach Delay, s/veh		41.5			35.7			30.3			33.7	
Approach LOS		D			D			C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	11.8	42.1	22.7	21.3	18.5	35.4	12.5	31.6				
Change Period (Y+Rc), s	4.0	6.4	4.0	* 6	4.0	* 6.4	4.0	6.0				
Max Green Setting (Gmax), s	20.0	30.0	35.0	* 20	20.0	* 45	20.0	25.0				
Max Q Clear Time (g_c+I1), s	5.5	13.7	17.4	11.9	13.9	19.6	3.9	13.9				
Green Ext Time (p_c), s	0.2	11.8	1.4	3.1	0.6	8.8	0.1	4.8				
Intersection Summary												
HCM 2010 Ctrl Delay			34.0									
HCM 2010 LOS			C									
Notes												

Pistachio Park
F&P

Synchro 9
Report Page 3

User approved pedestrian interval to be less than phase max green.

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier.

Intersection												
Int Delay, s/veh	2.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗	↖	↗	↗	↖	↖		↖	↗	↗
Traffic Vol, veh/h	1	0	1	19	0	9	1	45	12	12	52	1
Future Vol, veh/h	1	0	1	19	0	9	1	45	12	12	52	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	5	5	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	225	175	-	175	250	-	-	225	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	1	21	0	10	1	50	13	13	58	1

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	143	155	58	148	148	62	58	0	0	68	0	0
Stage 1	84	84	-	64	64	-	-	-	-	-	-	-
Stage 2	59	71	-	84	84	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	826	737	1008	820	743	1003	1546	-	-	1533	-	-
Stage 1	924	825	-	947	842	-	-	-	-	-	-	-
Stage 2	953	836	-	924	825	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	812	727	1008	810	733	999	1546	-	-	1533	-	-
Mov Cap-2 Maneuver	812	727	-	810	733	-	-	-	-	-	-	-
Stage 1	923	818	-	942	838	-	-	-	-	-	-	-
Stage 2	943	832	-	915	818	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9		9.3		0.1		1.4	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBL	SBT	SBR
Capacity (veh/h)	1546	-	-	812	1008	810	-	999	1533	-	-
HCM Lane V/C Ratio	0.001	-	-	0.001	0.001	0.026	-	0.01	0.009	-	-
HCM Control Delay (s)	7.3	-	-	9.4	8.6	9.6	0	8.6	7.4	-	-
HCM Lane LOS	A	-	-	A	A	A	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0.1	-	0	0	-	-

HCM 2010 AWSC
5: Hayden Pkwy & Bob Doyle Dr

Existing Conditions PM Peak Hour

Intersection

Intersection Delay, s/veh	8.5
Intersection LOS	A

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	19	120	116	39	41	31
Future Vol, veh/h	19	120	116	39	41	31
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	133	129	43	46	34
Number of Lanes	1	1	1	1	1	1

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	2	2
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	2	2	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	2	0	2
HCM Control Delay	8.2	9.1	7.8
HCM LOS	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	0%
Vol Thru, %	0%	100%	0%	0%	100%	0%
Vol Right, %	0%	0%	0%	100%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	116	39	19	120	41	31
LT Vol	116	0	19	0	0	0
Through Vol	0	39	0	0	41	0
RT Vol	0	0	0	120	0	31
Lane Flow Rate	129	43	21	133	46	34
Geometry Grp	7	7	7	7	7	7
Degree of Util (X)	0.196	0.06	0.033	0.166	0.064	0.042
Departure Headway (Hd)	5.471	4.969	5.676	4.473	5.07	4.366
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	657	722	633	804	707	820
Service Time	3.194	2.692	3.393	2.19	2.795	2.091
HCM Lane V/C Ratio	0.196	0.06	0.033	0.165	0.065	0.041
HCM Control Delay	9.5	8	8.6	8.1	8.1	7.3
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.7	0.2	0.1	0.6	0.2	0.1

Intersection

Intersection Delay, s/veh	8.5
Intersection LOS	A

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	23	29	54	108	107	32
Future Vol, veh/h	23	29	54	108	107	32
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	32	60	120	119	36
Number of Lanes	1	1	1	1	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	2
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	2	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	2	0	2
HCM Control Delay	8.1	8.4	8.7
HCM LOS	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	SBLn1
Vol Left, %	100%	0%	100%	0%	0%
Vol Thru, %	0%	100%	0%	0%	77%
Vol Right, %	0%	0%	0%	100%	23%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	54	108	23	29	139
LT Vol	54	0	23	0	0
Through Vol	0	108	0	0	107
RT Vol	0	0	0	29	32
Lane Flow Rate	60	120	26	32	154
Geometry Grp	7	7	7	7	4
Degree of Util (X)	0.087	0.157	0.041	0.041	0.195
Departure Headway (Hd)	5.215	4.714	5.832	4.625	4.545
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	679	750	617	777	794
Service Time	3.011	2.509	3.541	2.334	2.551
HCM Lane V/C Ratio	0.088	0.16	0.042	0.041	0.194
HCM Control Delay	8.5	8.4	8.8	7.5	8.7
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.3	0.6	0.1	0.1	0.7

HCM 2010 Signalized Intersection Summary

1: Fiddymt Rd & Blue Oaks Blvd

Existing Plus Project Conditions PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	59	5	430	94	167	4	373	383	120	376	13
Future Volume (veh/h)	7	59	5	430	94	167	4	373	383	120	376	13
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	8	66	0	478	104	34	4	414	107	133	418	5
Adj No. of Lanes	2	3	1	2	2	1	2	2	1	2	2	1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	409	505	157	632	463	205	439	798	355	514	756	336
Arrive On Green	0.12	0.10	0.00	0.18	0.13	0.13	0.13	0.23	0.23	0.15	0.21	0.21
Sat Flow, veh/h	3442	5085	1583	3442	3539	1566	3442	3539	1573	3442	3539	1572
Grp Volume(v), veh/h	8	66	0	478	104	34	4	414	107	133	418	5
Grp Sat Flow(s),veh/h/ln	1721	1695	1583	1721	1770	1566	1721	1770	1573	1721	1770	1572
Q Serve(g_s), s	0.1	0.7	0.0	7.8	1.6	0.7	0.1	6.1	3.4	2.0	6.3	0.1
Cycle Q Clear(g_c), s	0.1	0.7	0.0	7.8	1.6	0.7	0.1	6.1	3.4	2.0	6.3	0.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	409	505	157	632	463	205	439	798	355	514	756	336
V/C Ratio(X)	0.02	0.13	0.00	0.76	0.22	0.17	0.01	0.52	0.30	0.26	0.55	0.01
Avail Cap(c_a), veh/h	1155	1706	531	1443	1306	578	1155	1959	871	1155	1959	870
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.2	24.5	0.0	23.1	23.2	9.3	22.7	20.2	19.2	22.4	20.9	18.5
Incr Delay (d2), s/veh	0.0	0.2	0.0	0.7	0.4	0.6	0.0	1.0	0.9	0.1	1.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.3	0.0	3.8	0.8	0.5	0.0	3.1	1.6	1.0	3.2	0.1
LnGrp Delay(d),s/veh	23.2	24.7	0.0	23.8	23.6	9.8	22.7	21.3	20.1	22.5	22.1	18.5
LnGrp LOS	C	C		C	C	A	C	C	C	C	C	B
Approach Vol, veh/h		74			616			525			556	
Approach Delay, s/veh		24.5			23.0			21.0			22.2	
Approach LOS		C			C			C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	12.9	19.4	14.9	12.3	13.6	18.7	13.5	13.8				
Change Period (Y+Rc), s	4.0	6.0	4.0	6.4	6.0	* 6	6.4	* 6				
Max Green Setting (Gmax), s	20.0	33.0	25.0	20.0	20.0	* 33	20.0	* 22				
Max Q Clear Time (g_c+I1), s	4.0	8.1	9.8	2.7	2.1	8.3	2.1	3.6				
Green Ext Time (p_c), s	0.2	4.5	1.1	0.3	4.0	3.6	0.3	0.7				
Intersection Summary												
HCM 2010 Ctrl Delay			22.2									
HCM 2010 LOS			C									
Notes												

Pistachio Park

F&P

User approved pedestrian interval to be less than phase max green.

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier

Synchro 9 Report

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HCM 2010 Signalized Intersection Summary

2: Fiddymment Rd & Hayden Pkwy (South)

Existing Plus Project Conditions PM Peak Hour

								
Movement	EBL	EBR	NBL	NBT	SBT	SBR		
Lane Configurations								
Traffic Volume (veh/h)	76	120	134	707	760	107		
Future Volume (veh/h)	76	120	134	707	760	107		
Number	7	14	5	2	6	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863		
Adj Flow Rate, veh/h	84	17	149	786	844	49		
Adj No. of Lanes	1	1	1	2	2	1		
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	227	202	194	2450	1809	805		
Arrive On Green	0.13	0.13	0.11	0.69	0.51	0.51		
Sat Flow, veh/h	1774	1583	1774	3632	3632	1576		
Grp Volume(v), veh/h	84	17	149	786	844	49		
Grp Sat Flow(s),veh/h/ln	1774	1583	1774	1770	1770	1576		
Q Serve(g_s), s	2.4	0.5	4.5	4.9	8.5	0.9		
Cycle Q Clear(g_c), s	2.4	0.5	4.5	4.9	8.5	0.9		
Prop In Lane	1.00	1.00	1.00			1.00		
Lane Grp Cap(c), veh/h	227	202	194	2450	1809	805		
V/C Ratio(X)	0.37	0.08	0.77	0.32	0.47	0.06		
Avail Cap(c_a), veh/h	638	569	638	3819	2546	1133		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	22.2	21.4	24.1	3.4	8.7	6.9		
Incr Delay (d2), s/veh	0.4	0.1	2.4	0.1	0.4	0.1		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.2	0.2	2.4	2.3	4.2	0.4		
LnGrp Delay(d),s/veh	22.6	21.4	26.5	3.5	9.1	6.9		
LnGrp LOS	C	C	C	A	A	A		
Approach Vol, veh/h	101			935	893			
Approach Delay, s/veh	22.4			7.2	9.0			
Approach LOS	C			A	A			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4	5	6		
Phs Duration (G+Y+Rc), s		44.5		11.1	10.1	34.4		
Change Period (Y+Rc), s		6.0		4.0	4.0	6.0		
Max Green Setting (Gmax), s		60.0		20.0	20.0	40.0		
Max Q Clear Time (g_c+I1), s		6.9		4.4	6.5	10.5		
Green Ext Time (p_c), s		24.4		0.1	0.2	17.9		
Intersection Summary								
HCM 2010 Ctrl Delay			8.8					
HCM 2010 LOS			A					
Notes								

HCM 2010 Signalized Intersection Summary

3: Fiddymt Rd & Pleasant Grove Blvd

Existing Plus Project Conditions PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	63	358	287	503	457	151	391	724	519	125	652	64
Future Volume (veh/h)	63	358	287	503	457	151	391	724	519	125	652	64
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.99	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	70	398	41	559	508	40	434	804	186	139	724	13
Adj No. of Lanes	2	2	1	2	2	1	2	3	1	2	2	1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	298	559	248	658	929	413	514	1853	575	273	1043	464
Arrive On Green	0.09	0.16	0.16	0.19	0.26	0.26	0.15	0.36	0.36	0.08	0.29	0.29
Sat Flow, veh/h	3442	3539	1568	3442	3539	1574	3442	5085	1577	3442	3539	1575
Grp Volume(v), veh/h	70	398	41	559	508	40	434	804	186	139	724	13
Grp Sat Flow(s),veh/h/ln	1721	1770	1568	1721	1770	1574	1721	1695	1577	1721	1770	1575
Q Serve(g_s), s	1.9	10.5	2.2	15.4	12.2	1.9	12.1	11.8	8.4	3.8	17.9	0.6
Cycle Q Clear(g_c), s	1.9	10.5	2.2	15.4	12.2	1.9	12.1	11.8	8.4	3.8	17.9	0.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	298	559	248	658	929	413	514	1853	575	273	1043	464
V/C Ratio(X)	0.23	0.71	0.17	0.85	0.55	0.10	0.84	0.43	0.32	0.51	0.69	0.03
Avail Cap(c_a), veh/h	699	719	319	1223	929	413	699	1853	575	699	1617	720
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.9	39.3	35.9	38.5	31.3	27.5	40.8	23.6	22.5	43.5	30.8	24.7
Incr Delay (d2), s/veh	0.1	3.4	0.5	1.2	0.9	0.1	5.3	0.3	0.6	0.5	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	5.4	1.0	7.4	6.0	0.8	6.1	5.6	3.7	1.8	9.0	0.3
LnGrp Delay(d),s/veh	42.1	42.8	36.4	39.7	32.2	27.6	46.1	23.9	23.2	44.0	32.4	24.8
LnGrp LOS	D	D	D	D	C	C	D	C	C	D	C	C
Approach Vol, veh/h		509			1107			1424			876	
Approach Delay, s/veh		42.1			35.8			30.6			34.2	
Approach LOS		D			D			C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	11.8	42.3	22.8	21.5	18.7	35.4	12.5	31.8				
Change Period (Y+Rc), s	4.0	6.4	4.0	* 6	4.0	* 6.4	4.0	6.0				
Max Green Setting (Gmax), s	20.0	30.0	35.0	* 20	20.0	* 45	20.0	25.0				
Max Q Clear Time (g_c+I1), s	5.8	13.8	17.4	12.5	14.1	19.9	3.9	14.2				
Green Ext Time (p_c), s	0.2	11.8	1.4	2.8	0.6	8.5	0.1	5.0				
Intersection Summary												
HCM 2010 Ctrl Delay			34.4									
HCM 2010 LOS			C									
Notes												

Pistachio Park

F&P

User approved pedestrian interval to be less than phase max green.

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier

Synchro 9 Report

Page 3

Intersection												
Int Delay, s/veh	3.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱	↱	↱	↱	↱	↱	↱		↱	↱	↱
Traffic Vol, veh/h	15	0	13	19	0	9	8	45	12	12	52	11
Future Vol, veh/h	15	0	13	19	0	9	8	45	12	12	52	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	5	5	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	225	175	-	175	250	-	-	225	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	0	14	21	0	10	9	50	13	13	58	12

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	158	170	58	163	163	62	58	0	0	68	0	0
Stage 1	84	84	-	79	79	-	-	-	-	-	-	-
Stage 2	74	86	-	84	84	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	808	723	1008	802	729	1003	1546	-	-	1533	-	-
Stage 1	924	825	-	930	829	-	-	-	-	-	-	-
Stage 2	935	824	-	924	825	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	791	710	1008	779	716	999	1546	-	-	1533	-	-
Mov Cap-2 Maneuver	791	710	-	779	716	-	-	-	-	-	-	-
Stage 1	919	818	-	921	821	-	-	-	-	-	-	-
Stage 2	920	816	-	903	818	-	-	-	-	-	-	-

Approach	EB		WB		NB			SB				
HCM Control Delay, s	9.1		9.4		0.9			1.2				
HCM LOS	A		A									

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBL	SBT	SBR
Capacity (veh/h)	1546	-	-	791	1008	779	-	999	1533	-	-
HCM Lane V/C Ratio	0.006	-	-	0.021	0.014	0.027	-	0.01	0.009	-	-
HCM Control Delay (s)	7.3	-	-	9.6	8.6	9.8	0	8.6	7.4	-	-
HCM Lane LOS	A	-	-	A	A	A	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0.1	-	0	0	-	-

Intersection

Intersection Delay, s/veh	8.5
Intersection LOS	A

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	19	120	116	46	53	31
Future Vol, veh/h	19	120	116	46	53	31
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	133	129	51	59	34
Number of Lanes	1	1	1	1	1	1

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	2	2
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	2	2	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	2	0	2
HCM Control Delay	8.2	9.1	7.9
HCM LOS	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	0%
Vol Thru, %	0%	100%	0%	0%	100%	0%
Vol Right, %	0%	0%	0%	100%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	116	46	19	120	53	31
LT Vol	116	0	19	0	0	0
Through Vol	0	46	0	0	53	0
RT Vol	0	0	0	120	0	31
Lane Flow Rate	129	51	21	133	59	34
Geometry Grp	7	7	7	7	7	7
Degree of Util (X)	0.196	0.071	0.034	0.167	0.083	0.042
Departure Headway (Hd)	5.487	4.985	5.725	4.521	5.082	4.379
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	655	720	627	795	706	818
Service Time	3.211	2.708	3.444	2.24	2.807	2.103
HCM Lane V/C Ratio	0.197	0.071	0.033	0.167	0.084	0.042
HCM Control Delay	9.5	8.1	8.6	8.1	8.3	7.3
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.7	0.2	0.1	0.6	0.3	0.1

Intersection

Intersection Delay, s/veh	8.7
Intersection LOS	A

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	23	72	80	108	107	32
Future Vol, veh/h	23	72	80	108	107	32
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	80	89	120	119	36
Number of Lanes	1	1	1	1	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	2
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	2	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	2	0	2
HCM Control Delay	8.2	8.8	8.9
HCM LOS	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	SBLn1
Vol Left, %	100%	0%	100%	0%	0%
Vol Thru, %	0%	100%	0%	0%	77%
Vol Right, %	0%	0%	0%	100%	23%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	80	108	23	72	139
LT Vol	80	0	23	0	0
Through Vol	0	108	0	0	107
RT Vol	0	0	0	72	32
Lane Flow Rate	89	120	26	80	154
Geometry Grp	7	7	7	7	4
Degree of Util (X)	0.134	0.164	0.042	0.105	0.202
Departure Headway (Hd)	5.425	4.923	5.916	4.709	4.698
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	662	730	606	762	764
Service Time	3.148	2.646	3.642	2.434	2.721
HCM Lane V/C Ratio	0.134	0.164	0.043	0.105	0.202
HCM Control Delay	9	8.6	8.9	8	8.9
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.5	0.6	0.1	0.4	0.8

HCM 2010 Signalized Intersection Summary

1: Fiddymment Rd & Blue Oaks Blvd

Cumulative No Project Conditions

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	153	786	81	555	1606	338	56	1000	348	174	809	116
Future Volume (veh/h)	153	786	81	555	1606	338	56	1000	348	174	809	116
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		1.00	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	161	827	13	584	1691	165	59	1053	126	183	852	37
Adj No. of Lanes	2	3	1	2	3	1	2	2	1	2	2	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	297	1085	305	796	1822	534	374	1227	510	332	1114	459
Arrive On Green	0.09	0.21	0.19	0.23	0.36	0.34	0.11	0.35	0.32	0.10	0.31	0.29
Sat Flow, veh/h	3442	5085	1571	3442	5085	1576	3442	3539	1576	3442	3539	1575
Grp Volume(v), veh/h	161	827	13	584	1691	165	59	1053	126	183	852	37
Grp Sat Flow(s),veh/h/ln	1721	1695	1571	1721	1695	1576	1721	1770	1576	1721	1770	1575
Q Serve(g_s), s	4.6	15.8	0.7	16.2	33.0	5.6	1.6	28.6	3.1	5.2	22.4	1.8
Cycle Q Clear(g_c), s	4.6	15.8	0.7	16.2	33.0	5.6	1.6	28.6	3.1	5.2	22.4	1.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	297	1085	305	796	1822	534	374	1227	510	332	1114	459
V/C Ratio(X)	0.54	0.76	0.04	0.73	0.93	0.31	0.16	0.86	0.25	0.55	0.76	0.08
Avail Cap(c_a), veh/h	500	1133	319	966	1822	534	374	1247	519	333	1247	519
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	45.2	38.2	33.8	36.7	31.9	12.6	41.7	31.4	6.8	44.5	31.9	26.5
Incr Delay (d2), s/veh	0.6	3.3	0.1	1.7	9.0	0.5	0.1	6.6	0.5	1.1	3.2	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	7.7	0.3	7.9	16.9	3.1	0.8	15.0	2.4	2.5	11.4	0.8
LnGrp Delay(d),s/veh	45.8	41.4	33.9	38.4	40.9	13.1	41.8	38.0	7.3	45.7	35.1	26.7
LnGrp LOS	D	D	C	D	D	B	D	D	A	D	D	C
Approach Vol, veh/h	1001				2440			1238			1072	
Approach Delay, s/veh	42.0				38.4			35.0			36.7	
Approach LOS	D				D			D			D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	13.0	38.4	26.9	25.0	16.2	35.1	11.9	40.0				
Change Period (Y+Rc), s	4.0	6.0	4.0	6.0	6.0	* 6	4.0	6.0				
Max Green Setting (Gmax), s	9.0	33.0	28.0	20.0	9.0	* 33	14.0	34.0				
Max Q Clear Time (g_c+I1), s	7.2	30.6	18.2	17.8	3.6	24.4	6.6	35.0				
Green Ext Time (p_c), s	0.1	1.8	1.5	1.2	3.8	4.4	1.3	0.0				
Intersection Summary												
HCM 2010 Ctrl Delay	38.0											
HCM 2010 LOS	D											
Notes												

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier.

HCM 2010 Signalized Intersection Summary

2: Fiddymment Rd & Hayden Pkwy (South)

Cumulative No Project Conditions

								
Movement	EBL	EBR	NBL	NBT	SBT	SBR		
Lane Configurations								
Traffic Volume (veh/h)	116	81	218	1297	1216	177		
Future Volume (veh/h)	116	81	218	1297	1216	177		
Number	7	14	5	2	6	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863		
Adj Flow Rate, veh/h	122	9	229	1365	1280	92		
Adj No. of Lanes	1	1	1	2	2	1		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	266	238	305	2676	1891	846		
Arrive On Green	0.15	0.15	0.17	0.76	0.53	0.53		
Sat Flow, veh/h	1774	1583	1774	3632	3632	1583		
Grp Volume(v), veh/h	122	9	229	1365	1280	92		
Grp Sat Flow(s),veh/h/ln	1774	1583	1774	1770	1770	1583		
Q Serve(g_s), s	3.8	0.3	7.3	9.2	15.8	1.7		
Cycle Q Clear(g_c), s	3.8	0.3	7.3	9.2	15.8	1.7		
Prop In Lane	1.00	1.00	1.00			1.00		
Lane Grp Cap(c), veh/h	266	238	305	2676	1891	846		
V/C Ratio(X)	0.46	0.04	0.75	0.51	0.68	0.11		
Avail Cap(c_a), veh/h	623	556	386	2865	1918	858		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	23.2	21.7	23.5	2.9	10.2	6.9		
Incr Delay (d2), s/veh	0.5	0.0	4.3	0.3	1.2	0.1		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.9	0.3	3.9	4.5	8.0	0.8		
LnGrp Delay(d),s/veh	23.6	21.7	27.9	3.2	11.4	7.0		
LnGrp LOS	C	C	C	A	B	A		
Approach Vol, veh/h	131			1594	1372			
Approach Delay, s/veh	23.5			6.7	11.1			
Approach LOS	C			A	B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4	5	6		
Phs Duration (G+Y+Rc), s		47.8		12.0	13.3	34.5		
Change Period (Y+Rc), s		6.0		4.0	4.0	6.0		
Max Green Setting (Gmax), s		45.0		20.0	12.0	29.0		
Max Q Clear Time (g_c+I1), s		11.2		5.8	9.3	17.8		
Green Ext Time (p_c), s		30.5		0.2	0.1	10.8		
Intersection Summary								
HCM 2010 Ctrl Delay			9.4					
HCM 2010 LOS			A					

HCM 2010 Signalized Intersection Summary

3: Fiddymment Rd & Pleasant Grove Blvd

Cumulative No Project Conditions

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	 		  	 		 	  		  	  	
Traffic Volume (veh/h)	108	646	412	1029	935	49	684	1131	484	62	947	50
Future Volume (veh/h)	108	646	412	1029	935	49	684	1131	484	62	947	50
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		1.00	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	114	680	149	1083	984	49	720	1191	209	65	997	12
Adj No. of Lanes	2	2	1	3	2	0	2	3	1	2	3	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	310	704	313	1129	1148	57	719	2068	642	232	1349	418
Arrive On Green	0.09	0.20	0.20	0.23	0.33	0.33	0.21	0.41	0.41	0.07	0.27	0.27
Sat Flow, veh/h	3442	3539	1571	5003	3430	171	3442	5085	1577	3442	5085	1574
Grp Volume(v), veh/h	114	680	149	1083	508	525	720	1191	209	65	997	12
Grp Sat Flow(s),veh/h/ln	1721	1770	1571	1668	1770	1832	1721	1695	1577	1721	1695	1574
Q Serve(g_s), s	3.7	22.8	10.0	25.6	32.0	32.0	25.0	21.7	10.8	2.1	21.4	0.7
Cycle Q Clear(g_c), s	3.7	22.8	10.0	25.6	32.0	32.0	25.0	21.7	10.8	2.1	21.4	0.7
Prop In Lane	1.00		1.00	1.00		0.09	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	310	704	313	1129	592	613	719	2068	642	232	1349	418
V/C Ratio(X)	0.37	0.97	0.48	0.96	0.86	0.86	1.00	0.58	0.33	0.28	0.74	0.03
Avail Cap(c_a), veh/h	374	704	313	1129	592	613	719	2068	642	259	1377	426
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.2	47.5	42.4	45.8	37.1	37.1	47.3	27.5	24.3	53.0	40.2	32.5
Incr Delay (d2), s/veh	0.3	25.8	1.9	17.7	12.3	12.0	33.8	0.6	0.6	0.2	2.5	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	13.7	4.5	13.7	17.7	18.2	15.2	10.3	4.8	1.0	10.4	0.3
LnGrp Delay(d),s/veh	51.5	73.3	44.3	63.4	49.5	49.1	81.1	28.1	24.8	53.3	42.7	32.6
LnGrp LOS	D	E	D	E	D	D	F	C	C	D	D	C
Approach Vol, veh/h	943				2116				2120		1074	
Approach Delay, s/veh	66.1				56.5				45.8		43.2	
Approach LOS	E				E				D		D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	11.1	51.3	30.0	27.3	28.0	34.3	13.8	43.5				
Change Period (Y+Rc), s	4.0	6.0	4.0	* 6	4.0	6.0	4.0	6.0				
Max Green Setting (Gmax), s	45.0	45.0	26.0	* 21	24.0	29.0	12.0	35.0				
Max Q Clear Time (g_c+14), s	23.7	23.7	27.6	24.8	27.0	23.4	5.7	34.0				
Green Ext Time (p_c), s	0.0	18.1	0.0	0.0	0.0	4.9	0.1	0.9				
Intersection Summary												
HCM 2010 Ctrl Delay			52.0									
HCM 2010 LOS			D									
Notes												

User approved pedestrian interval to be less than phase max green.

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier.

HCM 2010 Signalized Intersection Summary

4: Hayden Pkwy & High School Road

Cumulative No Project Conditions

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	1	17	20	0	28	10	206	56	60	92	10
Future Volume (veh/h)	16	1	17	20	0	28	10	206	56	60	92	10
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.97	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	17	1	18	21	0	29	11	217	59	63	97	11
Adj No. of Lanes	1	1	1	1	1	1	1	1	1	1	1	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	32	107	91	38	114	97	21	469	386	100	552	465
Arrive On Green	0.02	0.06	0.06	0.02	0.00	0.06	0.01	0.25	0.25	0.06	0.30	0.30
Sat Flow, veh/h	1774	1863	1583	1774	1863	1583	1774	1863	1532	1774	1863	1570
Grp Volume(v), veh/h	17	1	18	21	0	29	11	217	59	63	97	11
Grp Sat Flow(s),veh/h/ln	1774	1863	1583	1774	1863	1583	1774	1863	1532	1774	1863	1570
Q Serve(g_s), s	0.2	0.0	0.3	0.3	0.0	0.5	0.2	2.6	0.8	0.9	1.0	0.1
Cycle Q Clear(g_c), s	0.2	0.0	0.3	0.3	0.0	0.5	0.2	2.6	0.8	0.9	1.0	0.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	32	107	91	38	114	97	21	469	386	100	552	465
V/C Ratio(X)	0.54	0.01	0.20	0.55	0.00	0.30	0.53	0.46	0.15	0.63	0.18	0.02
Avail Cap(c_a), veh/h	272	1569	1334	272	1569	1334	272	1569	1290	408	1712	1443
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.7	11.6	11.7	12.6	0.0	11.7	12.8	8.3	7.6	12.1	6.8	6.5
Incr Delay (d2), s/veh	13.6	0.0	1.0	11.6	0.0	1.7	19.1	0.7	0.2	6.5	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.1	0.3	0.0	0.2	0.2	1.4	0.3	0.6	0.5	0.1
LnGrp Delay(d),s/veh	26.3	11.6	12.8	24.2	0.0	13.4	32.0	9.0	7.8	18.5	7.0	6.5
LnGrp LOS	C	B	B	C		B	C	A	A	B	A	A
Approach Vol, veh/h		36			50			287			171	
Approach Delay, s/veh		19.1			17.9			9.6			11.2	
Approach LOS		B			B			A			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	5.5	10.6	4.6	5.5	4.3	11.7	4.5	5.6				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	6.0	22.0	4.0	22.0	4.0	24.0	4.0	22.0				
Max Q Clear Time (g_c+12, s)	12.5	4.6	2.3	2.3	2.2	3.0	2.2	2.5				
Green Ext Time (p_c), s	0.0	1.8	0.0	0.1	0.0	1.9	0.0	0.1				
Intersection Summary												
HCM 2010 Ctrl Delay				11.5								
HCM 2010 LOS				B								

Intersection

Intersection Delay, s/veh 11.4

Intersection LOS B

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	117	137	215	221	81	116
Future Vol, veh/h	117	137	215	221	81	116
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	130	152	239	246	90	129
Number of Lanes	1	1	1	1	1	1

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	2	2
Conflicting Approach Left SB		EB	
Conflicting Lanes Left	2	2	0
Conflicting Approach Right NB			EB
Conflicting Lanes Right	2	0	2
HCM Control Delay	10.9	12.5	9.5
HCM LOS	B	B	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	0%
Vol Thru, %	0%	100%	0%	0%	100%	0%
Vol Right, %	0%	0%	0%	100%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	215	221	117	137	81	116
LT Vol	215	0	117	0	0	0
Through Vol	0	221	0	0	81	0
RT Vol	0	0	0	137	0	116
Lane Flow Rate	239	246	130	152	90	129
Geometry Grp	7	7	7	7	7	7
Degree of Util (X)	0.41	0.387	0.246	0.237	0.151	0.191
Departure Headway (Hd)	6.18	5.674	6.82	5.609	6.042	5.331
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	583	636	528	641	594	674
Service Time	3.903	3.397	4.55	3.338	3.771	3.061
HCM Lane V/C Ratio	0.41	0.387	0.246	0.237	0.152	0.191
HCM Control Delay	13.1	11.9	11.8	10.1	9.8	9.3
HCM Lane LOS	B	B	B	B	A	A
HCM 95th-tile Q	2	1.8	1	0.9	0.5	0.7

Intersection

Intersection Delay, s/veh11.2

Intersection LOS B

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	52	43	63	267	215	84
Future Vol, veh/h	52	43	63	267	215	84
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	58	48	70	297	239	93
Number of Lanes	1	1	1	1	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	2
Conflicting Approach Left SB		EB	
Conflicting Lanes Left	1	2	0
Conflicting Approach RightNB			EB
Conflicting Lanes Right	2	0	2
HCM Control Delay	9.5	11.1	11.9
HCM LOS	A	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	SBLn1
Vol Left, %	100%	0%	100%	0%	0%
Vol Thru, %	0%	100%	0%	0%	72%
Vol Right, %	0%	0%	0%	100%	28%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	63	267	52	43	299
LT Vol	63	0	52	0	0
Through Vol	0	267	0	0	215
RT Vol	0	0	0	43	84
Lane Flow Rate	70	297	58	48	332
Geometry Grp	7	7	7	7	4
Degree of Util (X)	0.109	0.423	0.107	0.072	0.452
Departure Headway (Hd)	5.631	5.128	6.664	5.45	4.893
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	635	700	535	652	734
Service Time	3.379	2.875	4.442	3.227	2.94
HCM Lane V/C Ratio	0.11	0.424	0.108	0.074	0.452
HCM Control Delay	9.1	11.6	10.2	8.7	11.9
HCM Lane LOS	A	B	B	A	B
HCM 95th-tile Q	0.4	2.1	0.4	0.2	2.4

HCM 2010 Signalized Intersection Summary

1: Fiddymment Rd & Blue Oaks Blvd

Cumulative Plus Project Conditions

																
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR				
Lane Configurations																
Traffic Volume (veh/h)	155	798	81	559	1613	338	56	1001	353	174	810	117				
Future Volume (veh/h)	155	798	81	559	1613	338	56	1001	353	174	810	117				
Number	7	4	14	3	8	18	5	2	12	1	6	16				
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0				
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		1.00	1.00		1.00	1.00		0.99				
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863				
Adj Flow Rate, veh/h	163	840	13	588	1698	165	59	1054	132	183	853	38				
Adj No. of Lanes	2	3	1	2	3	1	2	2	1	2	2	1				
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95				
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2				
Cap, veh/h	297	1092	307	791	1822	534	374	1227	510	332	1115	460				
Arrive On Green	0.09	0.21	0.20	0.23	0.36	0.34	0.11	0.35	0.32	0.10	0.32	0.29				
Sat Flow, veh/h	3442	5085	1571	3442	5085	1576	3442	3539	1576	3442	3539	1575				
Grp Volume(v), veh/h	163	840	13	588	1698	165	59	1054	132	183	853	38				
Grp Sat Flow(s),veh/h/ln	1721	1695	1571	1721	1695	1576	1721	1770	1576	1721	1770	1575				
Q Serve(g_s), s	4.7	16.1	0.7	16.4	33.2	5.7	1.6	28.6	3.3	5.2	22.5	1.8				
Cycle Q Clear(g_c), s	4.7	16.1	0.7	16.4	33.2	5.7	1.6	28.6	3.3	5.2	22.5	1.8				
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00				
Lane Grp Cap(c), veh/h	297	1092	307	791	1822	534	374	1227	510	332	1115	460				
V/C Ratio(X)	0.55	0.77	0.04	0.74	0.93	0.31	0.16	0.86	0.26	0.55	0.77	0.08				
Avail Cap(c_a), veh/h	500	1132	319	966	1822	534	374	1247	519	333	1247	519				
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Uniform Delay (d), s/veh	45.2	38.2	33.7	36.9	31.9	12.6	41.7	31.4	6.9	44.5	31.9	26.5				
Incr Delay (d2), s/veh	0.6	3.5	0.1	1.8	9.4	0.5	0.1	6.6	0.5	1.1	3.2	0.1				
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
%ile BackOfQ(50%),veh/ln	2.3	7.9	0.3	8.0	17.2	3.1	0.8	15.0	2.6	2.5	11.4	0.8				
LnGrp Delay(d),s/veh	45.8	41.6	33.8	38.7	41.4	13.1	41.8	38.0	7.4	45.7	35.2	26.7				
LnGrp LOS	D	D	C	D	D	B	D	D	A	D	D	C				
Approach Vol, veh/h	1016			2451				1245			1074					
Approach Delay, s/veh	42.2			38.8				35.0			36.7					
Approach LOS	D			D				C			D					
Timer	1	2	3	4	5	6	7	8								
Assigned Phs	1	2	3	4	5	6	7	8								
Phs Duration (G+Y+Rc), s	13.0	38.4	26.8	25.2	16.2	35.1	11.9	40.0								
Change Period (Y+Rc), s	4.0	6.0	4.0	6.0	6.0	* 6	4.0	6.0								
Max Green Setting (Gmax), s	9.0	33.0	28.0	20.0	9.0	* 33	14.0	34.0								
Max Q Clear Time (g_c+I1), s	7.2	30.6	18.4	18.1	3.6	24.5	6.7	35.2								
Green Ext Time (p_c), s	0.1	1.8	1.5	1.1	3.8	4.4	1.3	0.0								
Intersection Summary																
HCM 2010 Ctrl Delay	38.2															
HCM 2010 LOS	D															
Notes																

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier.

HCM 2010 Signalized Intersection Summary

2: Fiddymment Rd & Hayden Pkwy (South)

Cumulative Plus Project Conditions

								
Movement	EBL	EBR	NBL	NBT	SBT	SBR		
Lane Configurations								
Traffic Volume (veh/h)	119	89	222	1300	1218	179		
Future Volume (veh/h)	119	89	222	1300	1218	179		
Number	7	14	5	2	6	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863		
Adj Flow Rate, veh/h	125	18	234	1368	1282	94		
Adj No. of Lanes	1	1	1	2	2	1		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	270	241	309	2671	1878	840		
Arrive On Green	0.15	0.15	0.17	0.75	0.53	0.53		
Sat Flow, veh/h	1774	1583	1774	3632	3632	1583		
Grp Volume(v), veh/h	125	18	234	1368	1282	94		
Grp Sat Flow(s),veh/h/ln	1774	1583	1774	1770	1770	1583		
Q Serve(g_s), s	3.9	0.6	7.6	9.3	16.1	1.8		
Cycle Q Clear(g_c), s	3.9	0.6	7.6	9.3	16.1	1.8		
Prop In Lane	1.00	1.00	1.00			1.00		
Lane Grp Cap(c), veh/h	270	241	309	2671	1878	840		
V/C Ratio(X)	0.46	0.07	0.76	0.51	0.68	0.11		
Avail Cap(c_a), veh/h	618	552	383	2844	1904	852		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	23.3	21.9	23.7	3.0	10.4	7.1		
Incr Delay (d2), s/veh	0.5	0.0	4.9	0.3	1.3	0.1		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.9	0.6	4.1	4.5	8.0	0.8		
LnGrp Delay(d),s/veh	23.7	21.9	28.6	3.3	11.7	7.2		
LnGrp LOS	C	C	C	A	B	A		
Approach Vol, veh/h	143			1602	1376			
Approach Delay, s/veh	23.5			7.0	11.4			
Approach LOS	C			A	B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4	5	6		
Phs Duration (G+Y+Rc), s		48.1		12.2	13.5	34.6		
Change Period (Y+Rc), s		6.0		4.0	4.0	6.0		
Max Green Setting (Gmax), s		45.0		20.0	12.0	29.0		
Max Q Clear Time (g_c+I1), s		11.3		5.9	9.6	18.1		
Green Ext Time (p_c), s		30.4		0.2	0.1	10.5		
Intersection Summary								
HCM 2010 Ctrl Delay			9.7					
HCM 2010 LOS			A					

HCM 2010 Signalized Intersection Summary

3: Fiddymment Rd & Pleasant Grove Blvd

Cumulative Plus Project Conditions

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	 		  	 		 	  		  	 	
Traffic Volume (veh/h)	108	662	423	1029	944	53	690	1133	484	70	951	50
Future Volume (veh/h)	108	662	423	1029	944	53	690	1133	484	70	951	50
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		1.00	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1900	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	114	697	160	1083	994	53	726	1193	209	74	1001	12
Adj No. of Lanes	2	2	1	3	2	0	2	3	1	2	3	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	310	703	312	1128	1142	61	718	2062	640	239	1353	419
Arrive On Green	0.09	0.20	0.20	0.23	0.33	0.33	0.21	0.41	0.41	0.07	0.27	0.27
Sat Flow, veh/h	3442	3539	1571	5003	3417	182	3442	5085	1577	3442	5085	1574
Grp Volume(v), veh/h	114	697	160	1083	515	532	726	1193	209	74	1001	12
Grp Sat Flow(s),veh/h/ln	1721	1770	1571	1668	1770	1830	1721	1695	1577	1721	1695	1574
Q Serve(g_s), s	3.7	23.5	10.9	25.6	32.7	32.7	25.0	21.8	10.9	2.4	21.5	0.7
Cycle Q Clear(g_c), s	3.7	23.5	10.9	25.6	32.7	32.7	25.0	21.8	10.9	2.4	21.5	0.7
Prop In Lane	1.00		1.00	1.00		0.10	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	310	703	312	1128	591	611	718	2062	640	239	1353	419
V/C Ratio(X)	0.37	0.99	0.51	0.96	0.87	0.87	1.01	0.58	0.33	0.31	0.74	0.03
Avail Cap(c_a), veh/h	374	703	312	1128	591	611	718	2062	640	259	1376	426
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.3	47.9	42.8	45.9	37.4	37.4	47.4	27.7	24.4	53.0	40.2	32.5
Incr Delay (d2), s/veh	0.3	31.6	2.3	17.9	13.6	13.3	36.2	0.6	0.6	0.3	2.5	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	14.5	4.9	13.7	18.3	18.8	15.4	10.3	4.8	1.2	10.4	0.3
LnGrp Delay(d),s/veh	51.6	79.5	45.1	63.7	51.1	50.7	83.6	28.3	25.0	53.3	42.7	32.6
LnGrp LOS	D	E	D	E	D	D	F	C	C	D	D	C
Approach Vol, veh/h	971				2130		2128				1087	
Approach Delay, s/veh	70.6				57.4		46.8				43.3	
Approach LOS	E				E		D				D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	11.3	51.2	30.0	27.3	28.0	34.5	13.8	43.5				
Change Period (Y+Rc), s	4.0	6.0	4.0	* 6	4.0	6.0	4.0	6.0				
Max Green Setting (Gmax), s	45.0	45.0	26.0	* 21	24.0	29.0	12.0	35.0				
Max Q Clear Time (g_c+14.4), s	23.8	23.8	27.6	25.5	27.0	23.5	5.7	34.7				
Green Ext Time (p_c), s	0.0	18.0	0.0	0.0	0.0	4.9	0.1	0.3				
Intersection Summary												
HCM 2010 Ctrl Delay			53.5									
HCM 2010 LOS			D									
Notes												

User approved pedestrian interval to be less than phase max green.

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier.

HCM 2010 Signalized Intersection Summary

4: Hayden Pkwy & High School Road

Cumulative Plus Project Conditions

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	1	29	20	0	28	17	206	56	60	92	20
Future Volume (veh/h)	30	1	29	20	0	28	17	206	56	60	92	20
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.97	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	32	1	31	21	0	29	18	217	59	63	97	21
Adj No. of Lanes	1	1	1	1	1	1	1	1	1	1	1	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	56	145	124	38	127	108	33	468	385	99	537	453
Arrive On Green	0.03	0.08	0.08	0.02	0.00	0.07	0.02	0.25	0.25	0.06	0.29	0.29
Sat Flow, veh/h	1774	1863	1583	1774	1863	1583	1774	1863	1532	1774	1863	1570
Grp Volume(v), veh/h	32	1	31	21	0	29	18	217	59	63	97	21
Grp Sat Flow(s),veh/h/ln	1774	1863	1583	1774	1863	1583	1774	1863	1532	1774	1863	1570
Q Serve(g_s), s	0.5	0.0	0.5	0.3	0.0	0.5	0.3	2.7	0.8	0.9	1.1	0.3
Cycle Q Clear(g_c), s	0.5	0.0	0.5	0.3	0.0	0.5	0.3	2.7	0.8	0.9	1.1	0.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	56	145	124	38	127	108	33	468	385	99	537	453
V/C Ratio(X)	0.57	0.01	0.25	0.55	0.00	0.27	0.54	0.46	0.15	0.64	0.18	0.05
Avail Cap(c_a), veh/h	263	1520	1292	263	1520	1292	263	1520	1249	395	1658	1397
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.9	11.5	11.7	13.1	0.0	11.9	13.1	8.6	7.9	12.5	7.2	6.9
Incr Delay (d2), s/veh	8.8	0.0	1.0	11.7	0.0	1.3	13.1	0.7	0.2	6.6	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.3	0.3	0.0	0.2	0.3	1.4	0.4	0.6	0.6	0.1
LnGrp Delay(d),s/veh	21.7	11.5	12.7	24.7	0.0	13.3	26.2	9.3	8.0	19.1	7.4	7.0
LnGrp LOS	C	B	B	C		B	C	A	A	B	A	A
Approach Vol, veh/h		64			50			294			181	
Approach Delay, s/veh		17.2			18.1			10.1			11.4	
Approach LOS		B			B			B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	5.5	10.8	4.6	6.1	4.5	11.8	4.9	5.8				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	6.0	22.0	4.0	22.0	4.0	24.0	4.0	22.0				
Max Q Clear Time (g_c+12, s)	12.5	4.7	2.3	2.5	2.3	3.1	2.5	2.5				
Green Ext Time (p_c), s	0.0	1.8	0.0	0.1	0.0	1.9	0.0	0.1				
Intersection Summary												
HCM 2010 Ctrl Delay				11.9								
HCM 2010 LOS				B								

Intersection

Intersection Delay, s/veh 11.5

Intersection LOS B

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	117	137	215	228	93	116
Future Vol, veh/h	117	137	215	228	93	116
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	130	152	239	253	103	129
Number of Lanes	1	1	1	1	1	1

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	2	2
Conflicting Approach Left SB		EB	
Conflicting Lanes Left	2	2	0
Conflicting Approach Right NB			EB
Conflicting Lanes Right	2	0	2
HCM Control Delay	11	12.7	9.7
HCM LOS	B	B	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	0%
Vol Thru, %	0%	100%	0%	0%	100%	0%
Vol Right, %	0%	0%	0%	100%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	215	228	117	137	93	116
LT Vol	215	0	117	0	0	0
Through Vol	0	228	0	0	93	0
RT Vol	0	0	0	137	0	116
Lane Flow Rate	239	253	130	152	103	129
Geometry Grp	7	7	7	7	7	7
Degree of Util (X)	0.412	0.401	0.248	0.239	0.174	0.192
Departure Headway (Hd)	6.204	5.699	6.869	5.657	6.06	5.349
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	581	633	524	635	592	672
Service Time	3.93	3.424	4.601	3.389	3.792	3.081
HCM Lane V/C Ratio	0.411	0.4	0.248	0.239	0.174	0.192
HCM Control Delay	13.2	12.2	11.9	10.2	10.1	9.4
HCM Lane LOS	B	B	B	B	B	A
HCM 95th-tile Q	2	1.9	1	0.9	0.6	0.7

Intersection

Intersection Delay, s/veh 11.6

Intersection LOS B

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	52	86	89	267	215	84
Future Vol, veh/h	52	86	89	267	215	84
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	58	96	99	297	239	93
Number of Lanes	1	1	1	1	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	2
Conflicting Approach Left SB		EB	
Conflicting Lanes Left	1	2	0
Conflicting Approach Right NB			EB
Conflicting Lanes Right	2	0	2
HCM Control Delay	9.7	11.5	12.5
HCM LOS	A	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	SBLn1
Vol Left, %	100%	0%	100%	0%	0%
Vol Thru, %	0%	100%	0%	0%	72%
Vol Right, %	0%	0%	0%	100%	28%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	89	267	52	86	299
LT Vol	89	0	52	0	0
Through Vol	0	267	0	0	215
RT Vol	0	0	0	86	84
Lane Flow Rate	99	297	58	96	332
Geometry Grp	7	7	7	7	4
Degree of Util (X)	0.159	0.435	0.108	0.147	0.466
Departure Headway (Hd)	5.777	5.273	6.746	5.531	5.055
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	617	679	527	641	708
Service Time	3.55	3.045	4.541	3.325	3.125
HCM Lane V/C Ratio	0.16	0.437	0.11	0.15	0.469
HCM Control Delay	9.7	12.1	10.4	9.3	12.5
HCM Lane LOS	A	B	B	A	B
HCM 95th-tile Q	0.6	2.2	0.4	0.5	2.5

TECHNICAL MEMORANDUM

Date: June 18, 2018

To: Rjahja Canlas – City of Roseville
Bibiana Alvarez – AES

From: John Gard and Carly Panos – Fehr & Peers

Subject: Pistachio Park Draft Traffic Sufficiency Analysis

RS18-3644

Fehr & Peers has completed a traffic sufficiency analysis for the proposed Pistachio Park project to be located on Parcel F-56 of the West Roseville Specific Plan. The project is located east of Westpark Drive and west of Hayden Parkway on both sides of the planned westerly extension of High School Road (see **Figure 1**). It would be situated adjacent to a planned new high school. Accordingly, some of the park amenities would be used by high school sports teams as “joint use” facilities, similar to what occurs presently at Woodcreek High School and Mahany Park.

According to the project site plan (*F-56 Park Site Master Plan*, Callander Associates, August 21, 2017), the project includes a variety of active uses including softball/baseball fields, tennis courts, and pickleball courts, as well as approximately 10-acres of passive park space. The project is consistent with the land use identified in the West Roseville Specific Plan, which identifies this parcel as PR – Regional Park.

The purpose of this sufficiency analysis is to evaluate whether the project would result in any new significant impacts beyond those disclosed in the *West Roseville Specific Plan and SOI Amendment Draft EIR (2004)* given the proposed land uses planned for the park. Because conditions relating to the bicycling, pedestrian, and transit systems would remain essentially unchanged, this analysis focuses exclusively on project impacts to the roadway system.

STUDY AREA AND PERIODS

The City of Roseville has historically relied on the weekday PM peak hour to characterize its street system operations and need for capital improvements because this hour generally represents the busiest hour of travel during a typical week. Accordingly, this study analyzes potential impacts associated with its typical weekday PM peak hour operations. The weekday PM peak hour within the study area occurs from 4:30 to 5:30 PM. The following six intersections were analyzed for weekday PM peak hour conditions:

1. Fiddymment Road/Blue Oaks Boulevard
2. Fiddymment Road/Hayden Parkway
3. Fiddymment Road/Pleasant Grove Boulevard
4. Hayden Parkway/High School Road
5. Hayden Parkway/Bob Doyle Drive
6. Westpark Drive/Bob Doyle Drive



These intersections were selected in consultation with City of Roseville Engineering Department staff and consider the project size, location, and expected generation/distribution of trips.

All intersections were analyzed using the *2010 Highway Capacity Manual (HCM)* (Transportation Resource Board, 2010) analysis techniques using the Synchro 9 software program.

STANDARDS OF SIGNIFICANCE

The City of Roseville's level of service policy, as well as other recent projects within the City were used to determine significance criteria. For the purposes of this study, a significant impact would occur if the project would:

- 1) Cause a study intersection that is currently (or projected to be) operating at LOS C or better to operate at LOS D or worse during the weekday PM peak hour;
- 2) Cause a study intersection that is currently (or projected to be) operating at LOS D or E to worsen by one or more LOS categories (i.e. from LOS D to E) during the weekday PM peak hour;
- 3) Cause a study intersection that is currently (or projected to be) operating at LOS F to experience a 12.5-second or greater increase in average vehicle delay during the weekday PM peak hour;
- 4) Cause the overall percentage of signalized intersections Citywide operating at LOS C or better during the weekday PM peak hour to fall below 70 percent;

For unsignalized intersections, the above criteria are applicable, but for impacts to be significant, the peak hour warrant for consideration of a traffic signal (as described in the *CA MUTCD*, 2014) must also be satisfied.

EXISTING CONDITIONS

Figure 2 shows the existing weekday PM peak hour traffic volumes, lane configurations, and traffic controls. Weekday PM peak hour traffic count data during a mid-week day in February 2018 was obtained from the City's ITS traffic count database for the signalized study intersections. Data collected on a mid-week day in December 2015 was used for all unsignalized intersections. The reasonableness of those counts were checked by comparing the segment volume to the February 2018 counts at nearby signalized intersections.

Table 1 displays the existing weekday PM peak hour traffic operations analysis results at the six study intersections (refer to Appendix A for detailed calculations). As shown, all study intersections currently operate at LOS C or better.



Table 1: WEEKDAY PM PEAK HOUR INTERSECTION LEVEL OF SERVICE – EXISTING CONDITIONS			
Intersection	Control	PM Peak Hour	
		Delay	LOS
1. Fiddymment Rd / Blue Oaks Blvd	Signal	22	C
2. Fiddymment Rd / Hayden Pkwy S	Signal	9	A
3. Fiddymment Rd / Pleasant Grove Blvd	Signal	34	C
4. Hayden Pkwy / High School Rd	Side-Street Stop Control	3 (9)	A
5. Hayden Pkwy / Bob Doyle Dr	All-Way Stop Control	9	A
6. Bob Doyle Dr / Westpark Dr	All-Way Stop Control	9	A
Notes: ¹ LOS and delay (sec/veh) results for signalized and all-way stop controlled intersections are reported for the overall intersection. LOS and delay at side-street stop controlled intersections shown for both worst-case street side street movement (in parentheses) and intersection as a whole. Source: Fehr & Peers, 2018			

EXISTING PLUS PROJECT CONDITIONS

This section analyzes the impacts of the proposed project assuming the proposed facilities are being used for typical weekday evening activities. In other words, they do not assume peak or atypical activities such as high-school sporting events, tennis court tournaments, or major gatherings in the passive park. While such activities are expected to occur, it is customary to analyze proposed land developments for typical conditions. Analyses for these types of 'peak' conditions could lead to impacts that result in mitigations that over-design the surrounding transportation infrastructure.

Trip Generation

Project trip generation estimates for the passive park space, tennis courts, and pickleball courts were based on trip rates published in the *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017). For the softball/baseball fields, a reasonably conservative estimate was made in which all three fields are simultaneously in use for high school team practice. The following describes the number of players, coaches, etc. associated with the softball/baseball fields and their expected travel characteristics. Team size and travel characteristics are based on typical weekday conditions at similar high schools in the area (e.g., Woodcreek and Roseville High School).

High school softball and baseball seasons take place in Spring, with practices typically starting right after school (i.e., 3 PM practice start time). Therefore, weekday PM peak hour analysis was based on travel associated with the end of practice. The following specific team characteristics are expected based on similar high school teams:



- Junior Varsity Baseball/Softball Teams: 18 players plus two coaches per team. Based on player ages, it is estimated that one-half would be picked up by parents. Some players would be old enough to drive, and thus one-quarter are assumed to drive themselves. Another one-quarter would either walk/bike or share a ride with a teammate.
- Varsity Softball Team: 18 players plus two coaches. Based on player ages, it is estimated that three-quarters of players would drive themselves. The remaining one-quarter would either walk/bike or share a ride with a teammate.

The presumption of whether or not a high school is present is not relevant to this particular analysis because the evaluation focuses on players/coaches leaving practice during the weekday PM peak hour. Whether they traveled to the fields from an off-site location prior to practice or were already on-campus at the adjacent high school has little effect on weekday PM peak hour conditions.

Table 2 shows the project's expected weekday PM peak hour trip generation.

Table 2: PROPOSED PROJECT WEEKDAY PM PEAK HOUR TRIP GENERATION					
Land Use	Quantity	PM Peak Hour Trip Rate	PM Peak Hour Trips		
			In	Out	Total
Passive Park Space	10-acres	0.11	1	0	1
Tennis Courts	6 courts	4.21	13	12	25
Pickleball Courts	4 courts	4.21	8	9	17
Junior Varsity Baseball/Softball Fields	2 fields	N/A	18	32	50
Varsity Softball Fields	1 field	N/A	2	16	18
New Vehicle Trips			42	69	111
Notes: ¹ Trip rates from <i>Trip Generation Manual, 10th Edition</i> (ITE, 2017) for passive park space, tennis courts, and pickleball courts using Land Use Codes 411 (Public Park) and 490 (Tennis Courts). Trip generation of sports fields is estimated based on expected travel patterns of two teams practicing at the site during a weekday afternoon. Refer to above text for number of players and expected travel characteristics. Source: Fehr & Peers, 2018					

Trip Distribution

As shown on Figure 1, project access to the southwest area of the park would be provided from Westpark Drive. Access to the northern area of the park would be provided by the planned extension of High School Road. **Figure 3** displays the expected distribution of trips during the weekday PM peak hour. These percentages consider current travel time comparisons between alternate routes and expected destinations of trips (including both high school students and users of the tennis / pickleball courts and passive space).



Study Intersection Operations – Weekday PM Peak Hour Conditions

Project trips were assigned through the study roadway network in accordance with the project's trip generation estimates and distribution percentages. Project trips were then added to existing volumes to yield the forecasts shown in **Figure 4**.

Each study intersection was reanalyzed under existing plus project conditions. **Table 4** displays the results (see Appendix A for detailed calculations). As shown, typical weekday evening activities would not worsen the LOS at any study intersections. Therefore, the project would not cause any significant impacts to the roadway system.

Table 4: PM Peak Hour Intersection Analysis Results					
Intersection	Control	Existing Conditions		Existing Plus Project Conditions	
		Delay ¹	LOS ¹	Delay ¹	LOS ¹
1. Fiddymment Rd / Blue Oaks Blvd	Signal	22	C	22	C
2. Fiddymment Rd / Hayden Pkwy S	Signal	9	A	9	A
3. Fiddymment Rd / Pleasant Grove Blvd	Signal	34	C	34	C
4. Hayden Pkwy / High School Rd	Side-Street Stop	3 (9)	A	3 (9)	A
5. Hayden Pkwy / Bob Doyle Dr	All-Way Stop Control	9	A	9	A
6. Bob Doyle Dr / Westpark Dr	All-Way Stop Control	9	A	9	A
Notes: ¹ LOS and delay (sec/veh) results for signalized and all-way stop controlled intersections are reported for the overall intersection. LOS and delay at side-street stop controlled intersections shown for both worst-case street side street movement (in parentheses) and intersection as a whole. Source: Fehr & Peers, 2018					

CUMULATIVE (2035) CONDITIONS

Project impacts under cumulative conditions were analyzed using the City of Roseville 2035 CIP Travel Demand Model. This model was recently used in the *Placer Valley Sports Complex Transportation Impact Study* (Fehr & Peers, March 2016) to develop weekday PM peak hour forecasts at all study intersections. Those forecasts assumed Parcel F-56 would have trip generating characteristics consistent with assumptions in the *West Roseville Specific Plan and SOI Amendment Draft EIR (2004)*. To evaluate how the proposed uses on this parcel would affect cumulative conditions, trips associated with the proposed uses were assigned to the roadway network according to the aforementioned trip generation and distribution assumptions.



Table 5 displays the traffic operations results at the study intersections under cumulative conditions. As shown, the project would not degrade the LOS at any study intersections. Therefore, the project would not cause any significant impacts under the cumulative conditions.

Table 5: PM Peak Hour Intersection Analysis Results – Cumulative Plus Project Conditions					
Intersection	Control	Cumulative No Project		Cumulative Plus Project	
		Delay¹	LOS¹	Delay¹	LOS¹
1. Fiddymment Rd / Blue Oaks Blvd.	Signal	38	D	38	D
2. Fiddymment Rd / Hayden Pkwy S	Signal	9	A	10	A
3. Fiddymment Rd / Pleasant Grove Blvd	Signal	52	D	54	D
4. Hayden Pkwy / High School Rd	Side-Street Stop	12	B	12	B
5. Hayden Pkwy / Bob Doyle Dr	All-Way Stop Control	11	B	12	B
6. Bob Doyle Dr / Westpark Dr	All-Way Stop Control	11	B	12	B
Notes: ¹ LOS and delay (sec/veh) results for signalized and all-way stop controlled intersections are reported for the overall intersection. LOS and delay at side-street stop controlled intersections shown for both worst-case street side street movement (in parentheses) and intersection as a whole. Source: Fehr & Peers, 2018					

OTHER CONSIDERATIONS

This section discusses parking, project access and on-site circulation, and the project's effect on Vehicle Miles of Travel (VMT).

Parking

The project would include off-street parking in the following three areas:

- Parking would be provided in the most southerly area of the site adjacent to the baseball diamond. Access to this parking would be provided by a pair of inbound-only and outbound-only driveways on Westpark Drive.
- Parking would be provided in the central area of the site between the softball diamonds and tennis courts. Access to this parking would be provided by driveways located on Westpark Drive and High School Road.
- Parking would be provided in the easterly area of the site to serve the passive park. Access to this parking would be provided by a driveway on Westpark Drive.

Data collected by Fehr & Peers in 2015 at two soccer tournaments (one at Maidu Regional Park



and the other at Cherry Island Soccer Complex) indicated that both events had a peak parking demand rate of 80 spaces per field. Given the similarity of team sizes and nature of playing two games per day between these two sporting events, this value is considered useful in reviewing parking demand for the proposed project. It is typical for baseball/softball diamonds to be used for youth recreational/travel leagues. Thus, if all three fields were in use and had back-to-back games, the peak parking demand would be about 240 spaces. Additional demand could be generated by use of other on-site amenities.

When the fields are being used for high school games, substantial parking demand could also occur due to the visiting team and spectators. However, the specific parking demand can vary considerably depending on how the visiting team is transported to the facility (i.e., by private vehicle or bus) and whether players on the home team continue to park within the high school campus parking lot or move their vehicles to the field.

Since the project is proposed as a joint use facility with the high school, overflow parking demand would be accommodated by parking within the school grounds.

Project Access and On-Site Circulation Review

The width of Westpark Drive along the project's frontage varies from about 40 to 46 feet. Most of it currently is striped for one lane in each direction separated by a double yellow line. The northerly portion along the project's frontage is striped as a three-lane cross-section with a designated left-turn lane provided at two locations (small parking lot and entrance to wastewater treatment plant). The City of Roseville's *Bikeway Master Plan (2008)* identifies both Class I (off-street path) and Class II (on-street lane) facilities along Westpark Drive along the project's frontage. The project site plan shows lines representing a proposed pedestrian path and proposed bike circulation along the project's frontage on Westpark Drive.

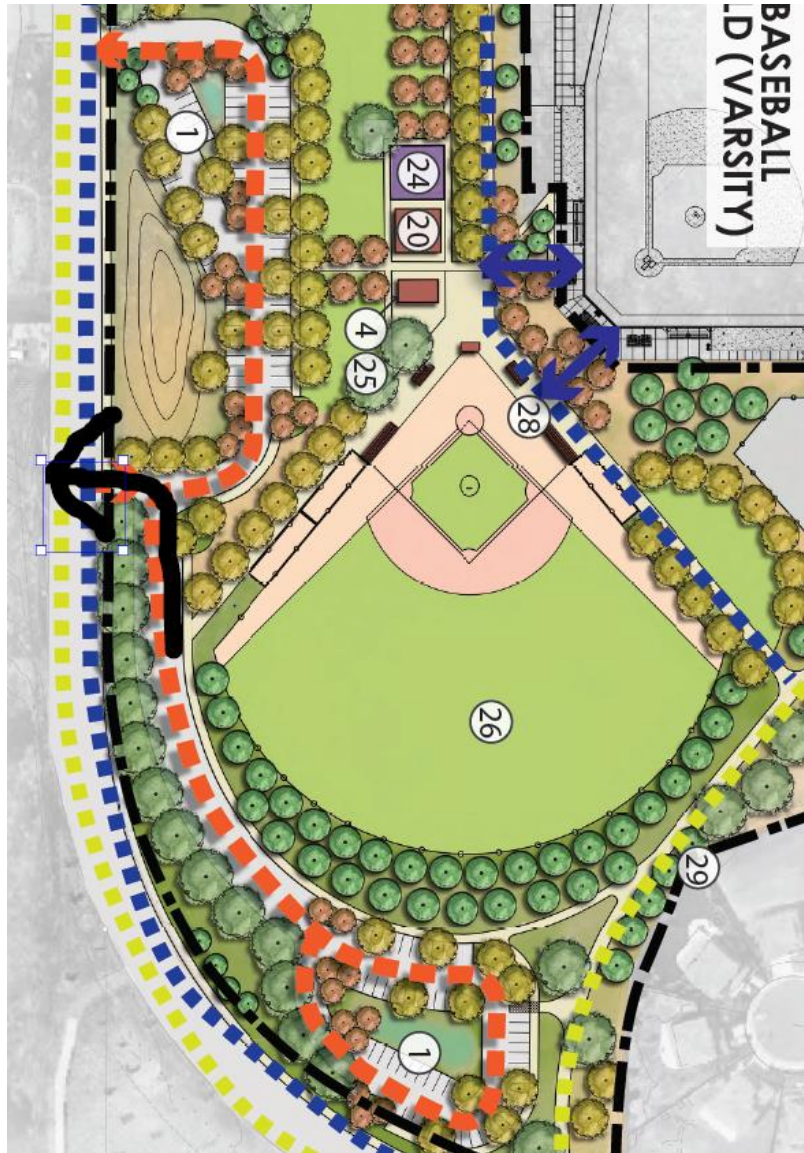
Due to the conceptual nature of the site plan, detailed evaluations of proposed project features are not possible. However, the following general recommendations are offered:

1. The cross-section of Westpark Drive along the project frontage should take into consideration the planned Class II bike lane, potential need for dedicated left-turn lanes at driveways, and potential for vehicles to park on-street. The posted speed limit of 45 miles per hour should also be considered. In other areas of the City, the City has replaced Class II bike lanes with wide shoulders along park frontages to enable on-street parking, while still providing a space for bicylists to travel (when events are not being held).
2. The driveway that would provide access to the parking area located between the softball diamonds and tennis courts would be situated less than 100 feet south of the entrance into the wastewater treatment plant driveway located on the west side of the street. This offset driveway spacing is less than desired, though it is noted that trips entering/exiting the wastewater treatment plant are likely very low.

Some motorists may not comply with the inbound-only and outbound-only paired driveway configuration that would serve the most southerly parking area. Specifically, motorists exiting



from the parking beyond the baseball diamond outfield wall may decide to make a quick left-turn to exit the facility (via the inbound driveway) versus instead circulating through the larger parking lot. This movement is illustrated in the black arrow shown below.



City staff has indicated that a detailed site plan will be prepared in accordance with City of Roseville improvement/design standards such that the plan addresses the potential issues listed above.



VMT

It is difficult to calculate the project's VMT due to the high variability in level/type of use from one day to the next. However, it is clear that providing high school sports fields adjacent to a high school would have the general effect of causing less vehicle travel by student-athletes than if the facilities were instead placed at an off-site location. Additionally, it is noted that the project under consideration meets the intent of the West Roseville Specific Plan.

Traffic Sufficiency Analysis

As requested by AES, we have provided answers to the following questions:

- *Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*

Answer: No. The project would not cause any significant impacts at intersections within the study area under normal operating conditions, which is the standard typically applied by the City.

- *Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*

Answer: While there are new circumstances pertaining to City circulation policies, planned roadway improvements, and other factors, none of those changed circumstances would cause the project to have new significant impacts or substantially more severe impacts. Examples of changed circumstances include the City now analyzing weekday AM peak hour conditions as part of its significance criteria, different methods used to analyze intersection level of service, and new planned roadways associated with more recently approved specific plans (i.e., Sierra Vista).

- *Any New Information Requiring New Analysis or Verification?*

Answer: No new information has become available that would require any new analyses beyond what is presented in this memorandum.



COUNCIL COMMUNICATION

CC #: 9397
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Hugh Hageman
Contact: Shelly Tilley 916-774-5785 stilley@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 6.43.

RECOMMENDATION TO COUNCIL

Recommend Hugh Hageman be commended for his 27 years of outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

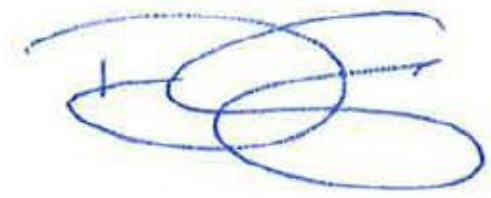
ENVIRONMENTAL REVIEW

Resolutions are not considered a project as defined by the California Environment Quality Act (CEQA) (CEQA guidelines Section 5378). Consequently, no CEQA action is required.

Respectfully Submitted,

Shelly Tilley, Refuse Superintendent

Richard Plecker, Environmental Utilities Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Hugh Hageman

CITY OF ROSEVILLE



OF

COMMENDATION AND APPRECIATION

WHEREAS, Hugh Hageman began his distinguished career with the City of Roseville on July 8, 1991 in the Environmental Utilities Department, Solid Waste Division; and

WHEREAS, Hugh was hired as a Refuse Collector in 1991 and promoted to Refuse Truck Driver in 1992; and

WHEREAS, Hugh was the deserving recipient of the Pride of Roseville "Commendation for Excellence" award in July 1994; and

WHEREAS, Hugh has provided outstanding service to his customers throughout his career with the City of Roseville; and

WHEREAS, Hugh is retiring after 27 years of faithful and dedicated service to the citizens of Roseville and the Environmental Utilities Department, and will be truly missed.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **HUGH HAGEMAN** be commended for his 27 years of outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy and enjoyable retirement.

SIGNED AND APPROVED this 11TH day of July, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 9393

File #: 0300

Title: Appeal of Massage Business Permit Denial
Contact: Marc Glynn 916-774-5095 MGlynn@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 7.1.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution to deny the appeal of Oleg Kanakhovskyy from the Police Chief's determination to deny his application for a massage business permit. This recommendation is based on a prior history of suspension, criminal complaints, failure to disclose said prior suspension and criminal complaints, and a general non-conformity with the standards in the Massage Business Permit Ordinance.

BACKGROUND

Almost a year ago in July of 2017, after years of public outreach, City Council adopted the current "Massage Business Permit Ordinance", which is established in Chapter 9.10 of the Roseville Municipal Code. The purpose of the Massage Business Permit Ordinance was to switch from permitting individual therapists and instead permit the business offering massage. The reason for the change was to protect the health, safety, and welfare of the inhabitants of Roseville, as well as to promote standards of professional competence and operational requirements that encourage the legitimate, therapeutic use of massage therapy. Requiring all massage business owners to apply for and obtain a massage business permit provided the City with a way to regulate how massage establishments conduct business in the city. Furthermore, the permit provides measurable standards to which all massage businesses will be held accountable and encourage the professional, legitimate practice of massage in Roseville. Since its adoption last year, the Roseville Police Department has issued 258 total Massage Business Permits and denied 8 due to failures to meet the requirements in Roseville Municipal Code Chapter 9.10.

Roseville Municipal Code § 9.10.050 requires all massage businesses to apply to the Roseville Police Department for a massage business permit. Applicants are required to provide certain information, including whether they have ever held a Roseville massage permit (either the previous therapist permit or the new business permit), whether such permits were ever suspended, and if so, what the basis of that suspension was. All applicants also consent to a criminal background search. The Police Chief (or his or her designee) must either grant or deny the permit application. If such permit application is denied, the applicant is allowed to appeal the decision to the Roseville City Council.

In the present matter, appellant Oleg Kanakhovskyy applied for a current Roseville massage business permit on April 24, 2018. His application explicitly stated he had never held a permit for massage therapy or similar business in Roseville. He also stated he had never had a permit suspended or revoked. A copy of his application is provided with this Staff Report (it has been redacted for privacy considerations).

After analysis of criminal and administrative records for Mr. Kanakhovskyy, Staff learned that Mr. Kanakhovskyy had in fact held a prior Roseville Massage Therapist Permit back in 2015 (Permit #07-1421), which had been suspended for four (4) months on February 12, 2015 due to a then pending criminal investigation related to a violation of California Penal Code § 289(a)(1). The California Penal Code § 289(a)(1) charge related to allegations made by a customer of misconduct during a massage conducted by Mr. Kanakhovskyy at Chakras Day Spa.

The Police Department completed its investigation, finding what it believed to be sufficient evidence to corroborate the charges, and recommended to the Placer County District Attorney's Office that they commence a criminal proceeding based on the result of the investigation. The District Attorney, for its own reasons, declined to move forward with that case. Following the District Attorney's decision, Mr. Kanakhovskyy requested his suspension be lifted. His request was granted and his permit was reinstated on June 3, 2015.

A year later in August of 2016, the Roseville Police Department received another customer complaint (from a different customer) related to inappropriate physical contact by Mr. Kanakhovskyy of intimate areas during a massage he was conducting at Chakras Day Spa. The customer requested a criminal investigation, but due in part to the customer's unwillingness to cooperate further in the criminal investigation, those charges were never forwarded to the District Attorney.

Roseville Municipal Code § 9.10.080 deals with grounds for denial of a Massage Business Permit application. Section 9.10.080(B)(1)(F) specifically states a permit may be denied if a person: "Committed any act, which, if done by a permittee, would be grounds for suspension or revocation of a permit."

Section 9.10.140 outlines the specific grounds for suspension or revocation of a permit and states such permit may be suspended or revoked if the permit holder:

- C. Has demonstrated a pattern of violating any other provision of this chapter or any federal, state or local law or regulation relating to his or her permitted activity.
- D. Has demonstrated a pattern of engaging in or permitting misconduct substantially related to the qualifications, functions or duties of the permittee.
- E. Conducts the massage business in a manner contrary to the peace, health, or safety of the public.
- F. Has knowingly made any false, misleading or fraudulent statement of material fact in the application or in any documentation required to be filed in conjunction with said application.
- H. Engages in unprofessional conduct, including, but not limited to, the following:
 - 3. Engaging in sexual activity while providing massage services for compensation.

On his application, Mr. Kanakhovskyy expressly checked "No" to ever having a Roseville massage

permit and expressly checked “No” to ever having a permit suspended. Because he failed to disclose his prior permit history and the prior suspension of that permit, he violated §§ 9.10.080(B)(1)(F) and 9.10.140(F) of the Roseville Municipal Code. That alone is grounds for denial of his permit.

Additionally, while the District Attorney declined to prosecute the 2015 Penal Code § 289(a)(1) citizen complaint, the August 2016 complaint for similar inappropriate physical contact demonstrates a pattern of conduct that both violates the Roseville Municipal Code and State law. It also demonstrates a pattern of conduct that is contrary to the peace, health, and safety of the public. This pattern of complaints for inappropriate sexual contact violates §§ 9.10.080(B)(1)(F) and 9.10.140(C),(D),(E), & (H).

On April 27, 2018, Roseville Police Department staff provided Mr. Kanakhovskyy with a written determination of its decision to deny his massage business permit application, as well as the sections of the Roseville Municipal Code relied upon. The written decision also informed Mr. Kanakhovskyy of his right to appeal the decision. A few days after sending the written determination, Mr. Kanakhovskyy and a translator showed up to the Police Department to ask for further clarification on the denial. They met with the Roseville Police Permit Coordinator who again explained the basis for the decision and advised them of their appeal rights.

For the reasons stated above, Staff recommends that City Council reject the Appeal of Oleg Kanakhovskyy from the Police Chief’s determination to deny his application for a massage business permit.

FISCAL IMPACT

There is no fiscal impact related to this denial.

ECONOMIC DEVELOPMENT / JOBS CREATED

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 (CEQA Guidelines §15061(b)(3)). An appeal from Police Chief denial of massage business permit does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Rob Baquera, Acting Public Information Officer

James Maccoun, Police Chief



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-296

Kanakhovsky Appeal

Oleg K Application (Redacted)

RMC Grounds for denial

RMC Grounds for suspension and revocation

RESOLUTION NO. 18-296

DENYING THE APPEAL FROM OLEG KANAKHOVSKYY

WHEREAS, Roseville Municipal Code §9.10.050 requires all massage businesses to apply to the Roseville Police Department for a massage business permit; and

WHEREAS, applicants are required to provide certain information, including whether they have ever held a Roseville massage permit (either the previous therapist permit or the new business permit), whether such permits were ever suspended, and if so, what the basis of that suspension was; and

WHEREAS, the Police Chief, or his or her designee, must either grant or deny the permit application, and if such permit application is denied, the applicant is allowed to appeal the decision to the Roseville City Council; and

WHEREAS, on April 27, 2018, the Roseville Police Department provided Mr. Kanakhovskyy with a written determination that his permit application had been denied, the sections of the Roseville Municipal Code relied upon to make that decision, and the process for appealing the decision; and

WHEREAS, based on a prior history of suspension, criminal complaints, failure to disclose said prior suspension and criminal complaints and a general non-conformity with the standards in the massage business permit ordinance, staff is recommending that the City Council deny the appeal of Oleg Kanakhovskyy.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Roseville hereby denies the appeal of Oleg Kanakhovskyy.

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

APPEAL

To: City Clerk office
Capitan, Marc Glynn
From: Oleg Kanakhovskyy

I would like to appeal my denial application for a massage business permit with the City of Roseville. I have not committed any act which would be grounds for suspension of permit. In the past on February 2015 I have had an incident and my permit was revoked for 2-months and it has been reinstated by General Attorney of Roseville for wrongful accusation. I never have been charged or prosecuted, the case has been dismissed by General Attorney and I got my permit back. Please review the decision of the denial.

Respectfully,
Oleg Kanakhovskyy
May 8, 2018



MASSAGE BUSINESS PERMIT #07-1848



Roseville Police Department
1051 Junction Blvd. Roseville, CA 95678
Roseville, Ca. 95678

James Maccoun, Chief of Police

April 27, 2018

Oleg Kanakhovskyy
7681 Roberta Lane
Antelope, CA 95843
RE: Massage Business Permit # 07-1848

Oleg Kanakhovskyy,

Your application for a Massage Business Permit with the City of Roseville has been denied pursuant to

Roseville Municipal Code:

9.10.080

B. The police chief may deny a permit provided for in this chapter if he or she finds any of the following:

1. The applicant, any owner, or any person directly engaged, employed, or retained in the massage business, has:

F. Committed any act, which, if done by a permittee, would be grounds for suspension or revocation of a permit.

If you wish to appeal this decision please send a written request for an appeal to the City Clerk's Office at 311 Vernon St. and the Roseville Police Department within fourteen working days from the date of this letter.

Respectfully,

A handwritten signature in dark ink, appearing to read "Marc Glynn", followed by the number "149".

Marc Glynn, Captain



ROSEVILLE POLICE DEPARTMENT
1051 Junction Boulevard, Roseville, CA 95678
(916) 746-1069

MESSAGE BUSINESS PERMIT APPLICATION-NEW

Permit #: 07-1848

All information requested on this application is required. Applications can take up to 45 days to process. Incomplete applications will be rejected, delaying issuance of a Massage Business Permit. **It is unlawful for any new applicant to provide massage services without first obtaining a Massage Business Permit.**

YOU ARE REQUIRED TO SUBMIT THE FOLLOWING DOCUMENTS WITH YOUR APPLICATION:

✓ 1.	Current California Driver's License or other government issued photo identification with proof that applicant is over the age of eighteen (18) years.
✓ 2.	Current photo, to be taken by Roseville Police Department
✓ 3.	\$28.00 Non-refundable application fee (Exact cash or check payable to the City of Roseville)
✓ 4.	\$32 Department of Justice fee + \$17.00 Non-refundable LiveScan fingerprint fee (LiveScan office available at Roseville Police Department)
✓ 5.	\$17.00 Non-refundable FBI fee if applicant is business owner, sole proprietor or independent contractor
✓ 6.	Current Roseville Business License
✓ 7.	Zoning Approval from the Planning Department
✓ 8.	Proof of successful completion from an approved school of massage with a resident course of study not less than 125 hours of learning of such course of study. (If applicable)
✓ 9.	Proof of liability insurance policy – minimum coverage \$1000,000.00
✓ 10.	Copy of the rental lease where the massage business is located. (If applicable)
✓ 11.	Copy of partnership agreement (if any) with complete name, address and names of all partners, whether partnership is general or limited.
✓ 12.	Corporation: Provide date of incorporation, evidence corporation is in good standing under laws of California, the names and capacities of all officers, directors and name of registered corporate agent and the address of the registered agent for service of process.

"Review City Municipal Code, Title 9 Health and Safety, Chapter 9.10. "Massage Services"

Applicant Name Oleg Kavarhovskyy

All other names used, including nicknames: _____

Date of Birth [REDACTED] Age [REDACTED] Place of Birth [REDACTED]

☒ Male ☐ Female

Height 5-06 Weight 170 Hair BLK Eyes BRN

Scars, tattoos, or other distinguishing marks _____

Driver's License/ID # [REDACTED] Social Security # [REDACTED]

Present Residence Address

[REDACTED]
Street

[REDACTED]
City

[REDACTED]
State Zip

Home Phone () _____

Cell Phone () [REDACTED]

Name Oleg

Work e-mail, if different _____

Chakras SPA
Establishment Name

192 Kirby way #135 Roseville, CA-95671
Address

Massage establishment phone # (916) 729-1659 Owner/Mgr _____

Name Oleg Konstantinovich Phone 916-512-93-56

Residential Address _____

Name	Phone
------	-------

Residential Address _____

Applicant's Residence Address past five (5) years. (Begin with current address.)

Employment history last five (5) years. (Begin with the current or most recent; include address & phone.)

2013-2018. Charra clay SPA.

Do you now hold, or have you ever previously held, a permit for massage therapy or similar business?

☐ Yes ☒ No

If "Yes", explain when and where _____

Have you ever had a permit/license suspended or revoked (for any reason)? ☐ Yes ☒ No

If "Yes", provide explanation _____

Have you ever been convicted of a felony? ☐ Yes ☒ No

If "Yes", provide explanation _____

City of Roseville Police Department
MESSAGE BUSINESS PERMIT APPLICATION

Page 3 of 4

Name Oleg

Have you ever been convicted of a misdemeanor involving moral turpitude? ☐ Yes ☒ No

What is "Moral Turpitude"? Moral turpitude is a legal concept in the United States that refers to the gross violation of standards of moral conduct. Conviction of crimes of moral turpitude may disqualify someone from an employment opportunity. Some examples of crimes involving "moral turpitude" include: grand theft, perjury, vice crimes, bigamy, rape, arson, blackmail, embezzlement, fraud, robbery, prostitution, murder, voluntary manslaughter, narcotic sales and falsifying a crime report. Liquor law violations and disorderly conduct do not fall under this classification.

Are you presently, or have you ever been, on informal/formal probation or parole in California or elsewhere? ☐ Yes ☒ No

If yes to any of the above two questions, provide all details, including probation/parole officer's name, office address and phone number.

Provide three (3) character references other than immediate family members (name, address & phone)

Are you now, or were you ever, a user of illegal narcotics/dangerous drugs? ☐ Yes ☒ No

Do you have a problem associated with excessive use of alcohol or drugs? ☐ Yes ☒ No

If your answer is yes, provide explanation:

Do you now have any communicable disease or skin infection? ☐ Yes ☒ No

I give permission to allow a background investigation to verify the information provided.

☒ YES INITIAL O. K

CHANGES OF ANY KIND TO THE INFORMATION PROVIDED ON THIS APPLICATION MUST BE REPORTED TO THE ROSEVILLE POLICE DEPARTMENT IN WRITING WITHIN TEN (10) CALENDAR DAYS.

PERMIT MUST BE RENEWED FIFTEEN (15) BUSINESS DAYS PRIOR TO EXPIRATION.

City of Roseville Police Department
MASSAGE BUSINESS PERMIT APPLICATION
Page 4 of 4

Name Oleg

I, the undersigned applicant, hereby certify under penalty of perjury that the answers and statements I have made on all pages of this application and in all supporting documents are true, correct and complete to the best of my knowledge and belief. I understand that any information misrepresented or intentionally omitted will result in automatic denial of this application, and/or revocation of the permit, and may subject me to criminal prosecution. I have read and understand the applicable sections of the Roseville Municipal Code as it applies to massage establishments and agree to abide by such ordinances. Please sign in front of City of Roseville witness.

[Signature]
APPLICANT: Signature

Oleg Kovachovskiy 04-24-18
Print name Date

TRANSLATOR: Signature

Print name

Phone #

[Signature]
CITY REPRESENTATIVE: Signature

Dottie Castro 4/24/18
Print name Date

▼ FOR POLICE DEPARTMENT USE ONLY ▼

- ✓ Driver's License or other government issued photo identification (attach copy)
- ✓ City Business License (attach copy)
- ✓ Application Fees Paid (City of Roseville \$28)
- ✓ Diploma/Certificate of Graduation – Min. training 125 hrs.
- ✓ FBI Check Fee \$17 / DOJ Check Fee \$32 / LiveScan Fee \$17
- ✓ Proof of Liability Insurance
- ✓ Copy of Rental Lease
- ✓ Photograph
- ✓ LERMS
- ✓ APOLLO
- ✓ Sac Co KPF
- ✓ LiveScan Results
- ✓ DMV
- ✓ Planning Dept. Zoning Approval

Roseville Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 9 HEALTH AND SAFETY](#)[Chapter 9.10 MASSAGE SERVICES](#)[\[remove highlighting. \]](#)**9.10.080 Massage business permit issuance—Investigation—Grounds for denial.**

A. Upon receipt of a completed massage business permit application, the police chief shall conduct an investigation, including an inspection of the massage establishment, if applicable, to ascertain whether a permit should be issued as requested. The police chief shall, within 45 calendar days of receipt of the completed application, approve, condition or deny the permit.

B. The police chief may deny a permit provided for in this chapter if he or she finds any of the following:

1. The applicant, any owner, or any person directly engaged, employed, or retained in the massage business, has:

a. Been convicted of a violation of any provision of law pursuant to which a person is required to register under the provisions of Penal Code Section 290, or conduct in violation of California Penal Code Sections 266h, 266i, 314, 315, 316, 318, subsections (b) or (d) of Penal Code Section 647, Penal Code Sections 653.22 or 653.23, as may be amended, or convicted of an attempt to commit or conspiracy to commit any of the above-mentioned offenses, or any other crime involving dishonesty, fraud, deceit, or moral turpitude or when the prosecution accepted a plea of guilty or nolo contendere to a charge of a violation of California Penal Code Sections 415 or 602, as may be amended, or any lesser included or related offense, in satisfaction of, or as a substitute for, any of the previously listed crimes, or any crime committed while engaged in the ownership of a massage business or the practice of massage.

b. Been convicted of a violation of Health and Safety Code Section 11550 or any offense involving the illegal sale, distribution or possession of a controlled substance specified in Health and Safety Code Sections 11054, 11055, 11056, 11057 or 11058, as may be amended.

c. Been convicted of any offense in any other state or US territory, which is the equivalent of any of the above-mentioned offenses.

d. Been subjected to a permanent injunction against the conduction or maintaining of a nuisance pursuant to Sections 11225 through 11235 of the California Penal Code, as may be amended, or any similar provisions of law in a jurisdiction outside the state of California.

e. Committed an act in another jurisdiction which, if committed in this state, would have been a violation of law and which, if done by a permittee under this chapter, would be grounds for denial, suspension or revocation of the permit.

f. Committed any act, which, if done by a permittee, would be grounds for suspension or revocation of a permit.

g. Had a massage business permit or massage therapist/practitioner permit or other similar license or permit denied, suspended or revoked for cause by the city, any state, local agency or other licensing authority, or has had to surrender a permit or license as a result of pending criminal charges or in lieu of said permit or license being suspended or revoked.

2. The applicant has knowingly made any false, misleading or fraudulent statement of material fact in the application or in any documentation required to be filed in conjunction with said application.

3. The application does not contain all the information required by Section 9.10.050 and applicant fails to complete the application after having been notified of any additional information or documents required.

4. The applicant is not at least 18 years of age.

5. The massage establishment, as proposed, does not comply with all applicable laws, including, but not limited to, health, zoning, fire, building, and safety requirements and standards imposed by the laws of the state and the ordinances of the city, including this chapter.

6. The applicant failed to obtain all the necessary approvals from the necessary city departments or other governmental agencies, including, but not limited to, the city's development services department.
 7. The applicant has refused to or cannot meet the requirements established by this code.
 8. The required fee(s) have not been paid and/or any other requirements of this chapter have not been satisfied within the time specified.
 9. The massage establishment is proposed in the same location in which a massage establishment has previously been closed due to criminal activity within one year prior to the date of the application.
- C. Notwithstanding subsection B, the applicant shall not be denied a permit solely on the basis that he or she has been convicted of a felony if he or she has obtained a certificate of rehabilitation under Section 4852.01 of the California Penal Code, as may be amended, or on the basis that he or she has been convicted of a misdemeanor.
- D. If the police chief, upon completion of the investigation, determines the applicant does not fulfill the requirements set forth in this chapter, the police chief shall deny the application by dated written notice to the applicant. The applicant shall have the right of appeal as set forth in Section 9.10.090.
- E. Upon issuance of any permit, the police chief may limit the permit by any condition reasonably necessary to preserve the intent and purpose of this chapter. (Ord. 5836 § 1, 2017.)

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Roseville Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 9 HEALTH AND SAFETY](#)[Chapter 9.10 MASSAGE SERVICES](#)[\[remove highlighting.\]](#)**9.10.140 Grounds for suspension and revocation of an active permit.**

Any permit issued under the terms of this chapter may be suspended or revoked if any permittee, his or her agent, employee, or independent contractor:

- A. Has demonstrated a pattern of violating or failing to comply with the terms and conditions of the permit.
- B. Does any act which violates any of the grounds for denial of the permit.
- C. Has demonstrated a pattern of violating any other provision of this chapter or any federal, state or local law or regulation relating to his or her permitted activity.
- D. Has demonstrated a pattern of engaging in or permitting misconduct substantially related to the qualifications, functions or duties of the permittee.
- E. Conducts the massage business in a manner contrary to the peace, health, or safety of the public.
- F. Has knowingly made any false, misleading or fraudulent statement of material fact in the application or in any documentation required to be filed in conjunction with said application.
- G. Has been convicted of any of the crimes identified in Section 9.10.080(B)(1)(a), (B)(1)(b) or (B)(1)(c).
- H. Engages in unprofessional conduct, including, but not limited to, the following:
 1. Engaging in sexually suggestive advertising related to massage services.
 2. Engaging in any form of sexual activity on the premises of a massage establishment where massage is provided for compensation.
 3. Engaging in sexual activity while providing massage services for compensation.
 4. Practicing massage on a suspended or revoked permit.
 5. Practicing massage without a permit.
 6. Providing massage of the genitals or anal region.
 7. Providing massage of the female breasts without the written consent of the person receiving the massage and a referral from a licensed California health provider.
 8. Dressing while engaged in the practice of massage for compensation, or while visible to clients in a massage establishment, in any of the following:
 - a. Attire that is transparent, see-through, or substantially exposes the massage professional's undergarments.
 - b. Swim attire, if not providing a water based massage modality approved by the CAMTC.
 - c. A manner that exposes the massage professional's breasts, buttocks, or genitals.
 - d. A manner that constitutes a violation of Section 314 of the California Penal Code, as may be amended.
 - e. A manner that is otherwise deemed by the CAMTC to constitute unprofessional attire based on the custom and practice of the profession in California. (Ord. 5836 § 1, 2017.)

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COUNCIL COMMUNICATION

CC #: 9376

File #: 1003

Title: 320 Vernon Street - Excess Real Property and Request for Proposals

Contact: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 7.2.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council take the following actions:

1. Adopt the attached Resolution declaring the property at 320 Vernon Street as excess real property pursuant to a finding by the City Council that disposition of the property for a private mixed use or Downtown Roseville Specific Plan compliant development project is in the City's best interest; and
2. Authorize staff to issue a Request for Proposals (RFP) to solicit development proposals consistent with the Downtown Roseville Specific Plan.

BACKGROUND

The subject site is located within the Downtown Roseville Specific Plan (DTSP) at 320 Vernon Street and is developed with a 19,485 square-foot building. The .52 acre parcel was originally developed in 1935 and is improved with parking, lighting and landscaping. The City currently owns the property and has an active lease agreement with the United States Postal Service (USPS) through April of 2020.

At present, the City wishes to release a Request for Proposals (RFP) for development proposals consistent with the DTSP. The DTSP designated the subject parcel and the adjacent property (located at 316 Vernon Street) as a catalyst site for development of a three-story commercial building and parking garage totaling 173,000 square feet. However, with the construction of the City office building located at 316 Vernon Street (east of the project site), the "pre-design plan" was modified and the City is currently seeking alternative design proposals that are consistent with the vision of the DTSP and/or property zoning. As described in the RFP, the desired development project would generate a year round use for the community that includes ground floor retail or restaurant uses supported by office, hotel, or some other economically viable use above (see Attachment 1).

Due to the procedural requirements associated with the processing of the RFP, staff intends to begin the process at this time. The proposed schedule also allows the successful Proposer to

process the necessary development review entitlements and permits for future development of the site prior to the expiration of the current USPS lease. It is staff's intent to coordinate the expiration of the USPS lease with completion of the sale and permitting process necessary for development.

In accordance with 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."

In consideration of this request, staff finds disposal of 320 Vernon Street for development of a private mixed use or DTSP compliant development project is in the City's best interest for the following reasons:

- The City has no plans to utilize the property for governmental purposes and the sale of the site would remove the City's obligations to manage real property;
- The request is consistent with the DTSP's intent to ultimately dispose of the 320 Vernon Street property for private development that further the DTSP goals;
- The request is consistent with the goals of the DTSP to facilitate development that provides further connectivity along Vernon street, pedestrian accessibility, encourages a greater mix of uses in the Downtown, and provides higher intensity development in the Downtown core; and
- The request meets City Council's 2017-2018 goals and priorities for developing and promoting economic development, creation of a great Downtown, and for encouraging investment in the City's Civic Core.

Based on the analysis noted above, staff finds that Council can make the finding that the subject site is excess property that has no governmental purpose and that the RFP for the sale and development of the property is in the best interest of the City. As part of the disposition of the subject property, it is the City's intent to work with the USPS to maintain a presence within the downtown area.

Following the issuance of the RFP, staff will return to Council with an Exclusive Right to Negotiate (ERN) contract that sets forth the negotiation terms and good faith efforts with the selected Proposer. Pursuant to approval of the ERN, within one hundred eighty (180) days staff will bring back the due diligence documents including official sale and development documentation for Council's final review and approval.

FISCAL IMPACT

The release of a RFP does not directly have a fiscal impact on the City's budget. However, the redevelopment of the subject site will result in reinvestment of money into our Downtown and will result in opportunities for additional revenue that includes increased sales tax, higher property tax revenue and job growth.

ECONOMIC DEVELOPMENT / JOBS CREATED

Future development of the site with a mixed use or DTSP compliant development project will generate significant economic benefit and job creation. As noted above, further analysis of these benefits will be evaluated at a future time by City Council with the review of the selected 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)). Declaring the property as excess and allowing the issuance of an RFP does not include the potential for a significant environmental effect, and therefore are not subject to CEQA.

Respectfully Submitted,

Wayne Wiley, Development Analyst

Laura Matteoli, Acting Economic Development Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-281

Attachment 1 - RFP

RESOLUTION NO. 18-281

DECLARING 320 VERNON STREET AS EXCESS PROPERTY

WHEREAS, the City-owned building located at 320 Vernon Street houses the United State Postal Service through April 2020; and

WHEREAS, since the City does not have a designated use nor foreseeable governmental purpose for the building, staff recommends that the property located at 320 Vernon Street be declared as excess; and

WHEREAS, according to Roseville Municipal Code § 4.12.110(B), the City may dispose of excess real property without sealed bids “. . . pursuant to a finding by the city council that such disposition is in the city’s best interest”; and

WHEREAS, staff finds that disposing of 320 Vernon Street for a private mixed use or Downtown Roseville Specific Plan (DTSP) compliant development project is in the City’s best interest for the following reasons:

- The City has no plans to utilize the property for governmental purposes and the sale of the site would remove the City’s obligations to manage real property;
- The request is consistent with the DTSP’s intent to ultimately dispose of the 320 Vernon Street property for private development that furthers the DTSP goals;
- The request is consistent with the goals of the DTSP to facilitate development that provides further connectivity along Vernon Street, pedestrian accessibility, encourages a greater mix of uses in the Downtown, and provides higher intensity development in the Downtown core; and
- The request meets City Council’s 2017-2018 goals and priorities for developing and promoting economic development, creation of a great Downtown, and for encouraging investment in the City's Civic Core.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Roseville finds and declares the property located at 320 Vernon Street as excess and that disposing of the property for a private mixed use or Downtown Roseville Specific Plan compliant development project is in the City’s best interest; and

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

For The Purchase and Development of City Owned Property Located at 320 Vernon Street (Downtown Roseville Post Office Site)

DUE: August 13, 2018

3:00 PM

Deliver to:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

CITY OF ROSEVILLE

NOTICE FOR PROPOSALS

Property Purchase and Development of Downtown Roseville's Post Office Site

NOTICE IS HEREBY GIVEN that proposals for **the purchase and development of the Downtown Roseville Post Office Site, located at 320 Vernon Street**, will be received by the City of Roseville. Proposals will be accepted **ONLY** at the office of the **City Clerk, Civic Center, 311 Vernon Street, Roseville, CA, 95678**, until 3:00 p.m., **August 13, 2018**. Said proposals will be evaluated and results will be made public after completion of the negotiation process with the selected developer. 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.

Date

Laura Matteoli
Acting Economic Development Director

IMPORTANT!!!

The City is not responsible for mis-delivered proposals, and the proposer is strictly liable for its chosen method of delivery. It is the proposer's sole responsibility to make sure that proposals arrive at the proper location. Any proposal which does not actually arrive in the City Clerk's Office by the RFP due date and time will be rejected as non-responsive, even if properly addressed or delivered to another City Department.

Your proposal **MUST** be addressed and delivered as follows:

**City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678**

The proposer is also directed to include the attached "Sealed Proposal" label on the outside of the package or envelope so that it is visible when delivered to the City.

**Request For Proposals
For The Purchase and Development of City Owned Property Located at 320 Vernon
Street
(Downtown Roseville Post Office Site)**

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1.0 INTRODUCTION

The City of Roseville (hereinafter “City”) is soliciting proposals from interested developers for the purchase and development of city owned property at 320 Vernon Street, located within the Downtown Roseville Specific Plan (hereinafter “DTSP”). The City currently seeks proposals from qualified developers to purchase and improve the property with an economically viable development project. The City will consider all purchase offers and proposals that contemplate a future use of the property compatible with the surrounding area and DTSP.

Through this Request for Proposals (hereinafter “RFP”) process, the City wishes to identify a highly qualified, financially capable development entity able to perform all requirements needed to guarantee development of the site. The City is seeking proposals that are privately funded and that are structured to avoid public participation. This will be a competitive negotiation process. Following identification and selection of the most qualified proposal, and pending City Council approval, the City will engage the selected entity in an Exclusive Right to Negotiate (hereinafter “ERN”) for a period not to exceed one hundred and eighty (180) days to finalize terms and develop necessary project plans and property disposition agreements.

Qualified individuals, firms, developers, consultants or entities (hereinafter “Developer(s)”), that meet the requirements set forth in this RFP, and are capable of providing the type of development requested are encouraged to participate.

1.1 City Overview

The City of Roseville is an incorporated city with a population of more than 135,000 residents, located in Placer County off of Interstate 80, approximately 16 miles northeast of Sacramento, California. The City is a dynamic, growing city with friendly people, a developing Downtown, outstanding community services, scenic beauty and prosperous businesses. Roseville’s moderate climate, excellent schools, expanding job opportunities and nearby recreation areas attract new residents, visitors, and businesses who are looking for a great place to live, work, raise a family, shop and experience arts and entertainment.

1.1.1 Development Context

The proposed project area is located in the heart of the civic core of Downtown Roseville, across from the City’s town square. The area benefits from significant public and private investments in the immediate vicinity, including a newly constructed city office building, new fire station, installation of



Downtown streetscape improvements, development of a 58 unit mixed use development, and two public parking garages providing over 900 spaces. F

1.1.2 Downtown Roseville Specific Plan & Downtown Code

The DTSP was adopted in 2009 and is the overriding policy document containing guiding principles for development of the plan area. The document provides detailed land use and form-based development regulations for Downtown with focused design guidelines tailored for both private and public development. Policies unique to the plan include a park-once strategy, in-lieu fees for parking, a waiver of parkland dedication for residential units, expedited review processes, and additional floor area incentives for projects that include mixed use, public improvements or public art. In addition, the DTSP “Downtown Code” is the implementation tool to help achieve the vision of the Plan. The guidelines and standards found in the Downtown Code are used to help evaluate projects and provide direction and specifications for development. With the establishment of the Downtown Code, the project area was identified as a catalyst site with a “pre-design plan” that anticipated development of the parcel as summarized in Section 1.1.4 below and outlined in Section 9.3.3 of the DTSP Downtown Code (See www.roseville.ca/DowntownSpecificPlan).

1.1.3 Project Site Information

Located at 320 Vernon Street, on the corner of Vernon Street and South Grant Street, the project site totals .57 acres and measures approximately 150 feet by 153 feet. The property is zoned Central Business District/Special Area – Downtown (CBD/SA-DT), which allows for a variety of commercial use types including office, retail, restaurant and hospitality services. The parcel’s topography is generally flat and the site is developed with a 19,485 square-foot single-story Post Office building (with 9,783 square feet of ground floor space and 9,702 square feet of basement space), 26 parking stalls and associated landscaping improvements that are anticipated to be demolished after expiration of the lease discussed in Section 1.1.4 to make way for new construction. Surrounding uses include Union Pacific Railroad to the north, an 81,500 square-foot City office building to the east, the City’s Civic Center to the south, and commercial development to the west. Primary access to the site is provided via Vernon Street and the site is located approximately ½ mile from Interstate 80.

1.1.4 Lease Agreement

The project site is currently occupied by a tenant, the United States Postal Service (USPS). On March 22, 2010, the City’s former Redevelopment Agency and the USPS entered into a five year lease for the project site, with the term commencing May 1, 2010, and expiring April 30, 2015. The lease gave the USPS the option to renew for another five year term, which the USPS exercised in May of 2015. Therefore, the current lease expiration date is April 30, 2020. Annual rental payments for the time period of 5/1/18-4/30/19 are \$118,014, and for 5/1/19-4/30/20 rental payments are \$121,554. Pursuant to the lease agreement, the transfer of the project site will be subject to the terms and conditions of the lease. (See **Attachment B** – lease agreement and lease amendment with the USPS)

1.1.5 Project Design Intent

As envisioned in the DTSP, future development of the subject site anticipated development of a three-story commercial building and parking garage totaling 173,000 square feet. As part of that design it was anticipated that the existing Post Office retail component could be incorporated into the ground floor space of the future building, with the inclusion of 10,500 square feet of retail space. The 2nd and 3rd floors were proposed to provide approximately 72,500 square feet of office space and a parking garage with 132 parking stalls. With the construction of City offices located to the east of the site, the “pre-

design plan” has been modified and the City is willing to entertain alternative design proposals, if necessary, to ensure economic feasibility.

1.1.6 Development Proposal

The goal of the RFP is to solicit proposals for a project that includes mixed use development that will complement existing and future uses in the area. The proposed development plan should generate a year round use for the community that may provide shopping, dining, and employment opportunities consistent with the property’s zoning and DTSP. Accordingly, the project proposal may include ground floor retail or restaurant uses supported by office, hotel, or some other economically viable use above. Active roof uses are also encouraged. However, the project should remain substantially consistent with the DTSP to ensure consistency with the project’s design intent and the approved CEQA document.

1.1.7 Planning Process & CEQA Clearance

The DTSP establishes provisions for projects that are found consistent with the Downtown Code to be approved through the streamlined Minor Design Review Permit (MDRP) process. Additionally, in an effort to further streamline development projects within the DTSP, a project-level Environmental Impact Report (EIR) was prepared and certified that examines the potential environmental impacts generated by full build-out of the land uses anticipated. Projects found to be consistent with the Specific Plan and DTSP Final EIR are not expected to have new effects and all applicable mitigation measures from the DTSP EIR would be implemented during the design and construction of the project. As such, no additional environmental documentation would be required.

1.2 Instructions

This RFP includes a description of the requested development, proposal requirements, and instructions for submitting your proposal. Failure to follow these instructions may result in rejection of your proposal.

No oral representations or interpretations will be made to any proposer as to the meaning of this RFP.

Direct all inquiries regarding this RFP in writing to:

City of Roseville
Economic Development Department
Attn: Laura Matteoli
311 Vernon Street
Roseville, CA 95678
Fax: (916) 775-5129
Email: lmatteoli@roseville.ca.us

Do not contact other individuals or City departments in this regard. Information provided by anyone other than the above contact may be invalid and proposals which are submitted in accordance with such information may be declared non-responsive.

In the event that it becomes necessary to revise any part of this RFP, written addenda will be issued. Any amendment to this RFP is valid only if it is in writing and issued by the City department issuing the RFP. No oral interpretations or answers shall bind the City unless confirmed by the City in writing.

All addenda for this RFP will be distributed to proposers who have registered with PublicPurchase.com and who have downloaded the RFP. **It is the proposer's sole responsibility to monitor this website for possible addenda to this RFP.** Failure of proposer to retrieve addenda from this site shall not relieve him/her of the requirements contained therein. Additionally, failure of proposer to return a signed addendum, when required, may be cause for rejection of his/her proposal.

2.0 TENTATIVE SCHEDULE

The following represents the tentative schedule for this RFP. Any change in the scheduled dates for the Pre-Proposal Conference, Deadline for Final Questions, or Proposal Submission Deadline will be advertised in the form of an addendum to this RFP. The schedule for the evaluation process and other future dates may be adjusted without notice.

RFP Released by the City.....	July 16, 2018
Pre-Proposal Conference.....	July 23, 2018
Deadline for Final Questions.....	July 30, 2018
City Responses to Written Questions.....	August 6, 2018
Proposal Submission Deadline.....	August 13, 2018
Developer Interviews as needed.....	August of 2018
ERN Negotiations.....	September of 2018
ERN Agreement Approval by City Council.....	October of 2018
Development Contracts Approval by City Council.....	No later than April of 2019

3.0 OPTIONAL PRE-PROPOSAL CONFERENCE

An optional pre-proposal conference has been scheduled for **July 23, 2018 at 10:00 a.m.** at:

**Roseville Civic Center
Conference Rooms 1 and 2
311 Vernon Street
Roseville, California**

Interested firms will have an opportunity to submit questions regarding the requirements outlined in this RFP. While attendance is not mandatory, interested proposers are highly encouraged to attend. 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.

4.0 TYPE OF DEVELOPMENT

The City of Roseville intends to select a qualified development team that can purchase the property and demonstrate: (1) strong relevant experience with similar projects; (2) financial capability; and (3) sensitivity to the local community and environment. Evidence of ability to finance, undertake, and complete the proposed project in a timely manner is crucial to a successful submission. The development team must include an experienced development entity and such disciplines as a licensed architect and landscape architect. Additionally, the City requests that proposers craft creative proposals that address their needs while considering the City's goals. Accordingly, the selected firm should provide the City with a development proposal that achieves the following objectives:

- I. Maximizes the site's development potential with a well-designed development project that will bring employees, residents, customers, and/or visitors to the area.
- II. Provides a mixed use project that contributes to the vibrancy of the DTSP by providing underutilized services that complement existing uses.
- III. Maximizes retail space on the ground floor through the inclusion of commercial activity (e.g. restaurants, retail, neighborhood services, etc.), which promotes pedestrian-friendly uses and provides for a variety of services that invites activity for much of the day.
- IV. Establishes a project consistent with the DTSP and all other applicable codes, regulations, and guidelines that contributes to the continued redevelopment and community desires of a well-established downtown.

4.1 Land sale terms

The City expects that the parcel will be sold for the fair market value as determined by an appraisal dated May 1, 2018 (see **Attachment C** – property appraisal). Submittals must include a proposed purchase price. The proposed purchase price must not be below the appraised value established at \$570,000 and shall include the cost of the restoration and relocation of the Christopher Columbus Statue, located outside of the Post Office, to a site appropriate to the City (currently established at a cost of approximately \$25,000). Additionally, an economic benefit associated with the development proposal will be part of the City's consideration. Upon the selection of the RFP applicant, the City will enter into an Exclusive Right to Negotiate Agreement with the developer.

5.0 ASSURANCE OF DESIGNATED PROJECT TEAM

Proposer shall assure that the designated project team, including sub-consultants or sub-contractors (if any), is 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.

6.0 PROPOSAL FORMAT REQUIREMENTS

Each response to this RFP shall include the information described in this section. Provide the information in the specified order. Failure to include all of the information specified may be cause for rejection. Additional information may be provided, but should be succinct and relevant to the goals of this RFP. Any additional information that a proposing Developer wishes to include that is not specifically requested should be included in an appendix to the proposal.

Developers are encouraged to keep the proposals brief and to the point, but sufficiently detailed to allow evaluation of the project approach. Unauthorized conditions, omissions, limitations or provisions attached to a proposal will render the proposal non-responsive and may cause its rejection.

Proposers are warned against making erasures or alterations of any kind, without initialing each and every such change. Proposals that contain erasures or irregularities of any kind, without such initialing, or omissions, may be rejected.

The proposal should be bound or contained in a loose leaf binder. Document pages shall be 8-1/2 inches by 11 inches in size or folded to such a size. Use section dividers, tabbed in accordance with this section as specified below.

6.1 **Cover Letter** with the following information:

- Title of this RFP
- Name and Mailing Address of Firm (include physical location if mailing address is a PO Box)
- Contact Person, Telephone Number, Fax Number, and Email Address
- A statement that the submitting Developer will enter into negotiations to purchase and develop the property and adhere to the requirements described in this RFP, including any addenda (*reference the addenda by date and/or number*).

6.2 **Signature Requirements** - The attached Proposer's Certification (**Attachment A**) shall be executed by an official(s) legally authorized to bind the Developer which states that the proposal is valid for one hundred and eighty (180) days. Include the executed copy of the Proposer's Certification under Tab G. Note: This is one hundred and eighty (180) days following the closing date for the receipt of all proposals.

- Proposals submitted on behalf of a Partnership shall be signed in the firm name by a partner or the Attorney-in-Fact. If signed by the Attorney-in-Fact, there shall be attached to the proposal a Power-of-Attorney evidencing authority to sign proposals, dated the same date as the proposal and executed by all partners of the firm.
- Proposals which are submitted on behalf of a Corporation shall have the correct corporate name thereon and the actual signature of the authorized officer of the corporation written (not typed) below the corporate name. The title of the office held by the person signing for the corporation shall appear below the signature of the officer.
- Proposals which are submitted on behalf of a Limited Liability Company ("LLC") shall be signed by the person or persons authorized to bind the LLC under the LLC's articles of organization.
- Proposals which are submitted by an Individual Doing Business under a firm name ("dba") shall be signed in the name of the individual doing business under the proper firm name and style.

6.3 **TAB A: Firm's Qualifications** – Describe your firm and provide a statement of your firm's qualifications for performing the requested development. Identify the services which would be completed by your firm's staff and those that would be provided by sub-consultants or sub-contractors, if any. Identify any sub-consultants or sub-contractors you propose to utilize to supplement your firm's staff. Include your firm's organizational chart, including its constituent parts, and size variation of staffing levels in the past five (5) years.

6.4 **TAB B: Experience and References** – Provide a summary of your firm's experience in developing similar projects. Provide a minimum of three (3) references for projects similar in nature and scope that your firm's team members have completed in the last ten (10) years. Include brief descriptions of the projects, dates, client names and contact persons' names, addresses and telephone numbers. Prospective Bidders should submit a proposal with sufficient information regarding prior development experience and financial capabilities to enable the City to award a Developer an Exclusive Right to Negotiate (ERN) Agreement. The ERN period will not exceed one hundred and eighty (180) days.

- 6.5 **TAB C: Qualifications of Team** – Provide a brief summary of the role, qualifications and experience of each team member and designated project manager/lead assigned to this project, including length of service with the firm and the qualifications/experience of any sub-consultant or sub-contractor staff on your project team. A project team organizational diagram and brief resume of each team member and the designated project manager/lead for each applicable category shall be included. The geographic location of the firm and key personnel shall also be identified. Any proposed sub-consultants or sub-contractors shall be listed. Include sub-consultant's and sub-contractor's assigned task(s) and experience. Full resumes may be included in the appendix.
- 6.6 **TAB D: Project Understanding** – Based on the available information, supplemental research, field observations, and experience with similar projects, provide a narrative describing your understanding of the development requested in this RFP, your general approach and any major challenges to achieving the City's stated goals. Include any issues that you believe will require special consideration for this project. Also identify any unique approaches or strengths that your firm may have related to this project. City staff will assess your understanding of all aspects of the project based on the overview.
- 6.7 **TAB E: Development Plan** – Provide a detailed discussion of your firm's approach to the successful implementation of this project and describe in narrative form the project's consistency or lack thereof with the DTSP vision and surrounding uses by highlighting the proposed project design, operational characteristics and amenities. Include a proposed schedule to accomplish all of the required tasks within a desired timeline. Additionally, describe the key project design characteristics and amenities that will be offered. Include a narrative description of the design indicating potential uses, gross square footages, parking spaces provided, or any other factors or information helpful to understanding the project. Also provide a conceptual or schematic level detail of proposed site plan, building elevations, landscape, and floor plans.
- 6.8 **TAB F: Financing Plan** – Provide a financing plan for the proposal. In describing the financing plan, respondents may include such supplemental information as deemed necessary to explain the financing plan and its underlying assumptions. The successful respondent shall have thirty (30) days from execution of the ERN Agreement to provide the City with firm financial commitments.
- 6.9 **TAB G: Required Statements/Documents** – Include statements of assurance regarding the following requirements in the proposal:
- Non-substitution for the designated members of the team without approval by City staff (**Section 5.0**)
 - The absence of a conflict of interest (**Section 10.4**)
 - A statement that nothing contained in the submitted proposal will be proprietary. (**Section 10.21**)
- Submit the following document with the proposal:
- Executed copy of Proposer's Certification (**Attachment A**)
- 6.10 **TAB H: Exceptions** – Describe any and all proposed exceptions, alterations or amendments to the type of development requested or other requirements of this RFP. The nature and scope of your proposed exceptions may negatively affect the evaluation of your submittal and the City's determination of whether it is possible to successfully negotiate a contract with your firm.

- 6.11 **TAB I: Competency of Proposers** – The City wants to ensure that the successful Developer has the necessary facilities, ability, experience, and financial resources to provide the development specified herein in a satisfactory and timely manner. Please list and explain any pending bankruptcies, liens, stop payment notices, judgments, lawsuits, arbitrations, mediations, foreclosures, and any similar actions filed or resolved in the past seven (7) years. Please indicate whether a party has ever terminated a contract with your firm for breach, and if so, please explain. Also, furnish a statement of financial resources demonstrating that the Developer has the ability to maintain a staff of regular employees, sub-consultants or sub-contractors adequate to ensure performance of the development proposal, and the resources for the development contemplated are sufficient, adequate and suitable.

7.0 SUBMITTAL INSTRUCTIONS

- 7.1 Your submittal package shall include the following:

- **One (1) original and five (5) printed copies** of your proposal; and
- **One (1) electronic copy** of your proposal in PDF format on CD, flash drive or other electronic media

- 7.2 Proposals shall be submitted not later than the time and date indicated on the cover page of this RFP. All submittals shall be submitted in a sealed envelope or container and clearly marked with the RFP title on the outside of the parcel. **Complete and attach the “Sealed Proposal” label to the outside of the envelope containing your proposal.**

- 7.3 Proposals shall be submitted ONLY to:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

- 7.4 Faxed and/or emailed proposals will not be accepted.
- 7.5 The City shall not be responsible for proposals delivered to a person or location other than that specified herein.
- 7.6 Postmarks will not be accepted and proposals received after the deadline date and time will not be accepted or considered. **No exceptions.**
- 7.7 The City reserves the right to waive minor defects and/or irregularities in proposals, and shall be the sole judge of the materiality of any such defect or irregularity.
- 7.8 All costs associated with proposal preparation shall be borne by the proposer.

8.0 EVALUATION CRITERIA

The following evaluation criteria and rating schedule will be used to determine the most highly qualified firm(s).

<u>Evaluation Criteria</u>	<u>Maximum Points Possible</u>
A. Experience and qualifications of the firm and proposed staff/sub-consultants/sub-contractors in successfully designing, financing, developing, constructing, and marketing development projects of similar size and scope (per Sections 6.3 - 6.5).	25
B. Compatibility with and contribution to the Downtown Roseville Specific Plan vision and mission (per Section 6.7).	25
C. Sound financial condition related to the nature and amount of assurance provided, regarding the completion of the project (per Section 6.11).	25
D. Thoroughness and quality of proposal, including completeness of response to RFP.	25
Total Possible Points:	100

9.0 SELECTION PROCESS

- 9.1 Award of the RFP shall be made to the responsible proposer whose proposal is determined, through a formal evaluation panel process, to be the most advantageous to the City after the evaluation panel has taken into consideration the evaluation factors set forth in the RFP. A master score sheet shall be created based on the evaluation panel's initial evaluation. Proposals shall be scored according to the criteria stated in the RFP.
- 9.2 Proposals submitted will be reviewed by a selection committee. Developers that have submitted the best and most complete proposals may be invited to an interview. The number of Developers invited to an interview may vary depending upon the number of proposals submitted.
- 9.3 Should the City elect to conduct interviews with any proposers, the following criteria shall be considered and each proposer ranked by the evaluation panel during the interview process: a) Quality of presentation, b) Ability to meet the City's business goals, c) Communication style.
- 9.4 The City reserves the right to make a selection after review of the proposals without oral interviews; therefore, the proposal should be submitted initially on the most favorable terms that the Developer might propose.
- 9.5 A contract will be negotiated with the Developer considered best meeting the City's need for this project. In the event a mutually satisfactory contract cannot be negotiated with the City's first choice, negotiations may be terminated and commenced with the Developer considered next best in meeting the City's needs for this particular project.
- 9.6 The selected Developer will be required to execute an ERN Agreement. The contract will further refine the terms of the sale and development.

- 9.7 The award of any contract is expressly contingent upon City Council approval and the availability of funds. City staff may not legally bind the City to a contract.
- 9.8 The City reserves the right to reject any or all proposals, or to waive minor irregularities in said proposals, or to negotiate minor deviations with the successful Developer(s). In the case of differences between written words and figures in a proposal, the amount stated in written words shall govern. In the case of a difference in unit price versus the extended figure, the unit price shall govern.
- 9.9 Once a decision has been made to award the contract, then a formal notice of the intent to award to the recommended proposer(s) shall be made by the Department.
- 9.10 A City of Roseville business license as well as all applicable permits, licenses and certifications required by local, state or federal law are required before the award of a contract.

10.0 GENERAL TERMS & CONDITIONS

- 10.1 **Exclusive Right to Negotiate Agreement.** Upon completion of the evaluation, the City will enter into negotiations with the selected Developer for an ERN Agreement, which Developer will be required to execute.
- 10.2 **Independent Contractor.** At all times the Developer shall represent himself/herself to be an independent contractor offering such services to the general public and shall not represent himself/herself, or his/her employees, to be an employee of the City. Therefore, the Developer shall assume all legal and financial responsibility for taxes, FICA, employee fringe benefits, workers' compensation, employee insurance, minimum wage requirements, overtime, etc., and agrees to indemnify, save, and hold the City, its officers, agents, and employees, harmless from and against, any and all loss, cost (including attorneys' fees), and damage of any kind related to such matters.
- 10.3 **Conflict of Interest.** The Developer shall warrant 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. Developers submitting a proposal in response to this RFP must disclose any actual, apparent, direct, indirect, or potential conflicts of interest that may exist with respect to the Developer or the Developer's management or employees relative to the development project to be provided to the City. Conflict of interest issues may require consultation with legal counsel. If a Developer has no conflicts of interest, a statement to that effect must be included in the proposal. Violation of this section shall be a material breach of the contract entitling the City to any and all remedies by law or in equity.
- 10.4 **Undue Influence.** The Developer shall warrant via an executed Proposer's Certification (**Attachment A**) that no undue influence or pressure is used against or in concert with any officer or employee of the City in connection with the award or terms of the contract that will be executed as a result of this RFP, including any method of coercion, confidential financial arrangement or financial inducement. No officer or employee of the City shall receive compensation, directly or indirectly, from the Developer, or from any officer, employee or agent of the Developer, in connection with the award of the contract or any work to be conducted as a

result of this RFP. Violation of this section shall be a material breach of the contract entitling the City to any and all remedies by law or in equity.

- 10.5 **Non-Collusion.** Developers submitting proposals shall warrant via an executed Proposer's Certification (**Attachment A**) that their offer is made without any previous understanding, agreement or connection with any person, firm or corporation submitting a separate proposal for the same project and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action. This condition shall not apply to proposals which are submitted by firms who have partnered with others to submit a cooperative proposal that clearly identifies a primary developer and the associated sub-consultants or sub-contractors.
- 10.6 **Cost of Preparing Proposal.** The City will not pay any costs incurred by any Developer in preparing or submitting a proposal in response to this RFP.
- 10.7 **Proposals Property of the City.** All documents or materials submitted with or in conjunction with any proposal, including but not limited to electronic files, shall become the property of the City after the proposal submission deadline. No submission documents will be returned. During negotiations, the requested development project may be amended by the City and negotiated based upon ideas provided by other proposers or any other source.
- 10.8 **Proposals are Public Records.** All proposals submitted are subject to the public disclosure requirements under the laws of the State of California, unless the City identifies and exercises a right or obligation to exempt any record from public disclosure. However, proposals will not be disclosed until negotiations are complete and a recommendation for selection and award is made.
- 10.9 **Protests.**
- (a) Protest Requirements
 - (1) Any proposer who is aggrieved in connection with the solicitation or award of a contract may file a protest with the City Clerk's office. The protest must be received in writing by the City Clerk's office within seven (7) calendar days after such aggrieved proposer 1) knows or should have known of the facts giving rise thereto or 2) the date of the notice of intent to award, whichever is sooner. In no event shall a protest be allowed after an award has been made by City Council. If the seventh calendar day falls on a weekend or City holiday, the protesting party may submit the protest prior to close of business on the first business day following such weekend or holiday. Failure to submit a timely protest shall bar consideration of a protest.
 - (b) Grounds for Protest
 - (1) The alleged grounds for protest shall be limited to the following: (a) computation errors, (b) violations of local, state, or federal law, or (c) the City failed to follow the procedures specified in this Policy.
 - (2) The protest shall state all grounds claimed for the protest and include supporting documentation. Failure to clearly state the grounds for the protest and provide supporting documentation shall be deemed a waiver of all protest rights.
 - (c) Administrative Review

Upon receipt of the protest and after determining the protest was properly filed, the Department Director shall provide a copy of the protest to other proposers who might become aggrieved as a result of the protest and issue a written decision within fourteen (14) calendar days after receipt of the protest. The protest will be evaluated by the Department Director, the City Attorney's Office, and the Purchasing Manager. The protesting proposer shall promptly provide any information requested by City staff as part of such investigation. The decision shall either deny or uphold the protest and include reasons for the decision. The written decision shall be final.

(d) Stay of Action During a Protest

In the event a protest is filed under Section 10.11, the City shall not proceed further with the award of the contract until the protest is resolved, unless:

(1) The Director of Central Services makes a determination that the award of the contract without delay is necessary to protect a substantial interest of the City, or

(2) The City decides to reject all proposals and issue a new RFP.

- 10.10 **Rejection of RFP.** The City reserves the right to reject any or all proposals, to waive defects or irregularities in any proposal or in the RFP process, and to offer to negotiate or contract with any Developer in response to any RFP. This RFP does not constitute any form of offer to contract.
- 10.11 **Increasing/Decreasing Portions of RFP.** The City reserves the right to increase or decrease the amount of any portions of the work represented in the RFP and/or to omit portions of said work, as may be deemed necessary by the City.
- 10.12 **Rejection as Non-Responsive.** Proposals may be rejected as non-responsive at the City's sole discretion if there are alterations of form, the proposal is conditional or the proposal is incomplete.
- 10.13 **Modifying RFP.** The City reserves the right to modify any portion of, or to postpone or cancel this RFP at any time, and/or reject any and all submissions without indicating any reason.
- 10.14 **If no proposal is accepted,** the City may elect to have the project performed in some other manner.
- 10.15 **Rejecting Team Members, Firms or Sub-contractors.** The City reserves the right to reject individual team members, firms, sub-consultants or sub-contractors and request substitution prior to contract award.
- 10.16 **Local Business, Small Business, Minority and Women Owned Business.** Although no preferences will be given, the City highly encourages submission of proposals by local businesses, by small business owners, and by minority and women-owned businesses.
- 10.17 **Withdrawal of Proposals.** Proposals may be withdrawn prior to the date and time specified for proposal submission with a formal written notice by an authorized representative of the proposer delivered to the City Clerk's Office. Proposals submitted will become property of the City after the proposal submission deadline.

Proposals may not be withdrawn for one hundred and eighty (180) days after the due date unless the City enters into a contract with another Developer prior to the expiration of that one hundred and eighty (180) day period.

- 10.18 **Electronic Transmittals.** No electronic mail, telephone or facsimile proposals will be accepted. If a photocopy is submitted, the proposal must be signed in ink.
- 10.19 **Proposal Postponement and Amendment.** The City reserves the right to revise or amend the RFP or specifications up to the time set for opening of the proposals. Such revisions and amendments, if any, shall be announced by amendments to this RFP through the City's website. Copies of such amendments shall be furnished to all prospective proposers. Prospective proposers are defined as those proposers who have registered and are on the City's RFP list for this material/service. If revisions and amendments require significant changes, the date set for opening of the proposals may be postponed by such number of days as in the opinion of the City shall enable proposers to revise their proposals. Proposals which fail to acknowledge a substantive addendum to the RFP, as determined by the City Attorney's Office, on the City supplied addendum form will be rejected as non-responsive. Any revisions or amendments to the RFP will become incorporated into any contract awarded pursuant to the RFP.
- 10.20 **Proprietary Information.** Proposers submitting a proposal in response to this RFP must provide a statement that nothing contained in the submitted proposal will be proprietary. However, if a proposer desires to claim a privilege against public disclosure for a trade secret or other proprietary information, such information must be submitted with the proposal in a separate envelope marked "confidential." The City Attorney's Office will determine if the information is in fact proprietary, based on state and federal law. Note that under California law, a price proposal to a public agency is not a trade secret. The Developer shall 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.
- 10.21 **Right to Request Additional Information.** During the evaluation process, the City reserves the right, where it may serve the best interests of the City, to request additional information and clarifications from proposers. Such information will be requested in writing to the specific proposer. This information will become a part of the original proposal submitted by the specific proposer and will be used by the City in evaluating the proposal and will not be shared with other proposers during the evaluation and negotiation process.
- 10.22 **Modification of Proposals.** Modification of a proposal already received will be considered only if the modification is received prior to the deadline date for receiving proposals. All modifications shall be made in writing, executed, and submitted in the same form and manner as the original proposal.
- 10.23 **Examination of Contract Documents.** Each proposer shall thoroughly examine and be familiar with the terms of this RFP, legal and procedural documents, general conditions, specifications, and addenda (if any), which will constitute the contract documents, in addition to the ERN Agreement. Submission of a proposal shall constitute acknowledgement, upon which the City may rely, that the proposer has thoroughly examined and is familiar with the contract documents. Failure or neglect of a proposer to receive or examine any of the contract documents shall in no way relieve the proposer of any obligation with respect to their proposal or to the contract. No claim for additional compensation will be allowed which is based upon lack of knowledge of any contract document.

- 10.24 **Non-Discrimination.** The City maintains various policies related to entities the City contracts with. Among these is an anti-discrimination policy, which requires that the City's contractors not discriminate in hiring on the basis of gender, race, religion, sexual orientation, medical condition, and all other categories protected by law. Upon acceptance of a proposal, the City may request that the selected Developer sign a statement affirming its compliance with this policy.
- 10.25 **No Assignment or Modifications.** This awarded contract is to be binding on the successors and assigns of the parties hereto. The development called for herein is deemed unique and except as provided herein Developer shall not assign, transfer, subcontract, or otherwise substitute its interest in the agreement or any of its obligations herein without the written consent of the City. The Agreement may be modified only by a written amendment signed by the parties.
- 10.26 **Bankruptcy.** Upon filing for any bankruptcy or insolvency proceeding whether voluntary or involuntary, or upon the appointment of a receiver, trustee, or assignee for the benefit of creditors, the Developer must notify the City immediately. Upon learning the actions herein identified, the City reserves the right, at its sole discretion, to cancel the contract.

Attachment A

PROPOSER'S CERTIFICATION

I hereby propose to negotiate to purchase and develop the property as specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to one hundred and eighty (180) 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.

NAME OF BUSINESS

SIGNATURE

NAME & TITLE, TYPED OR PRINTED

MAILING ADDRESS

TELEPHONE NUMBER

EMAIL

Type of Organization:

____ Sole Proprietorship

____ Corporation

____ State of Incorporation

____ Partnership

____ Limited Liability Company

Attachment B

LEASE AGREEMENT WITH USPS

Appraisal of Real Property

320 Vernon Street

Office Property
Roseville, Placer County, California 95747

Prepared For:

City of Roseville

Effective Date of the Appraisal:

May 1, 2018

Report Format:

Appraisal Report – Standard Format

IRR - Sacramento

File Number: 193-2018-0208





320 Vernon Street
Roseville, California



June 4, 2018

Wayne Wiley
City of Roseville
311 Vernon Street
Roseville, CA 95678

SUBJECT: Market Value Appraisal
 320 Vernon Street
 Roseville, Placer County, California 95747
 IRR - Sacramento File No. 193-2018-0208

Dear Mr. Wiley:

Integra Realty Resources – Sacramento is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as is of the leased fee interest in the property. The client for the assignment is City of Roseville, and the intended use is for asset valuation purposes.

The subject property is currently improved with a United States Post Office. The building was constructed in 1935 and consists of 9,783± square feet on the ground floor and 9,702± square feet of basement space, for a total rentable area of 19,485± square feet. The property is situated within the confines of a single assessor's parcel containing approximately 22,982 square feet of land area. A more detailed legal and physical description of the subject property, as well as related market area characteristics, is contained within the attached report.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of City of Roseville.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report –

Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Leased Fee	May 1, 2018	\$570,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. It is our understanding the basement floor tiles contain asbestos. Given the age of the construction, there is some possibility asbestos or other hazardous materials could also be contained in some of the mechanical piping insulation and materials within the walls. An estimate of \$100,000 was provided by Mr. Lance Klug of Reeve Knight Construction for the demolition, asbestos and other hazardous material abatement. The estimated cost appears reasonable based on our experience with other projects in the region, but the appraisers are not experts in this field. It is assumed the estimate reasonably approximates the ultimate actual cost. If, at some future date, the actual costs incurred differ significantly from the estimate, the market value estimate

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None
-

Wayne Wiley
City of Roseville
June 4, 2018
Page 3

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Sacramento



Lance Jordan, MAI
Certified General Real Estate Appraiser
California Certificate # AG012709
Telephone: 916-435-3883, ext. 232
Email: ljordan@irr.com



Ligia Dejeu
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Summary of Salient Facts and Conclusions

Address	320 Vernon St. Roseville, Placer County, California 95747
Property Type	Office - Governmental/Institutional
Owner of Record	City of Roseville
Tax ID	013-091-003
Land Area	0.53 acres; 22,982 SF
Rentable Area	19,485 SF
Percent Leased	100%
Year Built	1935
Zoning Designation	CBD/SA - DT, Central Business District/Special Area - Downtown Specific Plan (DT-6)
Highest and Best Use - As if Vacant	Office, retail and/or mixed-use
Highest and Best Use - As Improved	Interim use as a post office facility until the lease agreement terminates, or until the tenant voluntarily vacates the subject property and then demolition of the existing building. the financial feasibility of construction at that time would be dependent on market conditions at that time.
Exposure Time; Marketing Period	12 months; 12 months
Effective Date of the Appraisal	May 1, 2018
Date of the Report	June 4, 2018
Property Interest Appraised	Leased Fee
Market Value Conclusion	\$570,000 (\$29.25/SF)

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Roseville may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. It is our understanding the basement floor tiles contain asbestos. Given the age of the construction, there is some possibility asbestos or other hazardous materials could also be contained in some of the mechanical piping insulation and materials within the walls. An estimate of \$100,000 was provided by Mr. Lance Klug of Reeve Knight Construction for the demolition, asbestos and other hazardous material abatement. The estimated cost appears reasonable based on our experience with other projects in the region, but the appraisers are not experts in this field. It is assumed the estimate reasonably approximates the ultimate actual cost. If, at some future date, the actual costs incurred differ significantly from the estimate, the market value estimate

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

General Information

Identification of Subject

The subject property is currently improved with a United States Post Office. The building was constructed in 1935 and consists of 9,783± square feet on the ground floor and 9,702± square feet of basement space, for a total rentable area of 19,485± square feet. The property is situated within the confines of a single assessor's parcel containing approximately 22,982 square feet of land area. A legal description of the property is within the grant deed, a copy of which is located within the addenda to this report.

Property Identification

Address	320 Vernon St. Roseville, California 95747
Tax ID	013-091-003
Owner of Record	City of Roseville

Sale History

To the best of our knowledge, no sale or transfer of ownership has taken place within a three-year period prior to the effective appraisal date.

Pending Transactions

To the best of our knowledge, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value as is of the leased fee interest in the property as of the effective date of the appraisal, May 1, 2018. The date of the report is June 4, 2018. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;

- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of As Is Market Value

As is market value is defined as, “The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.”

(Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015); also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77471)

Definition of Property Rights Appraised

Leased fee interest is defined as, “The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary rights when the lease expires.”

Lease is defined as: “A contract in which rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.”

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015)

Intended Use and User

The intended use of the appraisal is for asset valuation purposes. The client and intended user is City of Roseville. The appraisal is not intended for any other use or user. No party or parties other than City of Roseville may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;
- Appraisal guidelines of City of Roseville.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Applicable	Utilized

Given our opinion of highest and best use, the most appropriate method of estimating the market value of the leased fee interest is yield capitalization, a valuation technique of the income capitalization approach. As part of this valuation we employed the sales comparison approach to estimate the value of the underlying land. In summary, we estimated all net inflows of cash over the two years on the lease and determined the net reversion value (future land value, less demolition costs) and discounted all of the net cash flows to a present value. With the post office lease in place, it is our opinion this is the method the typical buyer would use to determine the price they would be willing to pay for the subject.

The cost approach was not considered necessary to produce a credible estimate of value. Due to the multiple forms of depreciation, the results of a cost approach are not as reliable given the greater number of inputs/estimates that are required. Specifically, since the subject property does not

represent new or proposed construction, a deduction for physical deterioration is necessary. Most importantly, market participants (buyers, sellers, brokers, etc.) put little, if any, reliance on this approach when assessing properties that are not of new or proposed construction or that are not representative of special use properties. They typically rely on the sales comparison and income capitalization approaches. For the aforementioned reasons, the cost approach was not required in the valuation of the subject property.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Lance Jordan, MAI, conducted an interior and exterior inspection of the property on May 1, 2018. Ligia Dejeu conducted an interior and exterior inspection on May 1, 2018.

Economic Analysis

Area Analysis – Placer County

Introduction

Placer County is part of the four-county Sacramento Metropolitan Area, along with the counties of Sacramento, Yolo and El Dorado. The county is located in the north-central part of California, approximately 420 miles north of Los Angeles, 250 miles south of Oregon, 100 miles northeast of San Francisco, 80 miles west of Lake Tahoe, and 100 miles southwest of Reno. The southernmost part of Placer County consists of a valley commonly referred to as South Placer; while the remainder of the county is divided into the Gold Country, where parts of Auburn and Colfax are located, and the High Country, which encompasses Tahoe City and Kings Beach along Lake Tahoe. Placer's largest cities are Roseville, Rocklin and Lincoln. Elevations in the county range from 165 feet above sea level in Roseville to 10,000 feet above sea level in the Sierra Nevada Mountains.

Placer County is developed with a mix of urban and rural uses. The larger cities, namely Roseville and Rocklin, are mostly urban, while the smaller communities, such as Loomis and Newcastle, have remained rural. Auburn and Lincoln both exhibit a combination of urban and rural settings. However, in recent years the city of Lincoln has experienced dramatic growth and development, and has become one of the fastest-growing cities in California.

Population

Placer County has experienced population growth in recent years, primarily in the southern part of the county. The primary points of origin for in-migration to the region are the Bay Area, other parts of the Sacramento region, and Southern California. The state's population data indicate a strong pattern of movement by residents from high-cost, high-density Bay Area counties to inland areas in Northern California.

Following is a table depicting the population change in Placer County and its component cities over the past few years.

Population Trends							
City	2012	2013	2014	2015	2016	2017	%/Yr
Auburn	13,623	13,730	13,962	13,995	14,066	14,096	0.7%
Colfax	2,012	2,036	2,047	2,048	2,054	2,070	0.6%
Lincoln	44,132	44,861	45,843	46,547	47,268	48,165	1.8%
Loomis	6,554	6,590	6,636	6,653	6,715	6,775	0.7%
Rocklin	58,739	59,275	59,839	60,425	61,672	64,417	1.9%
Roseville	123,836	126,864	129,219	130,828	133,618	135,868	1.9%
Unincorporated	<u>109,256</u>	<u>109,195</u>	<u>109,896</u>	<u>110,214</u>	<u>110,810</u>	<u>111,446</u>	<u>0.4%</u>
Total	358,152	362,551	367,442	370,710	376,203	382,837	1.4%

Source: California Department of Finance

As indicated in the previous table, Placer County has experienced a strong average rate of annual growth of 1.4% over the past five years. The cities of Roseville, Rocklin and Lincoln are the fastest growing parts of the region. Loomis and the unincorporated areas have had relatively little growth.

Over the past decade, Placer County has been the fastest-growing county within the four-county Sacramento MSA (which also includes Sacramento, El Dorado and Yolo Counties). It is projected this trend will continue for the near future.

Transportation

Interstate 80, State Highway 65 and State Highway 193 are the major routes traversing the region. Major urban arterials in the southern part of the county include Douglas Boulevard, Sierra College Boulevard, Roseville Parkway, Pleasant Grove Boulevard, Sunrise Avenue, Auburn-Folsom Road and Foothills Boulevard. In 2005, a major public improvement project was completed at the Douglas Boulevard/ Sunrise Avenue/ Interstate 80 intersection. The project added new lanes, new on/off ramps and a tunnel that have greatly improved traffic flow in the area.

In addition to roadways within the county limits, south Placer County enjoys proximity to many of the Sacramento region's freeways that provide access to the San Francisco Bay Area to the west, Central and Southern California to the south, Northern California and Oregon to the north, and Nevada to the east. Sacramento International Airport is situated about 10 miles west of the county border. The county is also home to a couple of small private airports. The region has good railroad service, including the transcontinental Union Pacific Railroad and Amtrak. The Capital Corridor system provides high-speed commuter rail service from Roseville to San Jose.

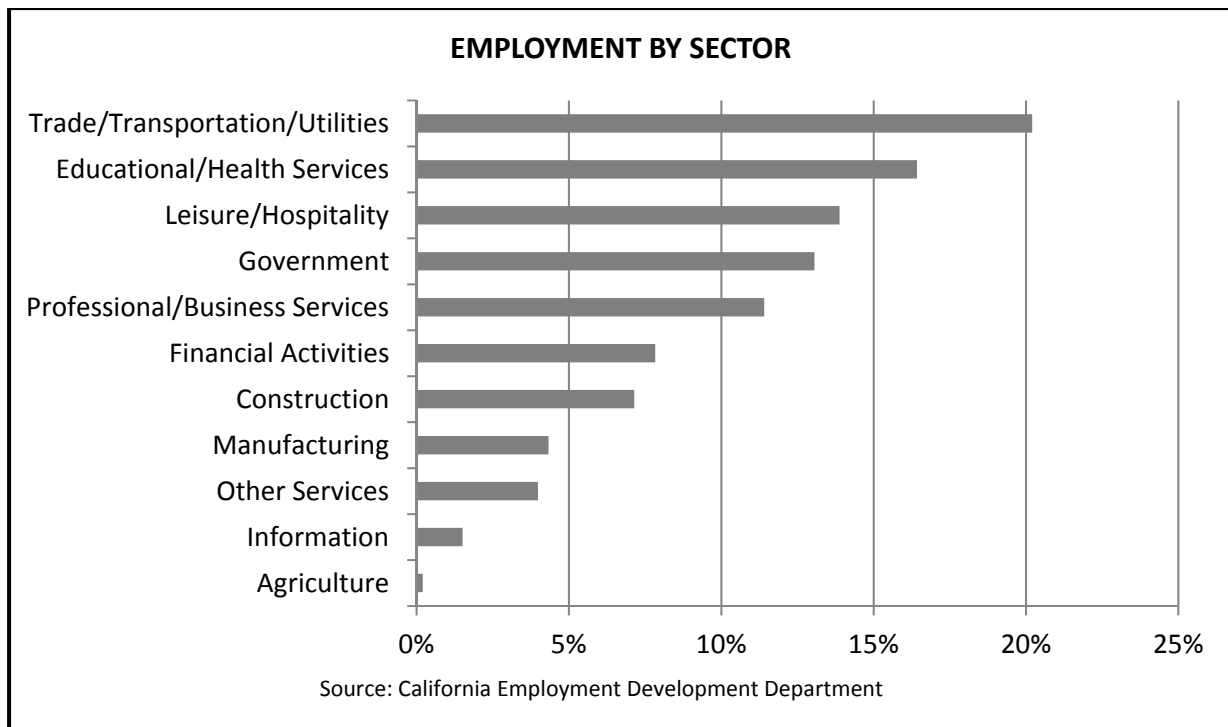
Employment & Economy

The California Employment Development Department has reported the following employment data for Placer County over the past several years.

Employment Trends					
	2013	2014	2015	2016	2017
Labor Force	176,300	176,500	178,200	179,800	182,000
Employment	162,700	165,500	169,200	171,800	176,200
Job Growth	-	2,800	3,700	2,600	4,400
Unemployment Rate	7.7%	6.2%	5.1%	4.4%	3.2%

Source: California Employment Development Department

Most areas within the state and nation, including Placer County, saw declining unemployment rates in 2004 through 2006, increases from 2007 to 2010, and declines during 2011-2016. Placer County has a diverse economy, with no one sector accounting for a majority of the employment in the region. The following chart indicates the percentage of total employment for each sector within the county.



As can be seen in the chart above, the area's largest employment sectors are Trade/Transportation/Utilities, which includes retail and wholesale trade (20.2% of total employment); Educational and Health Services (16.4%); Leisure and Hospitality (13.9%); and Government (13.1%).

Although many residents commute to employment centers in Sacramento, Placer County offers thousands of jobs and attracts workers from the local area as well as "reverse commuters" from Sacramento and residents of outlying areas such as Marysville/Yuba City to the north. The largest employers in the county, according to the Sacramento Business Journal Book of Lists, are Sutter Health (5,435 employees in the county), Kaiser Permanente (5,361), Placer County (2,700), Squaw Valley Alpine Meadows (2,500, seasonal), Hewlett Packard Enterprise and HP Inc. (2,100), Sierra Joint Community College District (1,940), and Thunder Valley Casino Resort (1,915).

Household Income

Median household income represents a broad statistical measure of well-being or standard of living in a community. The median income level divides households into two equal segments with one half of households earning less than the median and the other half earning more. The median income is considered to be a better indicator than the average household income as it is not dramatically affected by unusually high or low values. In the year 2017 (most recent data available from the U.S. Census Bureau), Placer County's median household income was \$85,326, which was higher than the state of California's median income of \$67,715.

Recreation & Community Services

Placer County has ample community services and recreational opportunities. The County, cities and various park districts operate numerous public parks, golf courses, aquatic centers, libraries and

community centers. Many private golf courses are located in the region, and several ski resorts are located in the mountains. Within the county lies a portion of the Folsom Lake State Recreation Area, a boating, fishing, and swimming retreat.

In terms of higher education, Placer County is home to Sierra College in Rocklin, a two-year community college offering a wide range of day and evening classes serving over 25,000 students. Heald College, a business and technology vocational school, is located in Roseville, as is an extension campus for Sierra College, located at the old Sutter Hospital on Sunrise Avenue. In 2004, William Jessup University, a private Christian college, moved from San Jose to a new facility in Rocklin.

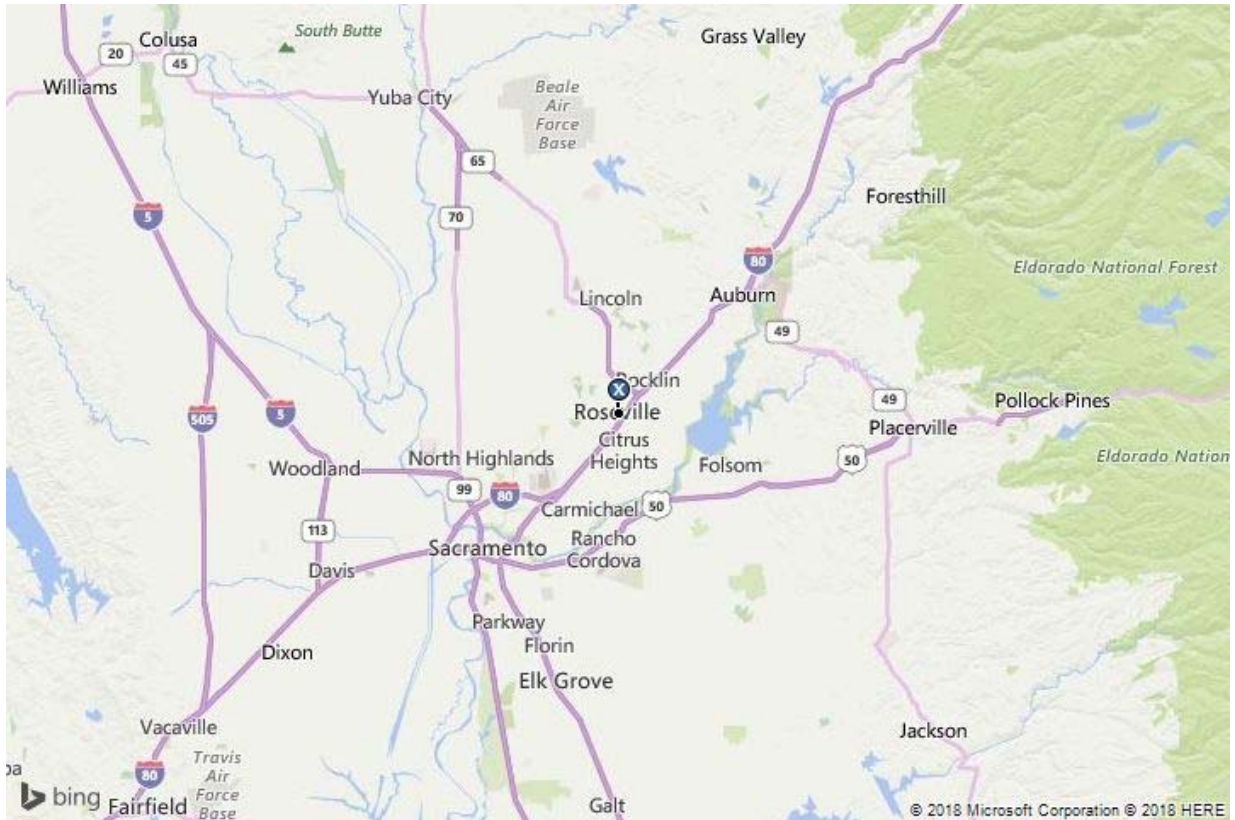
The region offers good health services, including hospitals and medical office facilities. Two hospitals are located in Roseville – the Sutter Roseville Medical Center and Kaiser Permanente, both of which have recent or current expansion projects. The city of Auburn is home to Sutter Auburn Faith Hospital, Sutter Medical Center-Auburn, UC Davis Medical Center, Foundation Medical Clinic and Heritage Medical Center Complex. The city of Lincoln contains medical offices/clinics operated by Sutter, UC Davis, Kaiser and Catholic Healthcare West. In addition to these institutional health care facilities, the county is home to a large and growing number of private physicians, dentists, clinics and other medical specialists.

The city of Roseville is south Placer's hub for fine dining and entertainment. Several upscale restaurants are situated along Eureka Road, Roseville Parkway and Galleria Boulevard. Roseville contains two multi-screen movie theatres on Eureka Road. Another theatre recently opened in Rocklin. Shopping centers are widespread, the largest of which is the Galleria at Roseville, a regional shopping mall that opened in 2000 and was expanded in 2008-2009. The mall is anchored by Nordstrom, Macy's, Sears and JC Penney.

Conclusion

Placer County is a diverse area, with growing cities, small towns and rural areas, and an abundance of open space. The cities of Roseville, Rocklin and Lincoln have experienced strong growth in population and development over the past several years. Placer County is one of the most affluent in the greater Sacramento region in terms of household income levels. The area has a number of positive attributes, including seismic stability, a well-educated work force, good transportation systems, relative affordability and availability of housing compared to the Bay Area, and an excellent level of community services. The long-term outlook for the region is very good.

Area Map



Surrounding Area

Introduction

This section of the report provides an analysis of the observable data that indicate patterns of growth, structure and/or change that may enhance or detract from property values. For the purpose of this analysis, a neighborhood is defined as “a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.

Neighborhood Boundaries

The boundaries of a neighborhood identify the physical area that influences the value of the subject property. These boundaries may coincide with observable changes in prevailing land use or occupant characteristics. Physical features such as the type of development, street patterns, terrain, vegetation and parcel size tend to identify neighborhoods. Roadways, waterways and changing elevations can also create neighborhood boundaries.

The subject property is located within the downtown area of the of Roseville. The subject’s neighborhood can generally be described as Interstate 80 to the east, Douglas Boulevard to the south, Foothills Boulevard to the west, and Pleasant Grove Boulevard to the north.

Access and Linkages

The subject property is located along Vernon Street, a two-lane street that represents a prominent arterial in Historic Roseville. Additional primary neighborhood thoroughfares in the subject’s vicinity include Washington Boulevard, Main Street, Atlantic Street, Douglas Boulevard and Riverside Avenue. The latter three thoroughfares connect with Interstate 80 within two miles of the subject. Interstate 80 is a major east-west freeway connecting the area with Sacramento and San Francisco to the west and Reno, Nevada to the east. Just north of the subject property are railroad tracks used by Union Pacific for freight transport and Amtrak for passenger transport. The Union Pacific Rail yards are located just north of the subject, east of Foothills Boulevard. Amtrak’s passenger rail station is located on Pacific Street in Downtown Roseville just north of the subject and provides daily service to Sacramento, Davis, Martinez, and Emeryville to the west; to the east, the trains connect with Colfax, Truckee and Reno and ultimately reach Chicago, Illinois.

Public transportation in the neighborhood is available via Placer County Transit (PCT), a regional bus system that serves Roseville, Granite Bay, Loomis, Rocklin, Auburn, and Colfax. Currently, the PCT has a free transfer agreement with all of the Sacramento Regional Transit buses and trains.

Demographic Factors

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2017 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Sacramento-- Roseville--Arden- Arcade, CA (MSA) 2018	California
Population 2010	13,429	103,740	280,239	2,149,127	37,253,956
Population 2017	13,164	110,272	304,664	2,325,849	39,695,753
Population 2022	13,221	114,844	319,589	2,434,403	41,305,572
Compound % Change 2010-2017	-0.3%	0.9%	1.2%	1.1%	0.9%
Compound % Change 2017-2022	0.1%	0.8%	1.0%	0.9%	0.8%
Households 2010	5,336	39,665	103,877	787,667	12,577,498
Households 2017	5,438	42,660	112,967	847,046	13,388,653
Households 2022	5,548	44,600	118,507	885,670	13,935,677
Compound % Change 2010-2017	0.3%	1.0%	1.2%	1.0%	0.9%
Compound % Change 2017-2022	0.4%	0.9%	1.0%	0.9%	0.8%
Median Household Income 2017	\$51,711	\$72,759	\$76,300	\$68,773	\$70,636
Average Household Size	2.4	2.6	2.7	2.7	2.9
College Graduate %	19%	31%	31%	32%	32%
Median Age	39	39	39	38	37
Owner Occupied %	49%	59%	65%	61%	56%
Renter Occupied %	51%	41%	35%	39%	44%
Median Owner Occupied Housing Value	\$269,712	\$348,482	\$363,158	\$371,203	\$484,849
Median Year Structure Built	1960	1986	1990	1983	1976
Avg. Travel Time to Work in Min.	23	26	29	29	31

Source: EnviroNics Analytics

As shown above, the current population within a 3-mile radius of the subject is 110,272, and the average household size is 2.6. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to the Sacramento MSA overall, the population within a 3-mile radius is projected to grow at a slower rate.

Median household income is \$72,759, which is higher than the household income for the Sacramento MSA. Residents within a 3-mile radius have a similar level of educational attainment to those of the Sacramento MSA, while median owner-occupied home values are lower.

Land Uses

The subject neighborhood contains a mix of residential, commercial and community uses. The neighborhood is estimated to be over 90% built-out. The immediate vicinity of the subject represents the Downtown/Historic Old Town District of Roseville. Downtown is located south of the railroad tracks primarily along the Vernon Street corridor. While, Historic Old Town is located north of the railroad tracks and is bounded by Main Street to the north, Pacific Street to the south, Washington Boulevard to the west and Lincoln Street to the east.

The subject's immediate area has enjoyed recognition as a revitalized historic commercial district and benefits from its proximity to significant mature and new residential development, as well as regional transportation routes. The subject's neighborhood is primarily composed of mature retail development with supporting residential and office development interspersed throughout. The residential development in the neighborhood is generally targeted toward median-income buyers and

is primarily located southeast of the subject property. The quality and condition of the homes in the subject's neighborhood are considered average relative to other areas of Roseville.

In order to support private and public investment in the area, the City of Roseville has focused on several public improvement projects that will benefit the subject neighborhood. Additionally, the City has been actively working on the Downtown Vernon Street and Historic Old Town Specific Plan Project, which will help implement the Downtown Vision created by planners in early 2006. The Roseville City Council adopted the Downtown Specific Plan on April 1, 2009. The project area is 160 acres and includes Vernon Street, Historic Old Town, Royer Park, Dry Creek and the Oak Street/Douglas corridor. The goals of the project are to improve connectivity within Downtown as well between Downtown and its surroundings; identify land uses and development standards responsive to market opportunities and that facilitate quality architecture and urban design; reinforce identity through the establishment of character districts and gateway elements; create and enhance public places that support community activity, spirit and involvement; and promote arts, culture, heritage, entertainment and education.

Two prominent structures that have been completed along Vernon Street in Downtown Roseville are the Civic Plaza Office Complex and Parking Garage project. These developments are located between Vernon and Oak Streets at Grant Street. The parking portion was completed in 2007 and is a five-level, approximately 550-space free public parking garage. The parking facility also includes 5,000 square feet of ground floor retail space fronting Vernon Street that is occupied by Roseville Arts. As the neighborhood's first multi-level parking facility, this structure was constructed to meet parking demands and provide supplementary parking inventory into the future. The Civic Plaza Office Complex consists of a four-story, 50,000± square foot office building with ground floor retail space located at 116 S. Grant Street. Construction of this building was ultimately completed to warm shell condition in early 2016. As of the date of this appraisal, the building remains vacant and is being marketed for sale for an undisclosed sale price. It is our understanding the property owner wanted to lease the building to a single tenant rather than multiple smaller users. Brokers active in the area indicated with more aggressive marketing, and offering the option for smaller spaces, tenants could be secured for the building.

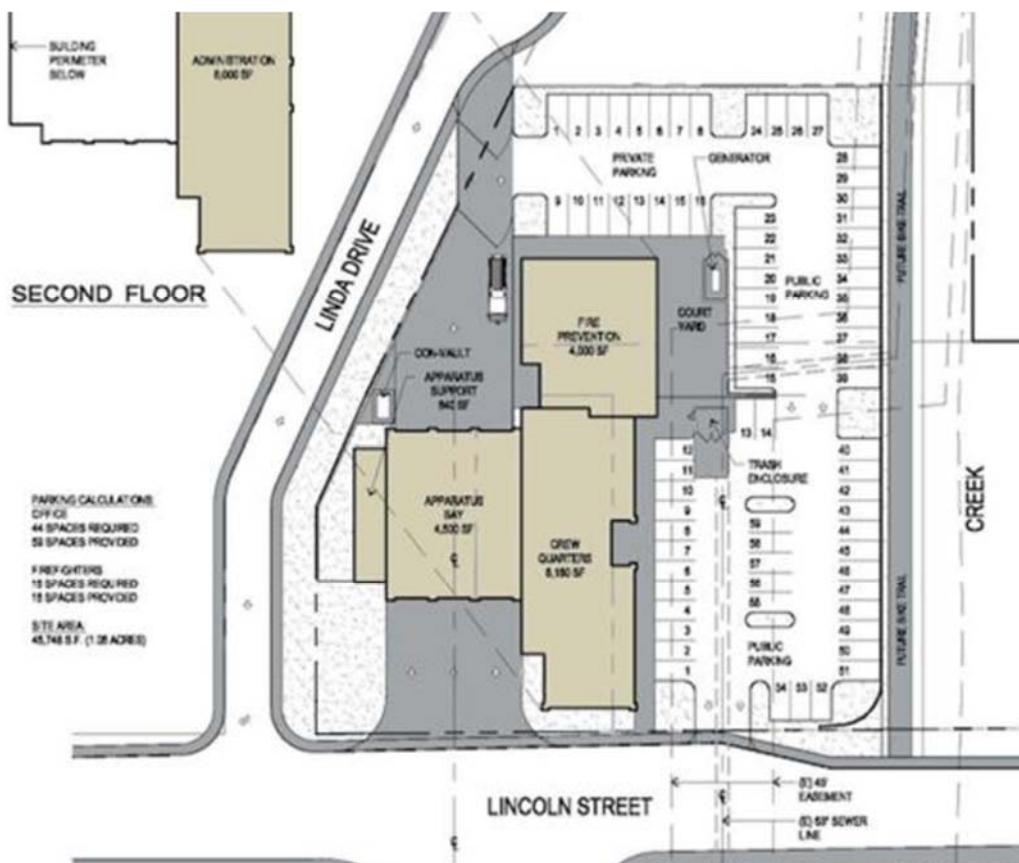
The Vernon Street Town Square project commenced construction in August 2012 and was completed in August 2013. The Vernon Street Town Square is located adjacent to the Roseville Civic Center and is bordered by Oak, S. Grant, and Vernon Streets. The purpose of the Town Square project was to provide a public space that can accommodate a variety of events and activities year-round. The space provides landscaping and lighting, event amenities (stage, convertible spaces, etc.), an interactive water fountain, signage and other improvements. The total cost was estimated at \$4.5 million. Current events include, but are not limited to, free concerts, Wine down at Town Square, Comedy Night, Movie Night Sing-Along, Food Truck Mania and Friday Flicks.

Another four-story, 83,000± square foot mixed-use building (ground floor retail and office on the upper floors) was completed in late 2016. The building is located adjacent to the subject property at 316 Vernon Street and replaces the old city hall building. The new building houses a large portion of the city staff and adult education/continuing education classes for Sierra College. A second parking garage at the corner of Oak and Washington Streets is also nearing construction and expected to be

completed by mid-June 2018. This garage has seven-stories and will have approximately 420 parking spaces, bringing the total garage parking to nearly 1,000 spaces.

Other proposed and in-the-works projects include the construction and relocation of the existing fire station from 401 Oak Street to the corner of Oak and Lincoln Streets, the Bridges and Trail project, The Lohse Apartments and a more recently proposed project in the historic downtown Roseville area, Junction Crossing. A summary description (some *verbatim* from city documents) as to what is proposed, and some design drawings are as follows:

- “The relocation of Fire Station #1 from the intersection of S. Grant Street and Oak Street will provide an approximately 3-acre development site. Integrated into the development is a creek walk intended to connect Douglas Blvd. to the current Icehouse bridge location. From there you will be able to gain access to the fully completed bike trail system that will take you all the way out to Sierra College Blvd. This level of development will then help to activate the Downtown! As part of the Downtown Specific Plan the relocation of Fire Station No. 1 was supported by the community. An evaluation of where to site a new station was performed and the intersection of Oak and Lincoln Street was selected.”* Construction of the new fire station is well underway and may be completed as soon as mid-June 2018





- *“The Downtown Bridges and Trails Project continues implementation of that vision by providing three important bridge connections across Dry Creek and continuation of the Dry Creek/Miners Ravine trail system. The project implements the Downtown Vision by improving connections between Royer Park and the Vernon Street/ Town Square area, and by closing the gap in the Class I trail system.”*

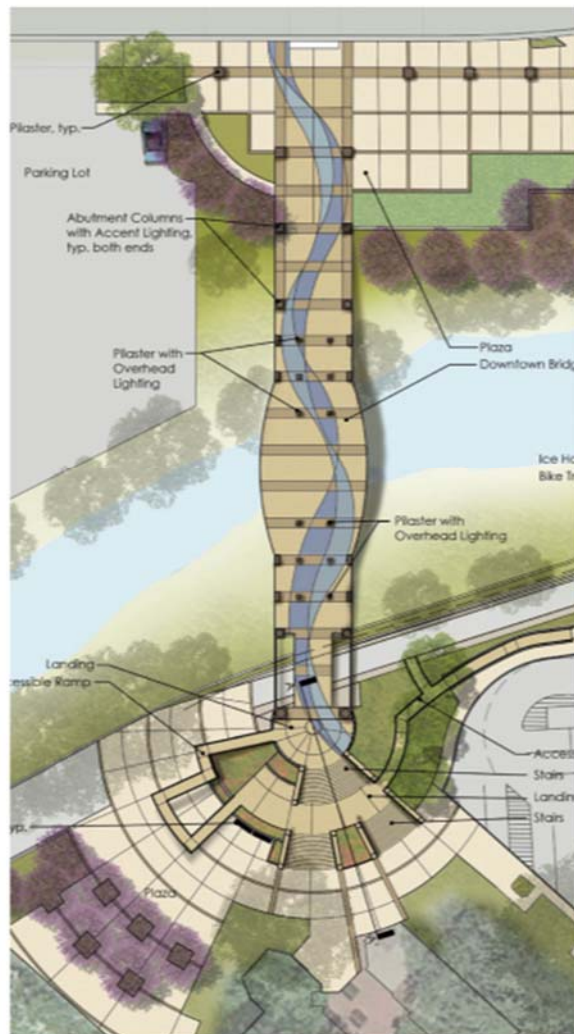
Rotation of the Rube Nelson Ice House Bridge and Extension of the Class I Trail



Replacement of the
Library Bridge



New Downtown Pedestrian
Bridge to Royer Park

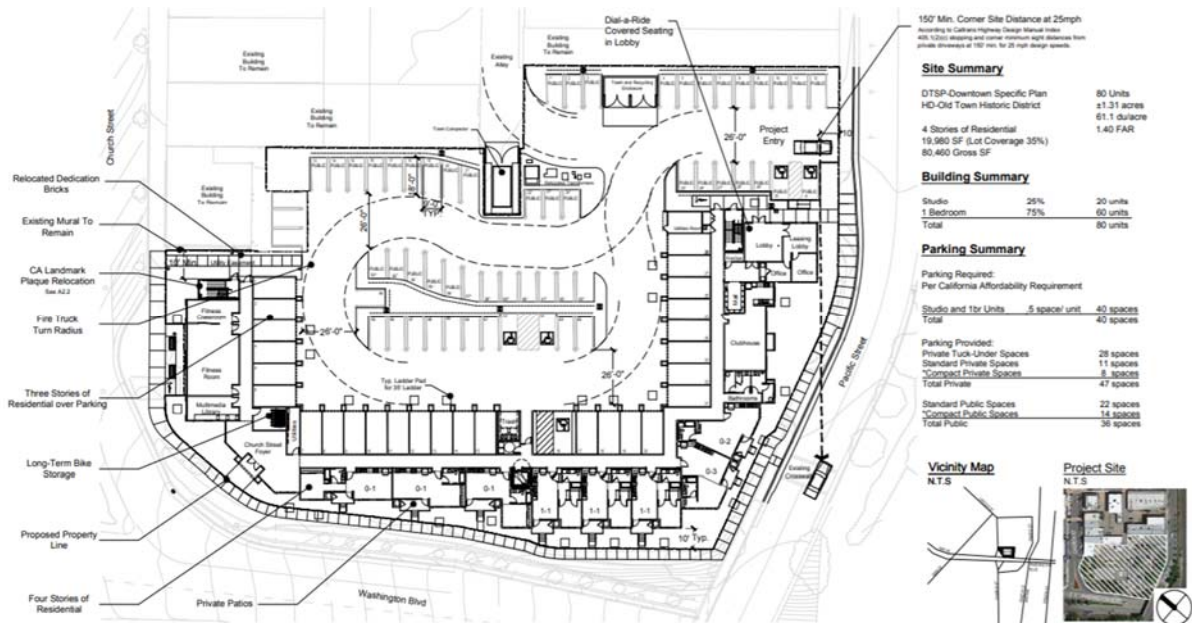


- The Lohse Apartments: The Lohse Apartments is a four-story, mixed-use project located at 623 Vernon Street. At completion the project will include 58-unit affordable housing project with approximately 2,900 square feet of ground-floor retail space. The property will include 60 underground and four surface parking spaces. Project amenities will include a community room, computer area, lounge area and laundry room and outdoor play facilities in a central courtyard. The project will be comprised of one-, two- and three-bedroom units ranging in size from 557 to 1,095± square feet. The project is being developed by Mercy Housing California and is being primarily funded through affordable housing tax credits. The project is well under way and Mercy Housing has already started preleasing activities and accepting applications.



- Junction Crossing: *“The applicant requests approval of a Minor Design Review Permit to allow a four-story, approximately 80,460 square foot, 80-unit affordable multi-family residential building, with associated parking for St. Anton’s Communities. A Tentative Subdivision Map is also requested to allow the merging and resubdivision of 11 parcels, totaling approximately 1.38 acres, into two parcels (Parcel 1 = 0.07 acres, Parcel 2 = 1.31 acres), with right-of-way abandonments and dedications, consistent with Government Code Section 66499.20.2.”*





The following map illustrates the projects discussed and their location in relation to the subject.



Note: Subject is identified by the red star

The following are current photos (May 2018) of the projects previously discussed.



Parking garage completed in 2007



116 S. Grant Street



Vernon Street Town Square



Civic Center



316 Vernon Street (adjacent to subject)



Parking garage nearing completion (200 Oak Street)



New fire station (80 Lincoln Street)



The Lohse Apartments



Future site of Junction Crossing

At this point, the City of Roseville is in a holding period as to what will happen to the subject property after the expiration of the lease on April 30, 2020. The Downtown Specific Plan identified the subject property and the old city offices as one of the six catalyst sites. The original pre-design envisioned for the subject, which included the adjacent former city offices, was for a single three-story commercial building and parking garage totaling 173,000 square feet. As previously mentioned, the adjacent site was developed in 2016. According to representatives of the city, the development of a four-story, 80,000± square foot office building is the most recent plan for the subject site; however, no definitive plans are in place and could include office, or some mix of office, retail and possibly multifamily.

Community Uses

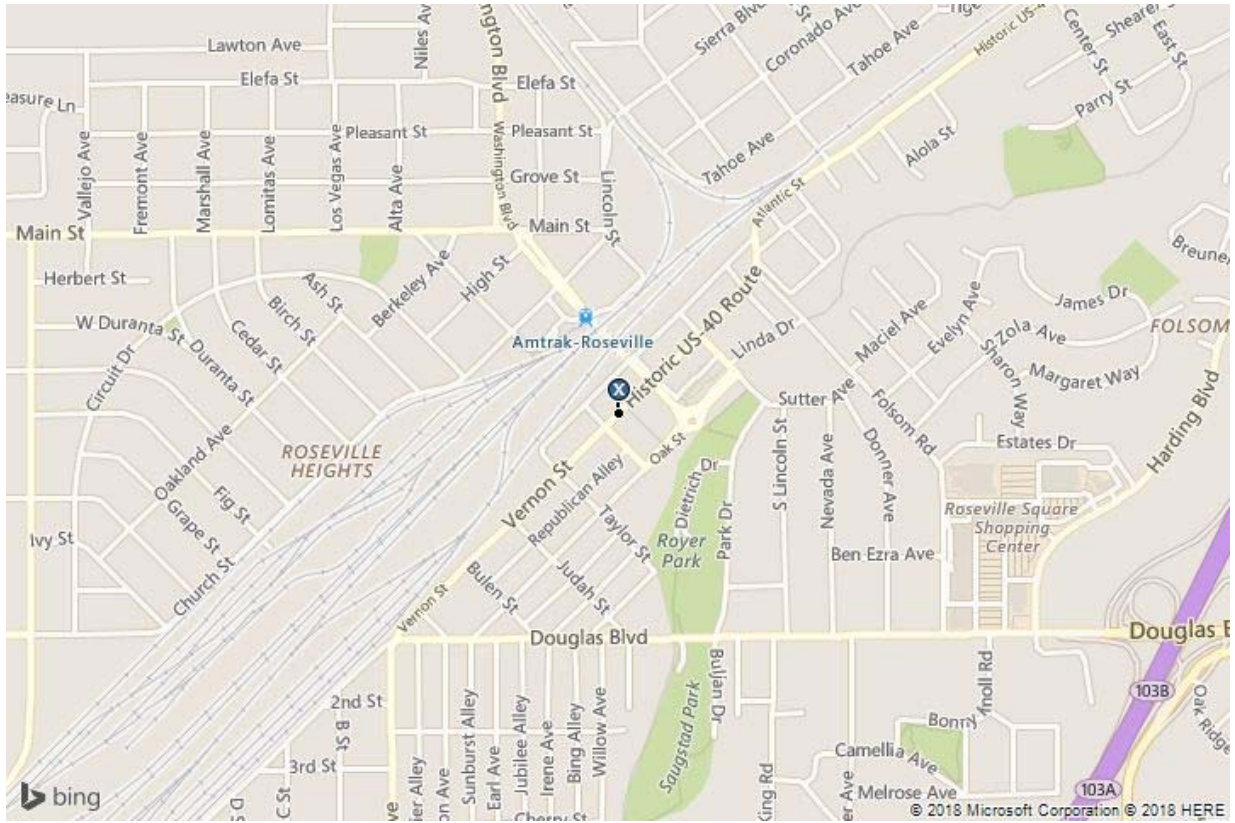
There are several community uses in the neighborhood, such as schools, churches, parks, and recreational and cultural facilities. Parks near the subject property include William L. Taylor Park to the northeast and Royer Park to the south. The subject is also proximate to numerous religious facilities of various faiths. Bradford Woodbridge Fundamental Elementary School is located northwest of the

subject and Roseville High School is located northeast of the subject. Additionally, the Placer County Fairgrounds and All American Speedway are located to the northwest.

Outlook and Conclusions

In summary, a balance of residential and supporting commercial and community uses characterize the area. The historic and downtown Roseville areas are experiencing some revitalization of older properties, redevelopment and these trends are expected to continue for the next few years.

Surrounding Area Map



Office Market Analysis

Recovery in the Sacramento office market is well underway, with continued improvement through the first quarter of 2018. Net absorption was once again positive, despite several large vacancies coming to market. The region's vacancy rate has consistently declined over the past few years, except for slight upticks in the first quarters of 2015 and 2016. The overall average vacancy rate was 12.8% as of the end of the first quarter 2018. After several quarters of increases, the average asking lease rates are stabilizing, ending the first quarter 2018 at \$1.86 per square foot/month, a 0.5% decrease from the previous quarter.

The statistics noted above and those presented throughout this analysis are extracted from surveys published by CBRE for office buildings 10,000 square feet or larger, excluding government-owned, medical and owner-user buildings.

The State of California represents the largest user of office space in the Sacramento region. Although the State is often looking for new office space for its various departments, it is uncertain how their space needs may change over the coming years. Additionally, the State typically has lease cancellation rights in its standard lease agreements. Sacramento County is another major office tenant in the region. According to CBRE, government leases accounted for about 31% of the region's leases in the fourth quarter of 2017.

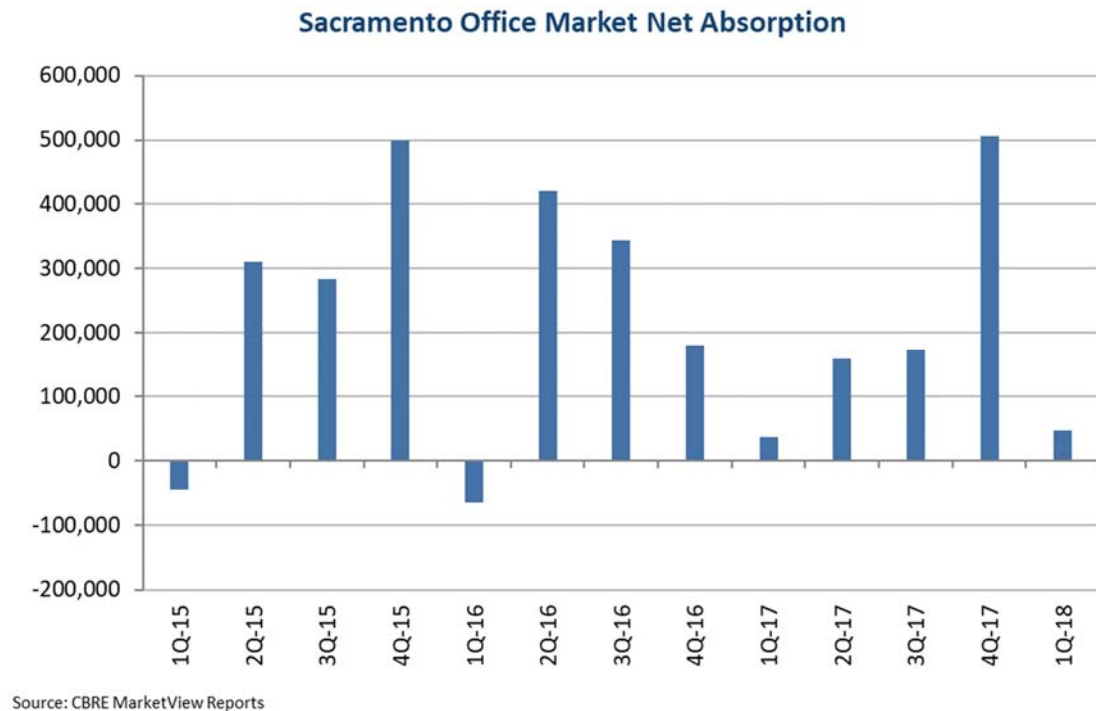
Vacancy and Absorption

The following charts illustrate recent vacancy and net absorption trends in the region. Both exhibit the continued recovery being experienced in the office market after the steep downturn following the Great Recession of 2008/2009.



Office vacancy in the region has been on a steady moderate decline for a number of years. The first quarter 2018 closed out with an overall vacancy of 12.8%, which is ten basis points lower than the previous quarter and 170 basis points lower than a year ago. Vacancy is at its lowest level in over ten years, since the fourth quarter of 2007. This slow downward trend is expected to continue over the near term.

Net absorption has likewise been predominantly positive for the past several years, with a few quarters of relatively low negative absorption. Net absorption was over 1 million square feet in 2015, over 800,000 square feet in 2016 and approximately 874,000 square feet during 2017. The following highlights net absorption trends over the past three years.



The first quarter 2018 added 45,796 square feet of positive net absorption, indicating healthy leasing activity despite large vacancies being added to the overall inventory. The following table shows current vacancy and absorption data by submarket.

Sacramento Office Market Summary

Submarket	Total SF (millions)	Vacancy 1Q 2018	Net Absorption 1Q 2018
Midtown	1.9	5.8%	(13,063)
West Sacramento	1.2	6.5%	(19,543)
South Sacramento	1.3	17.1%	(36,890)
East Sacramento	0.4	0.0%	0
Howe Ave/Fulton Ave	1.8	20.7%	33,071
Natomas/Northgate	2.3	23.3%	74,528
Watt Ave/Auburn Blvd	1.3	15.9%	2,367
Highway 50 Corridor	11.5	15.6%	55,708
Carmichael/Fair Oaks	0.3	7.5%	(2,532)
Citrus Heights/Orangevale	1.0	12.6%	2,090
Point West/Tribute	2.5	13.9%	38,112
Campus Commons	1.5	16.3%	37,731
Hazel/Folsom	2.6	12.8%	(23,820)
Elk Grove/Galt	1.2	9.2%	2,387
Roseville/Rocklin	7.2	11.1%	(103,295)
South Natomas	3.2	7.4%	13,709
Downtown	10.7	10.3%	(14,764)
Total	52.1	12.8%	45,796

Source: CBRE MarketView Reports

The Natomas/Northgate submarket posted the highest net absorption level during the first quarter of 2018, with 74,528 square feet absorbed. Two significant leases in this market were the Judicial Council of California, which leased 28,263 square feet on Gateway Oaks Drive, and the Gambling Control Commission with 27,337 square feet leased, also on Gateway Oaks Drive. The Highway 50 Corridor posted the next highest net absorption at 55,708 square feet. Two notable leases contributed to this figure. Referral Exchange leased 33,401 square feet at 10911 White Rock Road and the State of California leased 32,350 square feet at 9835 Goethe Road.

The Roseville/Rocklin submarket posted the negative net absorption of 103,295 square feet due to the vacancy of a 157,518 square foot building which was previously owner-occupied and has become available for lease.

The Downtown area posted negative net absorption for the first time in two years. There are fewer blocks of large, contiguous spaces available in the CBD, prompting some larger users to locate to key suburban submarkets where that need can be met. The suburban net absorption in the region was 60,560 square feet; whereas the overall net absorption for the Sacramento region was skewed downward by the CBD to 45,796 square feet.

Rental Rates

This section discusses average asking rental rates. The reader should note these rates provide only a snapshot of activity at a specific point in time subject to space that is available. This snapshot is influenced by the quality and quantity of space available at the time and is not indicative of rental rate trends in any given quarter.

According to CBRE surveys, rental rates for office space in the region generally trended downward from about mid-2008 through mid-2013 and have been flat to slightly increasing for the past 3-4 years. As of the first quarter of 2018, the region's average asking rate was \$1.86 psf/month (full service), compared to \$1.87 psf/month in the previous quarter and \$1.79 psf/month a year earlier. For the suburban submarkets, the average asking rate was \$1.75 psf/month, compared to \$2.58 psf/month for the Downtown submarket. In terms of property classes, the average rates in the first quarter held steady over the previous quarter at \$2.22 psf/month (full service) for Class A, decreased slightly to \$1.81 psf/month for Class B and increased \$0.02 to \$1.49 psf/month for Class C product.

New Construction

The Sacramento office has experienced significant recovery and the improving conditions have resulted in several large build-to-suit/owner-user projects that are underway. The largest of these developments is the proposed Adventist Health headquarters at 501 N. Sunrise Avenue in Roseville. This 242,000 SF project will bring Adventist's five South Placer County locations under one roof by the end of Q1 2019. Two other new healthcare-related developments are proceeding for Kaiser Permanente at 1001 Riverside Avenue (194,000 SF) and Dignity Health in Citrus Heights (68,000 SF). Health services continues to be one of the primary sectors of employment growth and this sector has contributed the most to office absorption and new construction in 2017, continuing through 2018.

Since the end of the Great Recession, the high cost of construction has limited the financial feasibility of large-scale speculative projects. Although vacancy rates are trending downward during this period of recovery, rental rates still have not reached a level to justify new construction in most submarkets.

The Ice Blocks project in the R Street corridor will be the first significant speculative office completion in nearly a decade. It is nearing completion and delivery of approximately 100,000 square feet is expected in the next quarter. With a shortage of large floor plate office space available in downtown, it is expected this project will lease quickly. One other speculative office project is under construction – an 11,242 square foot Class B building in South Sacramento. There is no additional significant speculative construction in the pipeline and no new speculative construction commenced during the first quarter 2018.

The two largest Class A projects previously announced for the Downtown market (Vanir Tower at 610 J Street and CalPERS/CIM at 301 Capitol Mall) continue to be in a holding pattern. The State's proposed office building at 8th and O Street is expected to break ground this fall. The majority of California's natural resource agencies will be housed within the proposed 838,000 square foot, 20 stories tall building. In the North Natomas submarket, Centene, a company specializing in healthcare coverage and services, submitted plans for review of a new campus along I-5. The first phase proposes two four-story buildings totaling 519,000 square feet. At build-out, the campus would be a 1.25-million-square-foot regional headquarters.

Moving forward, office development in the region will likely continue to center around government and healthcare build-to-suit projects, with speculative capital invested in renovations of existing product or apartment and warehouse construction. This will continue until rents increase enough to justify new construction and values approach replacement cost.

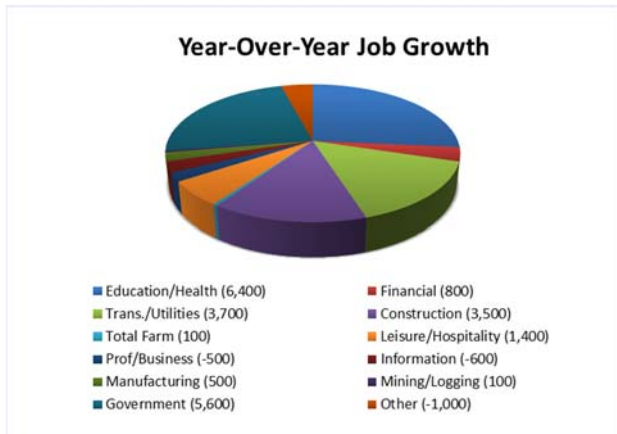
Employment

Employment conditions in the region continue to improve. According to the latest data from the California Employment Development Department (EDD), total employment in the Sacramento-Roseville-Arden/Arcade Metropolitan Statistical Area (Sacramento MSA) was up 2.1% year over year as of March 2018.

Over the past year, between March 2017 and March 2018, 20,000 new jobs were added to the market, representing a 2.1% growth. The largest job growth sectors were

Education/Health Services, Government and Trade/Transportation/Utilities. Education and Health Services led the year-over-year growth with 6,400 jobs added; 84.4% of these were in the health care and social assistance sectors. Government job growth of 5,600 jobs was split equally between state and local government. The Trade/Transportation/Utilities industry gained 3,700 jobs.

The unemployment rate in the Sacramento MSA was 3.9% as of March 2018, down from 5.0% from the previous year. By comparison, the unemployment rates for California and the U.S. were 4.2% and 4.1%, respectively, for the same time period.



Downtown Roseville Submarket Analysis

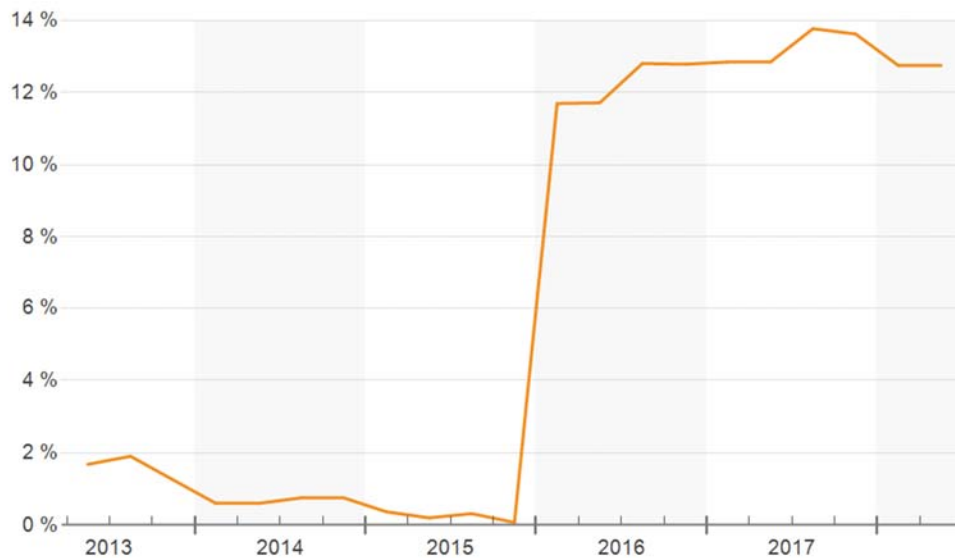
The subject property is located in the Roseville/Rocklin submarket of the Sacramento region. In order to analyze office market conditions in the subject's immediate area, we have utilized survey data published by CB Richard Ellis. In addition, we relied on CoStar Property for a survey of office properties that are similar to and competitive with the subject.

According to market surveys published by CB Richard Ellis, the overall office vacancy rate in the Roseville/Rocklin submarket was approximately 11.1% during the first quarter of 2018. The submarket's vacancy rate was lower than the regional vacancy rate of 12.8%.

Pertaining to office properties more proximate to the subject property, we queried CoStar Property Analytics to determine the supply and vacancy for existing office properties within a half mile of the subject. This search revealed a total of 74 properties containing a total rentable area of 443,856 square feet, of which 56,561 square feet was vacant as of the first quarter of 2018. The implied vacancy rate is 12.7%. This rate is slightly higher than the vacancy rate reported by CB Richard Ellis. In the first quarter 2016 vacancy jumped from 0.1% to 11.7% and has remained above since that time. The spike in vacancy was due to the delivery of the Civic Plaza Office Complex previously discussed. By excluding this property (51,570 square feet), which has not been aggressively marketed, from both the inventory and vacant space, the vacancy rate of the remaining space is 1.27%.

The following chart illustrates the trend for vacancy of the surveyed properties over the past five years.

Historical Vacancy Rates

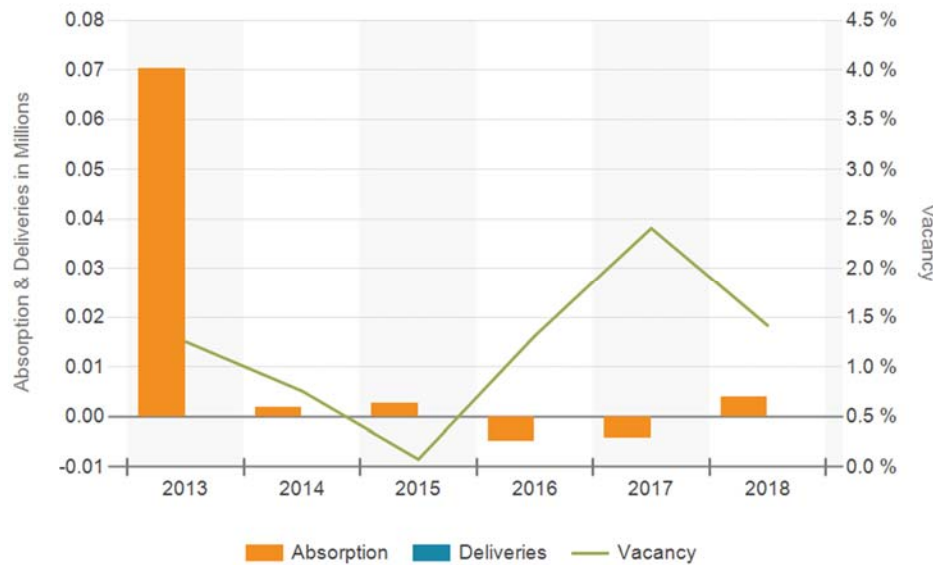


Absorption and average asking rental rates were also examined using CoStar Property Analytics with the same parameters discussed above. The average asking rental rates fluctuated up and down from quarter-to-quarter with no apparent trend. Given the small sample size of properties with vacancies, the average asking rental rate reported is not necessarily indicative of average rental rates in the entire market. The table below details absorption, vacancy, and average asking rental rate over the past three years, as reported by CoStar.

CoStar Property Analytics					
Period	Total Rentable Area (SF)	Total Vacancy	Vacancy %	Total Net Absorption (SF)	Avg. Lease Rate
2018 Q1	443,856	56,561	12.7%	3,877	\$1.50
2017 Q4	443,856	60,438	13.6%	664	\$1.52
2017 Q3	443,856	61,102	13.8%	(4,122)	\$1.52
2017 Q2	443,856	56,980	12.8%	0	\$1.51
2017 Q1	443,856	56,980	12.8%	(260)	\$1.51
2016 Q4	443,856	56,720	12.8%	87	\$1.51
2016 Q3	443,856	56,807	12.8%	(4,850)	\$1.83
2016 Q2	443,856	51,957	11.7%	(87)	\$1.83
2016 Q1	443,856	51,870	11.7%	0	\$1.83
2015 Q4	392,286	300	0.1%	962	\$1.78
2015 Q3	392,286	1,262	0.3%	(462)	\$1.78
2015 Q2	392,286	800	0.2%	656	\$2.01

Note: The average lease rate shown is on full service terms.

The following chart shows the average vacancy rate, absorption and deliveries over the past five years, as reported by CoStar Property Analytics.



Overall, the general consensus among brokers active in the subject's market area is that the office market is has improved and conditions are expected to continue to improve in the coming periods. Vacancy for similar properties in the area is low, indicating that there is demand and rental rates will continue to rise. However, the subject's location is a secondary location to more desirable areas such as Douglas Boulevard, Downtown Sacramento and the Highway 50 corridor and rental rate appreciation is expected to lag behind these primary markets.

Looking Ahead

Recent market trends suggest the Sacramento office market is in the final stages of recovery. Most market participants expect recovery and growth to be a gradual process. Employment gains in the region have been healthy, but office vacancy continues to be somewhat high. On the supply side, new speculative construction has been very limited in the past few years and is expected to remain this way until rental rates and values increase to the point of financial feasibility. Overall office vacancy is expected to continue its gradual decline over the next year fueled in large by decreasing vacancy in the suburban markets as larger users absorb space that is not readily available in the downtown district. Rental rates are expected to moderately increase over the next 12 months, with Class A properties seeing the largest increases because of stronger demand. Downtown continues to be the most desirable submarket, but space is becoming increasingly difficult to find and users will shift their demand to quality product in key suburban submarkets.

Retail Market Analysis

The retail market in Sacramento has been on a path of stabilization and improvement over the past few years. The first quarter of 2018 continued that trend, though with more moderate results.

The market experienced healthy leasing activity, but also saw the closing of a few anchor tenants. The overall effect was positive net absorption of 53,209 square feet for the quarter and a slight decrease of ten basis points in the overall vacancy when compared to the previous quarter. Vacancy has been trending consistently downward since the first quarter of 2010, except for a couple of small increases in individual quarters, and the first quarter closed out at a reported rate of 8.4%.

New construction in the region has increased over the past 2-3 years as economic conditions have improved, and several large projects have recently been completed or are nearing completion. Among these is Delta Shores, a 741,200 square foot power center and the largest new retail development in the Sacramento region in over a decade, as well as two mixed use projects in the Downtown submarket. There are no new large centers scheduled for construction in 2018.

Despite the improving economic fundamentals, market participants continue to be concerned about the structural changes to retail. While there was relatively strong retail spending growth in the Sacramento area during 2017, the increase in e-commerce continues to have an impact on brick-and-mortar projects. There have been closures and announced closures of several big box tenants over the past few years, and several over the past six months. Sacramento will not be immune to the structural changes occurring. Landlords and tenants alike have the difficult job of trying to predict what the future holds for in-store sales and how to stay relevant and maintain foot-traffic going-forward.

It is noted the figures in this overview are based on quarterly surveys published by brokerage CBRE for retail buildings 20,000 square feet and larger, excluding regional malls. Market conditions may not be similar for smaller retail properties. In fact, many brokers have indicated market conditions are typically not as strong for smaller, unanchored properties. Anchored centers are generally more likely to maintain stabilized occupancy levels compared to unanchored centers.

Economic Overview

The year 2017 was one of economic growth in the United States. Job growth continued to rise, although the pace of growth slowed as it neared full employment. Wages increased for the third consecutive year and continue trending upward. Consumer spending and confidence both increased; consumer confidence hit a 17-year high in November 2017 and is expected to remain at historic high levels through 2018. Retail sales increased 4.2% in 2017 from the previous year, hitting a record of \$5.7 trillion.

In the Sacramento MSA (El Dorado, Placer, Sacramento and Yolo Counties), unemployment was 3.9% in March 2018, down from 5.0% a year prior. This compares favorably to the unemployment rate of 4.2% for California and 4.1% for the nation. The Sacramento region added 20,000 new jobs (up 2.1%) between March 2017 and March 2018, with total employment growing to 985,900. The Sacramento area is becoming an increasingly popular alternative to the costly Bay Area markets. The continued in-migration to the area is expected to fuel population and workforce growth, which will drive demand for the commercial and retail sector.

Absorption & Vacancy

The chart below highlights the region's net absorption over the past few years.



Source: CBRE MarketView Reports

The Sacramento retail market has experienced a significant range of highs and lows over the last economic cycle. The retail market was very strong in the year 2007 with about 3 million square feet of positive net absorption. In 2008, net absorption was still positive but dropped significantly to about 600,000 square feet. The region's net absorption was negative for the year 2009, with various brokerages estimating over 1 million square feet of negative net absorption. The annual net absorption turned positive in 2010 with about 170,000 square feet. During the four-year period of years 2011 through 2014, annual net absorption was fairly consistent, exhibiting between 530,000 and 600,000 square feet per year. Net absorption increased in the year 2015 to about 930,000 square feet. Most of this activity was due to big box leasing. For the year 2016, the region experienced net absorption of 217,311 square feet. In the first half of the year, leasing activity was strong among smaller tenants, but the overall market was impacted by the closing of five larger stores, including two Save Mart stores, two Sport Chalet locations and a clothing store. In the second half of the year, several larger leases were executed, which helped close the year with positive net absorption despite the closing of several Sports Authority stores.

In 2017, the region experienced an annual net absorption of 1,099,674 square feet. The significant increase over the previous year was due primarily to completions of new retail projects. Most notably, the Delta Shores project delivered 180,906 square feet of space in the fourth quarter 2017.

The first quarter of 2018 saw more vacancies of big box tenants, including Safeway and Big Lots in the West Capitol Plaza, West Sacramento, and Walmart and Sam's Club in the Country Club Centre (Arden/Howe/Watt submarket). In addition, Sears announced the closure of two stores in the Sacramento Region – Roseville Galleria and Sunrise Mall locations – and Toys R Us / Babies R Us

announced the insolvency of its business, which will result in ten store closures in the region. Toys R Us opened in 1948 and, although a concrete timeline has not been announced, the liquidation will close nearly 800 stores nationwide. The net absorption in the Sacramento region may be negatively impacted by impending store closures, as many power centers will be left to absorb these vacancies in a market where fewer retailers are looking for 40,000-60,000 square foot big box buildings.

Net absorption in new developments and healthy leasing activity in desirable submarkets helped offset the vacancies during the first quarter. Some recent leases and activity include:

- Rocklin Crossings completed an expansion of its center, with the buildings leased to TJ Maxx (21,000 sq. ft.) and Homegoods (21,000 sq. ft.)
- RC Willey (166,000 sq. ft.) and Regal Cinema (58,200 sq. ft.) opened their stores in Delta Shores
- TJ Maxx leased 21,000 sq. ft. in Promenade at Sacramento Gateway, Natomas
- Studio Movie Grill leased 50,000 sq. ft. at 8501 Auburn Blvd., Citrus Heights
- Roseville Motorsports leased 34,303 sq. ft. at 5905 Pacific Street, Rocklin
- Grocery Outlet leased 18,270 sq. ft. at 8835 Greenback Lane, Citrus Heights

Notable sale transactions in the first quarter 2018 include a \$25 million transfer of a Safeway-anchored center at 3308-3350 Arden Way. The center has rentable area of 137,714 square feet; additional tenants include a Dollar Tree, CVS and California Family Fitness center in space previously occupied by Sports Authority. The Macy's at Country Club Plaza sold for five million dollars to EDM Realty Corp., owners of the mall.

The following chart summarizes the recent history of retail vacancy in the Sacramento region.



The average retail vacancy in the Sacramento area has been consistently declining since 2010. The vacancy rate at the end of 2017 reached the previous cycle levels of nearly a decade ago. The first quarter posted an overall vacancy of 8.4%, down 10 basis points from the previous quarter and down 70 basis points from the previous year. The research report prepared by Colliers International indicates overall vacancy increased this quarter, primarily due to much of the absorption occurring in new space and not enough existing space being leased to offset the vacancies incurred.

Moving forward, it is anticipated that, due to the number of big box vacancies experienced in the region, coupled with more to come from stores that have announced closures, the overall vacancy rate will not decline much lower in the near term. Vacant space remains scarce in prime submarkets as tenants focus their demand there, while less desirable submarkets are finding it difficult to sustain demand.

The table below summarizes recent vacancy rates and net absorption by submarket. According to the CBRE research report, the submarkets achieving the highest absorption levels for the first quarter of 2018 were Rocklin and Arden/Watt/Howe with 99,414 and 66,745 square feet, respectively. The Colliers report indicates the South Sacramento submarket had the highest absorption due to deliveries and leasing at Delta Shores, while the Arden/Watt/Howe submarket had the largest negative absorption due to the closure of Walmart and Sam's Club.

Sacramento Retail Market Summary			
Submarket	Total SF (millions)	Vacancy 1Q 2018	Net Absorption 1Q 2018
Arden/Watt/Howe	3.7	11.0%	66,745
Auburn/Loomis	1.2	5.0%	(4,112)
Carmichael	1.3	17.6%	(2,573)
Citrus Heights/Fair Oaks	4.5	12.1%	(572)
Folsom/El Dorado Hills	5.6	6.6%	(5,382)
Greenhaven/Pocket	0.4	9.6%	1,200
Hwy 50/Rancho Cordova	2.9	14.1%	8,475
Laguna/Elk Grove	5.7	4.5%	(39,191)
Lincoln	1.2	2.3%	(1,515)
North Highlands	2.6	9.5%	8,709
North Natomas	2.4	7.9%	(2,584)
Rocklin	2.7	7.7%	99,414
Roseville	6.6	4.5%	2,669
South Natomas	0.6	9.7%	1,200
South Sacramento	4.7	13.0%	(48,181)
West Sacramento/Davis	2.6	4.2%	(31,093)
Total	48.7	8.4%	53,209
Source: CBRE MarketView Reports			

Rental Rates

This section discusses average asking rental rates. The reader should note these rates provide only a snapshot of activity at a specific point in time, subject to space that is available in the marketplace. This snapshot is influenced by the quality and quantity of space available at the time and is not indicative of rental rate trends in any given quarter. Guarded reliance should be placed on average asking rates due to the number of variables impacting these figures.

According to CBRE, the average asking rental rate for retail space in the Sacramento region was \$1.55 psf/month, triple net, in the first quarter of 2018. This average was up \$0.04 from the previous quarter but has remained relatively stable over the past three years, hovering between \$1.48 and \$1.52 psf/month. The market is experiencing a widening gap between asking rates in newly constructed centers in desirable submarkets and obsolete centers in secondary locations, resulting in an offsetting effect on the average, but a larger range. With only minimal new construction projected to deliver additional space in 2018, demand for retail space will keep average asking rents from decreasing much in the near term.

New Construction

Construction activity was limited in the region during the period of roughly 2008-2013 in response to market conditions; however, new construction has increased in the region since 2014 as feasibility has improved. In the year 2014, new completions totaled about 390,000 square feet. In 2015, completions totaled about 370,000 square feet and included a 120,000 square foot Lifetime Fitness athletic club in Roseville, two buildings in the Rocklin Crossings shopping center (one of which is occupied by Bass Pro Shops), and a big box store in South Sacramento. The only completion in the first quarter of 2016 was an Applebee's restaurant in Rocklin. In the second quarter of 2016, there were two completions totaling about 34,000 square feet, including a Nordstrom Rack expansion in Folsom and three shop buildings in the Rocklin Crossing center in Rocklin. In the third quarter of 2016, completions totaled about 49,000 square feet – a Home Goods store in the Arden/Watt/Howe submarket and a Smart & Final store in Citrus Heights. Over 254,000 square feet was completed in the fourth quarter, including a Lifetime fitness center in Folsom; and a Raley's grocery store, Nordstrom Rack and Cinemark Theater in the Arden/Watt/Howe submarket. In Downtown Sacramento, the new Golden 1 Center arena was completed in 2016 for the Sacramento Kings NBA basketball team, as well as for various concerts and other events. Several restaurants and shops have opened or are planned in and around the new arena.

In 2017, new construction was concentrated within two new major projects. The bulk of this was either build-to-suit or pre-leased before development began. Delta Shores, located in the South Sacramento submarket adjacent to Interstate 5, is an approximate 740,000 square foot retail center. In the fourth quarter 2017, Wal-Mart Supercenter opened a 300,000 square foot store, joining Dick's Sporting Goods, Hobby Lobby, Ross, ULTA, Old Navy, and PetSmart. RC Willey (170,000 square feet) and Regal Cinemas (14 screens) opened during the first quarter 2018.

New deliveries in the first quarter 2018 include the previously mentioned expansion at Rocklin Commons - 42,000 square feet leased to TJ Maxx and HomeGoods; RC Willey and Regal Cinemas in Delta Shores and a 29,296 square foot Sprouts Farmers Market in Natomas.

In the Downtown submarket, completion of Ice Blocks and Downtown Commons (DOCO) developments will further drive net absorption throughout 2018. Ice Blocks is a mixed-use development in the historic R Street Corridor in Midtown. At completion, it will feature three city blocks of ground floor retail with boutiques, cafes and restaurants, as well as office space and 142 loft-style apartment units. The last of the three blocks was delivered in the fourth quarter 2017, with West Elm leasing the largest 10,992 square feet space and scheduled to open mid-2018. Existing tenants include Bounty & Beast, Philz Coffee, Button Up boutique, Pure Barre, and several others.

Downtown Commons (DOCO) is a 630,000-square foot lifestyle center anchored by Macy's, Cinemark, 24 Hour Fitness and Urban Outfitters. The Sawyer Hotel mixed-use development, located in the DOCO project, delivered 53,000 SF of retail/restaurant space at the end of 2017. In addition to the larger anchor tenants, several restaurants have already opened (Haagen-Dazs, Punch Bowl Social, Sauced BBQ and Spirits); Echo & Rig Steakhouse opened in the first quarter 2018 and several others are scheduled to open later in the year - Burger Lounge, State Fare and Pressed Juicery.

The region has no new, large construction projects in the pipeline and construction activity will be minimal during the year 2018.

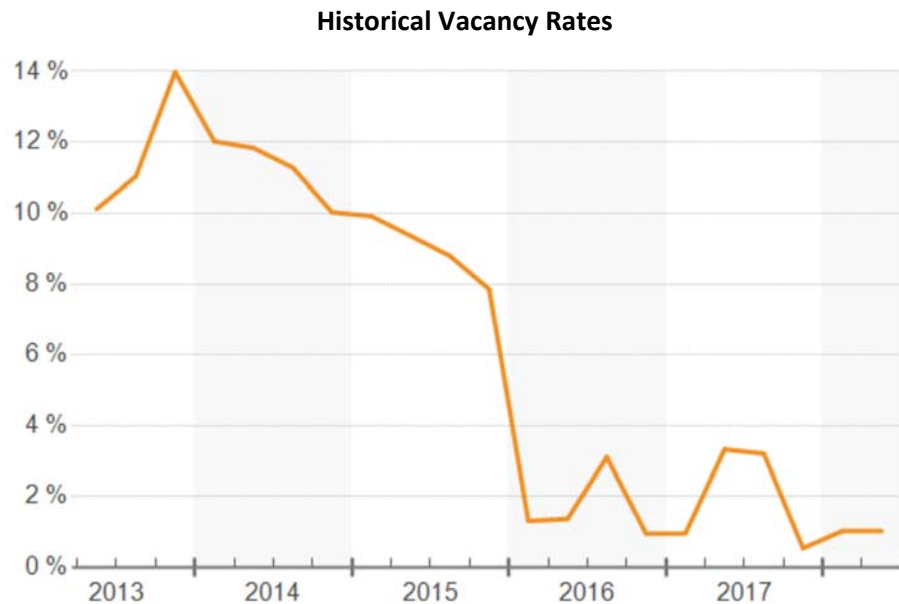
Downtown Roseville Submarket Analysis

Similar to the office submarket analysis, we have utilized survey data published by CB Richard Ellis. In addition, we relied on CoStar Property for a survey of retail properties that are similar to and competitive with the subject.

The subject is located in the Roseville retail submarket of the Sacramento region. According to market surveys published by CB Richard Ellis, the overall retail vacancy rate in the Roseville submarket was approximately 4.5% during the first quarter of 2018. The submarket's vacancy rate was lower than the regional vacancy rate of 8.4%.

Pertaining to retail properties of a similar size and more proximate to the subject property, we queried CoStar Property Analytics to determine the supply and vacancy for existing retail properties with less than 30,000 square feet of rentable area and within a half mile of the subject. This search revealed a total of 92 properties containing a total rentable area of 434,225 square feet, of which 4,493 square feet was vacant as of the first quarter of 2018. The implied vacancy rate is 1.0%. This rate is lower than the vacancy rate reported by CB Richard Ellis for the Roseville submarket, which indicates that the subject's specific location and size appear to be faring better than the submarket as a whole.

The chart on the following page illustrates the trend for vacancy of the surveyed properties over the past five years.

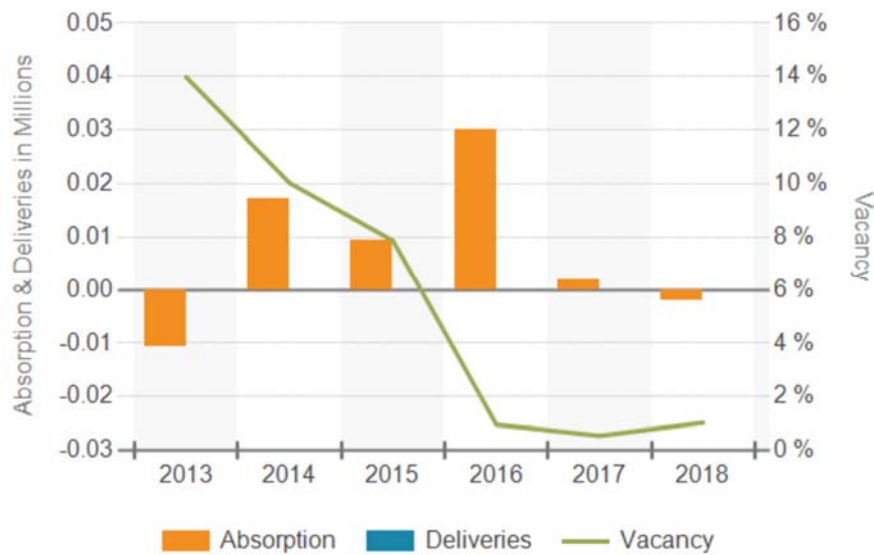


Absorption and average asking rental rates were also examined using CoStar Property Analytics with the same parameters discussed above. Overall average asking rental rates have increased 18.44% over the past three years for retail properties, with fluctuations from quarter-to-quarter and no apparent trend. Although vacancy has also fluctuated up and down slightly from quarter-to-quarter, overall vacancy has been below 5% since the beginning of 2016. The table below details absorption, vacancy, and average asking rental rate over the past three years, as reported by CoStar.

CoStar Property Analytics					
Period	Total Rentable Area (SF)	Total Vacancy	Vacancy %	Total Net Absorption (SF)	Avg. Lease Rate
2018 Q1	434,225	4,493	1.0%	(2,088)	\$1.67
2017 Q4	434,225	2,405	0.6%	11,500	\$1.61
2017 Q3	434,225	13,905	3.2%	515	\$1.49
2017 Q2	434,225	14,420	3.3%	(10,240)	\$1.43
2017 Q1	434,225	4,180	1.0%	0	\$1.41
2016 Q4	434,225	4,180	1.0%	9,300	\$1.40
2016 Q3	434,225	13,480	3.1%	(7,500)	\$1.23
2016 Q2	434,225	5,980	1.4%	(260)	\$1.30
2016 Q1	434,225	5,720	1.3%	28,440	\$1.41
2015 Q4	434,225	34,160	7.9%	4,071	\$1.41
2015 Q3	434,225	38,231	8.8%	2,462	\$1.41

Note: The average lease rate shown is on triple net terms.

The following chart shows the average vacancy rate, absorption and deliveries over the past five years, as reported by CoStar Property Analytics.



Overall, the general consensus among brokers active in the subject's market area is that the retail market has improved, and conditions are expected to continue to improve in the coming periods. Vacancy for similar properties in the area is low, indicating that there demand, and rental rates will continue to rise.

Looking Ahead

The Sacramento retail market started 2018 with overall positive absorption, due primarily to new space delivered, and a slightly declined vacancy rate, remaining 160 basis points below 10%. The market continues to be characterized by scarce availability and strong demand for the best quality projects in prime submarkets, whereas many older centers, some with functional issues, continue to struggle, having never fully recovered from the recession.

The coming year is expected to be one of continued moderate improvement for the Sacramento retail market, but activity is expected to slow as there is less available space in the prime submarkets. With no major construction planned, no significant increase in the supply of retail space is expected. Population and job growth are expected to continue to rise moderately, in large due to in-migration from the more costly Bay Area. In the near term, rental rates are projected to increase for good quality product in prime locations, particularly power regional centers, while older centers will discount their asking rates. Vacancy rates should continue to remain relatively stable, with possibly some upward fluctuation as the recent and impending store closures are absorbed. Demand for local service, experience-based and food tenants in the region is expected to be sustained, however, competition from internet retailers will continue to put pressure on the retail consumer goods industry.

Property Analysis

Land Description and Analysis

Land Description

Land Area	0.53 acres; 22,982 SF
Source of Land Area	Public Records
Primary Street Frontage	Vernon St. - 150 feet
Shape	Square
Corner	Yes
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	No problems reported or observed
Ground Stability	No problems reported or observed

Flood Area Panel Number	06061C-0478F
Date	June 8, 1998
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No

Zoning; Other Regulations

Zoning Jurisdiction	City of Roseville
Zoning Designation	CBD/SA - DT
Description	Central Business District/Special Area - Downtown Specific Plan (DT-6)
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	The Central Business (CBD) District is intended to be applied to the older portions of the downtown area to provide flexibility in the types of uses typically found in the traditional downtown where a range of business, personal service, residential, and mixed-use uses can be located to support the entire community. This zone also promotes the development of a Civic Core within the community and the implementation of a pedestrian-oriented environment. The SA, special area district is an overlay district which allows modification of the underlying general district regulations (including both permitted use types and development standards) by reference to regulations adopted either in a specific plan, which applies to the property so classified, or in the ordinance rezoning the property so classified. Principally permitted uses include mixed-use, retail, restaurants, entertainment, offices, public/quasi-public, and multi-family residential (southeast of Taylor Street and northwest of Lincoln Street). The subject is also located in the Downtown Special Area. The purpose of the Downtown Specific Plan is to direct public and private development consistent with the community vision for the downtown specific plan area. Redevelopment within the older areas of the City of Roseville presents unique development challenges. The Downtown Specific Plan Downtown Code is therefore a comprehensive document for the downtown specific plan area that provides detailed performance criteria and development standards that are intended to facilitate development while recognizing the area's unique character.

Other Land Use Regulations	None
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Utilities

Service	Provider
Water	City of Roseville
Sewer	City of Roseville
Electricity	City of Roseville
Natural Gas	PG&E

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

Easements, Encroachments and Restrictions

An inspection of the subject property revealed no apparent adverse easements, encroachments or other conditions currently impacting the subject. However, the exact locations of typical roadway and utility easements, or any additional easements, which would be referenced in a preliminary title report, were not provided to the appraiser. The appraiser is not a surveyor nor qualified to determine the exact location of easements. It is assumed any easements noted in a current preliminary title report do not have an impact on the opinion(s) of value as provided in this report. If, at some future date, any easements are determined to have a detrimental impact on value, the appraiser reserves the right to amend the opinion(s) of value contained herein.

Seismic Hazards

According to the Seismic Safety Commission, the subject is located within Zone 3, which is considered to be the lowest risk zone in California. There are only two zones in California: Zone 4, which is assigned to areas near major faults; and Zone 3, which is assigned to all other areas of more moderate seismic activity. In addition, the subject is not located in a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 (revised January 1994) of the California Department of Conservation, Division of Mines and Geology.

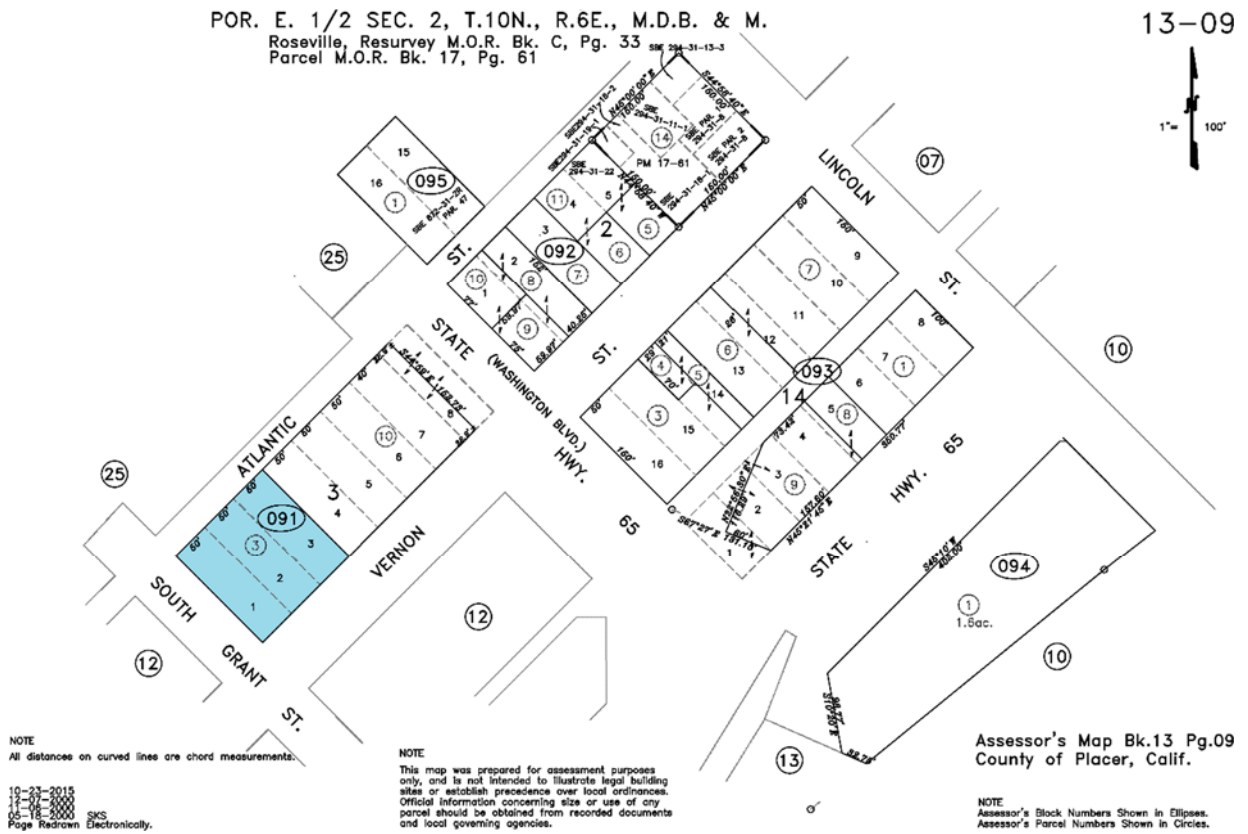
Conclusion of Land Analysis

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. According to representative with the city of Roseville, development of a four-story, 80,000 square foot office, or some mix of office, retail and possibly multifamily could be supported by zoning. We are not aware of any other particular restrictions on development.

Site Plan



Parcel Map



Improvements Description and Analysis

The subject property is currently improved with a United States Post Office. The building was constructed in 1935 and consists of 9,783± square feet on the ground floor and 9,702± square feet of basement space, for a total rentable area of 19,485± square feet. The property is situated within the confines of a single assessor's parcel containing approximately 22,982 square feet of land area.

The subject was reportedly constructed in 1935 and has been renovated and updated at various times over the years. The first floor contains a lobby, customer service counter and post office boxes at the front of the building. The employees-only area at the back of the building includes a break room, restrooms, private offices and a large open area used for mail sorting. The mail sorting area is accessible via a truck loading dock on the north side of the building. The building contains a basement that is built out with offices, locker rooms, a boiler room, storage rooms and a large warehouse-type storage area. The basement is accessed via one interior stairwell and one exterior stairwell along Vernon Street. A commercial grade dumbwaiter also allows vertical movement of materials between the ground floor and basement. The tenant only leases the ground floor. While the post office still has access to the basement and is storing some items there, they are not technically to be using the basement. Further, the property owner was to secure the basement from being accessed; however, this was never completed. Technically, if properly secured, the property owner could lease the basement area; however, given its poor condition and poor accessibility, it is unlikely a tenant could be secured. As such, the basement is considered to have no contributory value to the property over the two-year interim use time frame.

A description of the improvements is provided on the following pages, based on our inspection of the subject property on May 1, 2018.

Improvements Description

Name of Property	320 Vernon Street
General Property Type	Office
Property Sub Type	Governmental/Institutional
Competitive Property Class	C
Occupancy Type	Single Tenant
Percent Leased	100%
Number of Tenants	1
Number of Buildings	1
Stories	The building contains one floor above ground and a basement. The basement has windows near the ceiling (at street grade).
Construction Class	D
Construction Type	Wood frame
Construction Quality	Average for 1935 construction
Condition	The subject's structural and site improvements appear to be in fair to average condition, while the interior tenant improvements range from poor to fair condition.
Rentable Area (SF)	19,485
Land Area (SF)	22,982
Floor Area Ratio (RA/Land SF)	0.85
Building Area Source	Inspection
Year Built	1935
Actual Age (Yrs.)	83
Estimated Effective Age (Yrs.)	40
Estimated Economic Life (Yrs.)	45-50
Remaining Economic Life (Yrs.)	5-10
Number of Parking Spaces	18
Source of Parking Count	Inspection
Parking Type	Paved and striped
Parking Spaces/1,000 SF RA	0.92
Landscaping	Landscaping includes a typical quantity and quality of shrubs and trees, with an automatic irrigation system.

Construction Details

Foundation	Perimeter reinforced concrete and wood subfloors over the basement area
Basement	Yes
Structural Frame	Concrete block
Exterior Walls	Stucco and concrete block
Doors and Windows	The entrances to the building consist primarily of wood frame construction, and the windows have wood frames with clear or tinted glass.
Roof	Built-up composition
Dock Height Loading Doors	1
Interior Finishes	Average
Floors	The floor coverings consist of ceramic tile, vinyl tile, wood and commercial grade carpet. A portion of the basement has unfinished concrete floors. Another portion of the basement area has tile flooring and is reported to asbestos (approximately 4,000 sf of the 9,702 SF basement).
Walls	Taped, textured and painted drywall, exposed concrete block, faux wood paneling and wallpaper
Ceilings	Acoustical panels in T-bar grids, finished and exposed
Lighting	Affixed and recessed fluorescent lighting fixtures
HVAC	Central
Electrical	Presumed adequate for the current use
Elevators	—
Rest Rooms	Two unisex restrooms on first floor, two women's restrooms and one men's restroom in basement area
Sprinklers	None

Improvements Analysis
Quality and Condition

The quality and condition of the subject is considered to be inferior to that of competing properties.

Functional Utility

The improvements appear to be adequately suited to their post office use, and there do not appear to be any significant items of functional obsolescence. However, for market use, the basement space is considered to pose certain functional issues for any type of general commercial use.

Deferred Maintenance

The downstairs basement office space is in poor condition.

ADA Compliance

Given the age of the improvements it is presumed the property has some ADA issues. However, we are not expert in ADA matters, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

Hazardous Substances

An environmental assessment report was not provided for review and environmental issues are beyond our scope of expertise. It is our understanding the basement floor tiles contain asbestos. Given the age of the construction, there is some possibility asbestos or other hazardous materials could also be contained in some of the mechanical piping insulation and materials within the walls.

Personal Property

No personal property items were observed that would have any material contribution to market value.

Conclusion of Improvements Analysis

In comparison to other competitive properties in the region, the subject improvements are rated as follows:

Improvements Ratings	
Visibility/Exposure	Average
Design and Appearance	Below Average
Age/Condition	Below Average
% Sprinklered	Below Average
Interior Amenities	Below Average
Floor to ceiling heights	Average
Parking Ratios	Average
Distance of Parking to Building Access	Average
Landscaping	Average

Overall, the quality, condition, and functional utility of the improvements are generally average for their age and location. The subject property is at the end of its economic life having been used as a post office for nearly 78 years. Based on a test of financial feasibility, in our opinion it is highly unlikely a buyer of the subject would propose to renovate and convert the subject property to an alternative use. Also considered is the fact that the basement is not desirable for occupancy as either office or retail space in the Roseville market area. As will be discussed in the Highest and Best Use section, given the encumbering lease agreement, the highest and best use is for interim post office use, with demolition and redevelopment of the site to occur in the year 2020, provided market conditions are such that development is financially feasible (which is presumed for the purpose of this analysis).



Building exterior facing southeast – main entrance



Ramp to main entrance



Main entrance



Stairs on southeast side of the building to the basement



Eastern corner of the building



Building exterior facing northeast – area between subject and the adjacent building



Building exterior facing northwest



Building exterior facing northwest



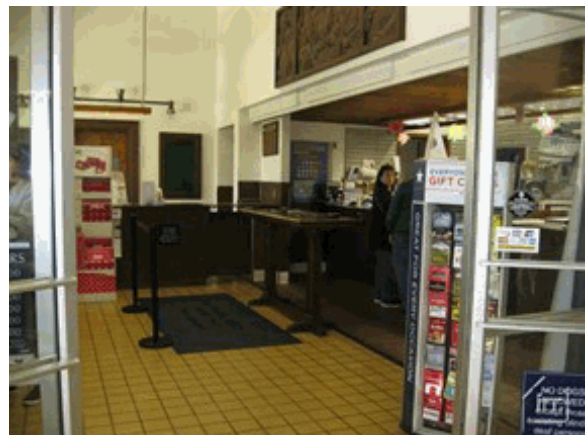
Building exterior facing southwest



Parking behind the building – photo taken from the loading dock



Looking northeast at the subject



Front desk/customer service area



Post office boxes



Mail sorting area



Mail sorting area



Mail sorting area



Mail sorting area



Mail sorting area



Mail sorting area



Door leading to the loading dock



Loading dock



Restrooms



Breakroom



Office



Restroom



Office



Mechanical room



Janitorial closet



Locker rooms



Locker rooms



Basement hallway



Basement office



Basement hallway



Basement space



Basement space



Basement space



Basement space



Basement space



Basement space



Basement restroom



Basement space



Basement space



Looking northeast along Vernon Street



Looking southwest along Vernon Street



Looking southeast along S. Grant Street



Looking northwest along S. Grant Street



Looking southwest along Atlantic Street



Looking northeast along Atlantic Street

Real Estate Taxes

The property tax system in California was amended in 1978 by Article XIII to the State Constitution commonly referred to as Proposition 13. It provides for a limitation on property taxes and for a procedure to establish the current taxable value of real property by reference to a base year value, which is then modified annually to reflect inflation (if any). Annual increases cannot exceed 2% per year.

The base year was set at 1978-76 or any year thereafter in which the property is substantially improved or changes ownership. When either of these two conditions occurs, the property is to be reappraised at market value, which becomes the new base year assessed value. Proposition 13 also limits the maximum tax rate to 1% of the value of the property, exclusive of bonds and direct charges. Bonded indebtedness approved prior to 1978, and any bonds subsequently approved by a two-thirds vote of the district in which the property is located, can be added to the 1% tax rate.

The subject property is not taxed because it is owned by a public entity. However, if sold to a non-public entity, the subject would be taxed similar to other commercial properties in the vicinity, which would be based on the tax rate applied to the assessed value, plus any additional direct charges. The subject property is located in tax rate area 005-029, which has a current tax rate of 1.063614%.

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As If Vacant

Legally Permissible

The legal factors influencing the highest and best use of the subject property are primarily government regulations, such as zoning and building codes. As previously presented, the subject property is zoned CBD/SA-DT – Central Business District/Special Area – Downtown Specific Plan. A variety of commercial uses are legally permissible, including retail, service-commercial and office uses. This area has undergone extensive planning and review; zoning modifications are considered highly unlikely. Based on a review of the subject's zoning ordinance, the primary legally permissible uses of the subject property are for retail, office and/or mixed-use development.

Physically Possible

The physical characteristics of a site that affect its possible use(s) include, but are not limited to, location, street frontage, visibility, access, size, shape, topography, availability of utilities, off-site improvements, easements and soil and subsoil conditions. Since the legally permissible test has resulted in a potential for commercial and/or mixed-use development, at this point the physical characteristics are examined to see if they are suited for the legally permissible uses.

Locational considerations include the compatibility and position of the subject property with respect to surrounding uses. Based on our physical inspection of the subject property, we know of no reason why the property would not support any legal development.

The topography of the subject property appears adequate for development. In addition, the property is not located within a Fault-Rupture Hazard Zone. All utility services are available, and evidence of commercial and mixed-use construction in the immediate area provides additional support for the possibility of development. Typical roadway and utility easements exist but are not unusual in any way. It is assumed any easements do not adversely affect the subject's potential for development.

The subject property is located within the city of Roseville, specifically the Downtown area, and the subject's location is considered average for the legally permissible uses. The property has frontage, visibility and access along Vernon Street, S. Grant Street and Atlantic Street. In addition, the property is proximate to Interstate 80 via Atlantic Street and Douglas Boulevard by a number of downtown

streets. Overall, the subject property has physical characteristics that support the legally permissible uses.

Financially Feasible

A determination of financial feasibility is dependent on regional supply and demand influences. Vacancy for retail and office properties in Roseville and region-wide has steadily decreased over the last several years. The subject property is located in downtown Roseville, which has experienced some revitalization, property appreciation, increased rental rates and new construction in recent years.

While recent broker surveys suggest stabilization has been occurring for office and retail properties in the subject's market and region wide over the last couple of years, current market rents and sale prices are still not high enough to justify new construction. In other words, the cost of construction (plus land value) exceeds the market value of the property upon completion of construction. New construction may not be considered financially feasible at this time. It is our opinion the highest and best use of the subject property as though vacant would be to hold for future office and/or mixed-use development (office, retail and /or multifamily), and the timing of future development would depend on further improvement in market conditions as it relates primarily to market rent and sale price levels. That being said, development may be possible in a build-to-suit scenario with a large credit tenant in place and contract rent sufficiently high enough to justify construction.

Maximally Productive

Legal, physical and market conditions have been analyzed to evaluate the highest and best use of the subject property. The analysis is presented to evaluate the type of use(s) that will generate the greatest level of future benefits possible to the property. There have been other proposed/partially completed projects in the immediate area that have been largely unsuccessful. While construction of an office and/or mixed-use project is legally permissible and physically possible, the submarket is considered to be overbuilt, given the amount of existing supply and limited demand currently existing in the market.

Conclusion

Based on the factors previously discussed, holding for future development is the maximally productive land use that is legally permissible, physically possible and financially feasible. Considering the subject's specific characteristics, the highest and best use of the subject property – as vacant – is to hold for future construction. It is projected the subject property will ultimately be developed with office, retail and/or mixed-use development, but future construction will be dependent on continued moderate improvement of market conditions.

As Improved

As with the highest and best use as though vacant, the four tests of highest and best use must also be applied to the subject property considering the in-place improvements. Consideration must be given to the continued as-is use of the subject, as well as alternative uses for the property. The potential alternative uses consist of demolition, expansion, conversion or renovation. A discussion of the possible "as improved" uses is offered beginning on the following page.

Demolition

One alternative would be to demolish the subject structure, creating a vacant site. Although it is physically possible to demolish the building, it is not legally possible given the existing lease. The property is leased to the United States Post Office, whose lease does not expire until April 30, 2020. As shown later in this report, the property owner's cost to relocate the post office prior to the end of the lease is extremely punitive. Therefore, demolition is not considered legal or financially feasible at this time. However, once the lease expires in 2020, demolition of the subject is considered the most likely option given the age and condition of the improvements.

Expansion

The subject property exhibits a floor area ratio of 0.85 (based upon the total building area in relation to the land area). This ratio is within the range typically seen for similar properties in the immediate Downtown Roseville market area. Given the existing floor area ratio, along with parking requirements, and the condition of the existing improvements, expansion is not considered physically possible.

Conversion

The subject property was specifically designed for post office use. Conversion to a significantly different use would not be legally permissible due to the lease in place, or financially feasible in light of the age and condition of the existing structure. Therefore, conversion is not an appropriate alternative.

Renovation

The improvements were originally constructed in 1935. The ground floor of the subject is currently used as a U.S. Post Office retail unit. All major mail delivery functions have been moved out of the subject location. Currently, only three to four employees work at the subject site. It is solely used for P.O. boxes and the sending of packages. The basement contains a mix of finished and unfinished space previously used for post office operations. This space is in poor condition and is not leased by the post office. However, it is not considered financially feasible to renovate this space for use for another tenant due to access issues and a lack of demand for basement office space. Based on our inspection, the subject's structural and site improvements appear to be in fair to average condition, while the interior tenant improvements range from poor to fair condition. It is our opinion a retrofit of the tenant improvements and conversion to 100% office use would not be financially feasible given the age of the subject and the related problems of converting a property such as this. Major renovation of the structure would most likely not receive an adequate return so as to justify the cost of construction.

Continued Use – As-Is

The subject property can legally and physically continue to be utilized in its exact as-is condition for at least another two years. At the present time, continued use of the subject is legally permissible, financially feasible and maximally productive.

Conclusion

Legal, physical and financially feasible considerations, as well as alternative uses and market considerations, have been analyzed to evaluate the highest and best use of the subject property as

improved. Based on this analysis, the subject's highest and best use as improved is for interim use as a post office facility until the lease agreement terminates in April 2020, or until the U.S. Post Office voluntarily vacates the subject property. In light of the age and condition of the subject improvements, the highest and best use as improved is for interim use as a post office facility until the lease agreement terminates, or until the tenant voluntarily vacates the subject property and then demolition of the existing building. The financial feasibility of construction at that time would be dependent on market conditions at that time.

Most Probable Buyer

The most likely buyer is an investor looking to collect interim income and develop the subject at a future date.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Applicable	Utilized

Given our opinion of highest and best use, the most appropriate method of estimating the market value of the leased fee interest is yield capitalization, a valuation technique of the income capitalization approach. As part of this valuation we will use the sales comparison approach to estimate the value of the underlying land. In summary, we will estimate all net inflows of cash over the two years remaining on the lease and determine the net reversion value (future land value, less demolition and fill costs) and discount all of the net cash flows to a present value.

Income Capitalization Approach

Introduction

In order to estimate the leased fee market value of the subject property as of May 1, 2018, we must consider the present value of the interim income associated with the subject's lease, in addition to the reversion value of the subject (future land value less demolition and related costs). As discussed in the *Highest and Best Use* section of this report, holding for future mixed use (office and retail) development is considered to be the maximally productive use of the subject property. There is currently one tenant in place through April 20, 2015, with a single five-year option.

In light of the interim nature of the current lease agreement, and due to the fact the building is at the end of its economic life (built in 1935); the direct capitalization method of the income capitalization approach is not applicable to the valuation due to its recognition of income in perpetuity.

Annual Cash Flows

As discussed in the *Highest and Best Use* section, the most likely buyer of the subject would purchase the property based on the present value of the annual cash flows, plus the net value of the reversion. Below we will discuss contract the subject's contract rent. At the end of this section we will present our estimate of the annual cash flows related to the lease agreement encumbering the subject.

Contract Rent

The property is leased to a single tenant. Pertinent lease terms are shown below.

Lease Synopsis

Lessor	City of Roseville			
Lessee	United States Post Office			
Leased SF	9,783			
Lease Type	Modified Gross			
Commencement	5/1/2015			
Expiration	4/30/2020			
Cancellation Clause	Upon 180 days written notice to the Landlord			
Term	60	months	or	5.0 years
Remaining Term	24	months	or	2.0 years
Base Rent & Escalations	Period	Months	PSF/Yr	Annual Rent
	Base Term	5/1/2015 - 4/30/2016	1 - 12	\$11.04 \$108,000
	Base Term	5/1/2016 - 4/30/2017	13 - 24	\$11.37 \$111,240
	Base Term	5/1/2017 - 4/30/2018	25 - 36	\$11.71 \$114,577
	Base Term	5/1/2018 - 4/30/2019	37 - 48	\$12.06 \$118,014
	Base Term	5/1/2019 - 4/30/2020	49 - 60	\$12.43 \$121,554
Current Rent				\$118,014
Projected Rent - First Forecast Year				\$118,014

The lease is written under modified gross terms, under which the tenant directly covers the cost of utilities, janitorial, repairs and maintenance (except for the lights, HVAC, roof and structural building components). The property owner is responsible for property taxes, insurance, maintenance of the items mentioned above and property management. It is anticipated the property owner will not set aside any replacement allowances as the highest and best use is to raze the building at the end of the lease.

Additional information contained in the lease that is deemed relevant to the valuation of the subject is offered as follows:

- **Early Termination** – Should the City of Roseville (current property owner) desire to move forward with their redevelopment plans for the subject property, the city would be required to give one-year advanced notice and obtain temporary space for the USPS – provided they were to move back to a new building on the subject site. The city would be required to pay relocation costs up to \$470,000. When a permanent site is identified (either in the new building on the subject site, or another building), the city would need to cover \$690,000 in new tenant improvement costs (subject to CPI adjustments). The new permanent space is to be 4,110± square feet in terms of net usable area. If the USPS decides to terminate the lease, or if the lease extends to the end of the contract term, neither relocation costs, nor tenant improvement costs would be required of the city. In light of the significant cost to remove the USPS prior to end of the lease, it is highly unlikely a buyer of the subject would exercise the early termination clause.

The tenant only leases the ground floor. While the post office still has access to the basement and is storing some items there, they are not technically to be using the basement. The property owner was to secure the basement from being accessed but has not been done. If properly secured, the property owner could lease the basement area; however, given its poor condition and poor accessibility, it is unlikely a tenant could be secured. As such, the basement is considered to have no contributory value to the property over the two-year interim use time frame.

Vacancy & Collection Loss

Based on the credit quality of the tenant, the length of the lease, and practices of typical investors in the market, no deductions for vacancy and collection loss are appropriate.

Expenses

The property owner is responsible for property taxes, insurance and maintenance of the lights, HVAC, roof and structural building components. The subject is owned by a government entity and is therefore not subject to property taxes; however, the definition of market value assumes a sale of the subject property. Therefore, based on a sale to a non-government entity, we have calculated property taxes by multiplying the subject's tax rate by the indicated market value. An expense of \$0.25 psf/year is concluded for the subject's insurance expense. A conclusion of \$0.20 psf/year appears reasonable for the subject's maintenance/repairs expenses. Given the highest and best use to demolish the structure at the end of the lease, it is assumed the owner will only make absolutely necessary repairs to the building. It is anticipated the property owner will not set aside any replacement allowances as the highest and best use is to raze the building at the end of the lease.

Expenses are trended up by 3% in the second year and property taxes are trended up by the maximum of 2% in the second year in accordance with existing law. Our first-year expense estimates are presented in the table below.

Interim Expenses		
Expense	\$/SF/Year	\$/Year
Property Taxes	\$0.25	\$4,893
Property Insurance	\$0.25	\$4,871
Maintenance/Repairs	<u>\$0.20</u>	<u>\$3,897</u>
Total Per Year	\$0.70	\$13,661
Total Per Month	\$0.058	\$1,138

Reversion Value

In accordance with the highest and best use analysis, the reversion value consists of the future land value, less future demolition costs and related costs. These two components of the net reversion value are presented as follows:

Land Valuation

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. Our search for comparable sales focused on transactions within the following parameters:

- Location: Within Roseville, primarily within the historic and downtown areas
- Size: Less than one acre
- Transaction Date: Within the past three years

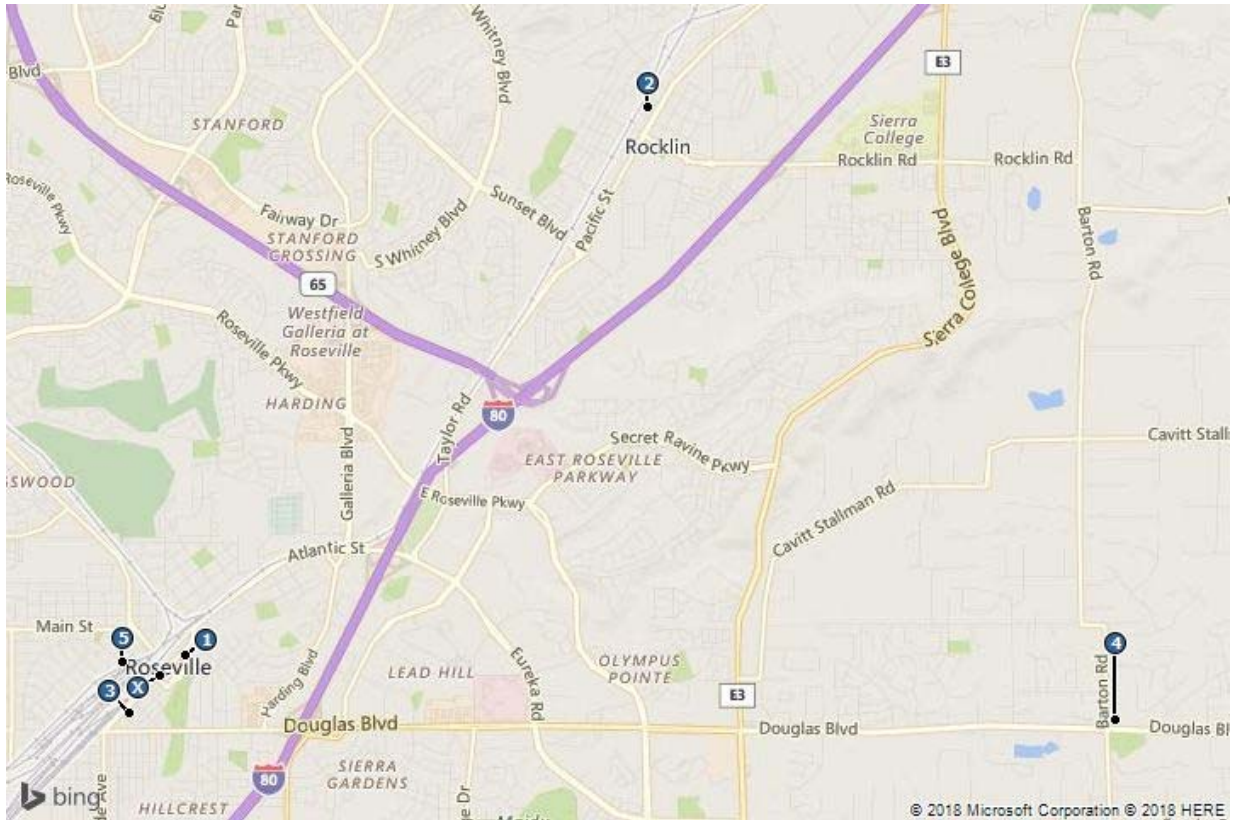
Given the limited data in the market area, we had to expand our search to include other historic/downtown areas and surrounding communities.

For this analysis, we use price per usable square foot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table.

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Effective Sale Price	SF; Acres	Zoning	\$/SF Land	\$/Acre
1	Vacant Land 129 Vernon St. Roseville Placer County	Sep-17 Closed	\$200,000	11,354 0.26	Central Bus. Dist./Sp. Area- Downtown Specific Plan	\$17.61	\$767,165
<i>Comments: Sale of a property improved as a parking lot at the time of sale. The buyer has plans to develop the site as a five-story, 42,680 square foot mixed-use project comprised of 24 residential units and approximately 2,000 square feet of retail space.</i>							
2	3720 Pine Street 3720 Pine St. Rocklin Placer County	Jun-17 Closed	\$130,000	15,000 0.34	General Retail Service Commercial	\$8.67	\$377,468
<i>Comments: This transaction represents the sale of a vacant parcel located within a historic portion of the City of Rocklin. While the site has a gross land area of 15,000 square feet, over half of the site is undevelopable due to a railroad right-of-way. The property previously sold in an REO transaction in September 2014 for \$50,000 or \$7.57 psf/usable land area.</i>							
3	609-625B Vernon Street 609, 623 & 625B Vernon St. Roseville Placer County	Nov-16 Closed	\$803,780	37,549 0.86	Ctrl. Bus. Dist./Sp. Area- Downtown Specific Plan	\$21.41	\$932,459
<i>Comments: This transaction represents the portfolio sale of two parcels. At the time of sale, one of the parcels was improved with two buildings, a 2,140 SF retail building and a 3,716 SF auto service building. The property was purchased to be redeveloped into a four-story mixed use building comprising 58 affordable apartment units with 2,900 square feet of ground floor retail. The proposed project will include 60 underground parking spaces and four surface parking spaces. The cost of demolition of the existing buildings is considered and expenditure after sale and the sale price must be adjusted upward.</i>							
4	Granite Bay Retail & Office site 8481 Barton Rd Granite Bay Placer County	Jul-15 Closed	\$640,000	37,905 0.87	Commercial	\$16.88	\$735,632
<i>Comments: This comparable represents the sale of vacant land located along the east side of Barton Road, just north of Douglas Boulevard in Granite Bay. The adjacent parcel, which was improved with a 1,721 square foot office building was also purchased by the same buyer in a separate transaction. Since the purchases the office building (not this property) was demolished, the parcels were assembled (new APN 048-101-084) and improved with a memory care residence.</i>							
5	326 Church Street 326 Church St. Roseville Placer County	May-18 Listing	\$175,000	9,828 0.23	General Commercial	\$17.81	\$775,709
<i>Comments: This transaction represents the active listing of a 0.23 acre parcel zoned general commercial. The general commercial zone is intended to serve the entire community by providing areas for commercial facilities that are more of a service or heavy commercial character than are permitted in the Community Commercial District, and may involve outdoor display, storage or activity areas. Surrounding land uses include single-family residential and auto service uses and vacant land.</i>							
Subject				22,982	Central		
320 Vernon Street				0.53	Business		
Roseville, CA					District/Special		

Comparable Land Sales Map





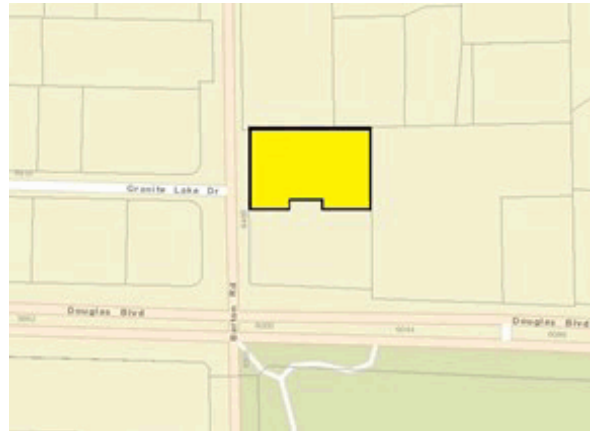
Sale 1
Vacant Land



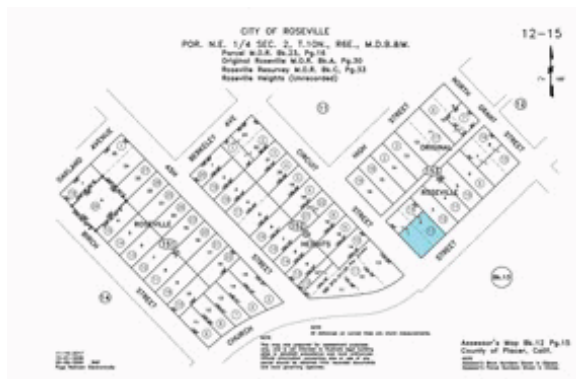
Sale 2
3720 Pine Street



Sale 3
609-625B Vernon Street



Sale 4
Granite Bay Retail & Office site



Sale 5
326 Church Street

320 Vernon Street

Analysis and Adjustment of Sales

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.	Sale 3 included two buildings totaling 5,856± square feet that needed to be demolished prior to development. We estimated a cost of \$5.00 per square foot to demolish the buildings.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	No adjustments are required.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	The comparable sales represented cash to the seller transactions and, therefore, do not require adjustments.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	Sale 5 is an active listing. This sale is adjusted downward to reflect the likelihood that the sale price will be below the asking price due to typical negotiation with the buyer. The remaining comparables sold with no unusual conditions of sale and do not require adjustments.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Upward adjustments are applied to Sales 3 and 4, which transferred in 2016 and 2015, respectively, to account for the improvement in market conditions since the time of the sales.
Location	Market or submarket area influences on sale price; surrounding land use influences.	The subject is located within the core of the Central Business District of downtown Roseville. The subject's location near the city offices, the Civic Center and the Vernon Street Town Center bodes well for the subject. Factors considered in evaluating location include, but are not limited to, demographics, growth rates,

Adjustment Factor	Accounts For	Comments
		surrounding uses and property values. Sale 2 is located in the historic part of Rocklin which is considered to be in an inferior area compared to that of the subject, and an upward adjustment is applied. Sale 4 is located in Granite Bay which is slightly superior in comparison to the subject's location and is adjusted downward. While Sales 1, 3 and 5 are also located in Roseville, proximate to the subject, they are not located as proximate to the core and upward adjustments are warranted.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	The subject property is considered to possess average access/exposure. Sales 4 and 5 are located in areas that are slightly more residential in nature and their exposure is slightly inferior in comparison to the subject. These sales are adjusted upward. The remaining sales are considered to possess similar access and exposure attributes and no adjustments are considered necessary.
Size	In general, due to economies of scale, the market exhibits an inverse relationship between land area and price per square foot such that larger parcels typically sell for a lower price per square foot than smaller parcels, all else being equal. This relationship sometimes reverses, when smaller parcel size begins to impact the functional utility of a site, as is the case in many downtown market areas where parcel sizes are small and land available for development is limited.	Applicable adjustments are applied for differences in size. The comparables that are appreciably smaller than the subject are adjusted upward.

Adjustment Factor	Accounts For	Comments
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.	Similar to the subject property, all of the sales have zoning permitting a variety of commercial, office or mixed-use development and no adjustments are warranted.
Off-Site Improvements	Off-site improvements include utilities to the site, streets, curbs, gutters and sidewalks.	The subject has all off-site improvements in place as is the case with the majority of the comparables. However, Sale 2 has inferior off-site improvements and is adjusted upward.
Site Utility	Primary physical factors that affect the utility of a site for its highest and best use.	The subject property has average site utility given its shape, level topography, and lack of vegetation, trees, rocks or other impediments to development. All of the sales have similar site utility and no adjustments are required.

The following table summarizes the adjustments we make to each sale.

Land Sales Adjustment Grid						
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Address	320 Vernon St.	129 Vernon St.	3720 Pine St.	609, 623 & 625B Vernon St.	8481 Barton Rd	326 Church St.
City	Roseville	Roseville	Rocklin	Roseville	Granite Bay	Roseville
County	Placer	Placer	Placer	Placer	Placer	Placer
Sale Date		Sep-17	Jun-17	Nov-16	Jul-15	May-18
Sale Status		Closed	Closed	Closed	Closed	Listing
Sale Price		\$200,000	\$130,000	\$774,500	\$640,000	\$175,000
Price Adjustment		—	—	\$29,280	—	—
Effective Sale Price		\$200,000	\$130,000	\$803,780	\$640,000	\$175,000
Square Feet	22,982	11,354	15,000	37,549	37,905	9,828
Acres	0.53	0.26	0.34	0.86	0.87	0.23
Usable Square Feet	22,982	11,354	6,607	37,549	37,906	9,828
Price per Usable Square Foot		\$17.61	\$19.68	\$21.41	\$16.88	\$17.81
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		—	—	—	—	—
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller
% Adjustment		—	—	—	—	—
Conditions of Sale		Market	Market	Market	Market	Listing
% Adjustment		—	—	—	—	-5%
Market Conditions	5/1/2018	Sep-17	Jun-17	Nov-16	Jul-15	May-18
Annual % Adjustment		—	—	5%	10%	—
Cumulative Adjusted Price		\$17.61	\$19.68	\$22.48	\$18.57	\$16.92
Location		10%	10%	10%	-5%	10%
Access/Exposure		—	—	—	5%	5%
Size		10%	15%	—	—	10%
Zoning		—	—	—	—	—
Off-Site Improvements		—	5%	—	—	—
Site Utility		—	—	—	—	—
Net \$ Adjustment		\$3.52	\$5.90	\$2.25	\$0.00	\$4.23
Net % Adjustment		20%	30%	10%	0%	25%
Final Adjusted Price		\$21.14	\$25.58	\$24.72	\$18.57	\$21.14
Overall Adjustment		20%	30%	16%	10%	19%
Range of Adjusted Prices		\$18.57 - \$25.58				
Average		\$22.23				
Indicated Value		\$24.00				

Land Value Conclusion

We analyzed several land sales for comparison to the subject property. The adjustment grid on the preceding page illustrates the quantitative adjustments applied to the market data in order to equate them with the subject. Prior to adjustment, the sales reflect a range of \$16.88 - \$21.41 per usable square foot. After adjustment, the range is narrowed to \$18.57 - \$25.58 per usable square foot, with an average of \$22.23 per usable square foot. Given the adjustments required for location and size, the range shifted upward

Sale 5 is an active listing in which the final sale price is uncertain and guarded reliance is placed on this comparable. Sale 1 is the most recent transaction in the data set, has the same zoning and is located in the immediate area. Sale 3 also has the same zoning, is located in the immediate area and required the least gross adjustment. Sale 3 followed by Sale 1 are given the most emphasis. Sale 2 is significantly smaller in size and is located in an inferior area. Conversely, Sale 4 is located in a superior area and is the most dated transaction in the data set. Less emphasis is placed on Sales 2 and 4. Given the previous discussion, with emphasis on Sales 1 and 3 (most on Sale 1), with support from the remainder of the data set, a market value estimate of \$24 per usable square foot of land area is concluded for the subject property.

We arrive at a land value conclusion as follows:

Land Value Conclusion	
Indicated Value per Usable Square Foot	\$24.00
Subject Usable Square Feet	<u>22,982</u>
Indicated Value	\$551,568
Rounded	\$550,000

Applying a 3% appreciation factor to the land indicates a future value as of May 2020 of \$583,495.

Demolition and Related Site Costs

We consulted Mr. Lance Klug of Reeve-Knight construction for a demolition cost estimate. In addition to the asbestos in the flooring, Mr. Klug indicated in his experience with buildings of similar age and construction, there is some possibility asbestos or other hazardous materials could also be in some of the mechanical piping insulation and materials within the walls. Mr. Klug estimated the cost of the building demolition and hazardous material abatement would be approximately \$100,000. For the purpose of this analysis, we use Mr. Klug's estimate and appreciate the amount by an inflation rate of 3% per year as shown below.

$$(\$100,000 \times 3\% \text{ in year 1}) \times 3\% \text{ in year 2} = \$583,495$$

Discount Rate

The final step in the discounted cash flow analysis is to select a discount rate by which to convert future cash flows to present value. A discount rate is a rate of return on capital that reflects the competitive rate of return on an investment and reflects a typical investor's anticipated internal rate of return (IRR) on similar quality investments.

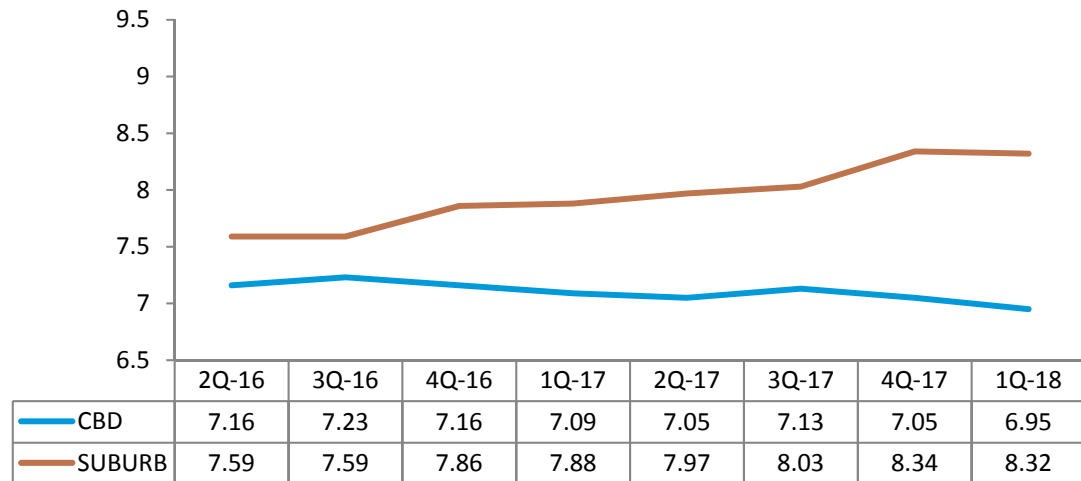
Investors require a rate of return on investment in real estate that is greater than the "safe" rates available through long-term treasury notes and bonds. The difference between an investor's required rate of return and the safe rate is basically equal to the return necessary to compensate for the lack of liquidity and the risk associated with real estate investments.

In determining a discount rate to apply in this analysis, we have considered current target rates that real estate investors are attempting to obtain on commercial properties. The following table shows discount rates reported in the IRR-ViewPoint and PwC Real Estate Investor Survey, published by PricewaterhouseCoopers.

Investor Surveys – Office Properties				
	IRR-ViewPoint	IRR-ViewPoint	PwC	PwC
	Year End 2017	Year End 2017	1Q-18	1Q-18
	National	National	National	National
	CBD Office	Suburban Office	CBD Office	Suburban Office
Discount Rate				
Range	6.00% - 12.00%	6.75% - 12.00%	5.25% - 9.00%	6.00% -12.00%
Average	8.40%	8.67%	6.95%	8.32%
Source: Viewpoint 2018, published by Integra Realty Resources; PwC Real Estate Investor Survey.				

The following chart shows discount rate trends over the past two years as reported in the PwC Real Estate Investor Survey.

Office Discount Rate Trends



CBD - PwC Real Estate Investor Survey - National CBD Office Market

SUBURB - PwC Real Estate Investor Survey - National Suburban Office Market

The reported average discount rate is approximately 150 to 170 basis points higher than the average capitalization rate for commercial properties in the PwC Real Estate Investor Survey. However, the PwC survey includes institutional grade commercial properties, whereas the subject has comparatively less desirability and marketability.

Based on the above discussion and in light of the particulars of the subject property (Federal government lease with a low degree of risk), a discount rate of 8.00% will be applied to the cash flows.

Conclusion

Using the parameters discussed on the preceding pages, the as-is leased fee market value of the subject property is presented in the following table.

Yield Capitalization									
Period Start	Period End	No. of Months	Months from Date of Value	Contract Rent Per Month	Monthly Expenses	Monthly Taxes	Monthly Net Income	PV Factor at 8%	PV of Cash Flows
5/1/2018	4/30/2019	12	12	\$9,835	(\$1,949)	(\$487)	\$7,398	0.9259259	\$82,200
5/1/2019	4/30/2020	12	24	\$10,130	(\$2,007)	(\$497)	\$7,625	0.8573388	<u>\$78,444</u>
									\$160,644
Land Reversion Value							\$583,495	0.8573388	\$500,253
Less: Demolition and Hazardous Material Abatement							(\$106,090)	0.8573388	(\$90,955)
Total									\$569,942
Conclusion of As Is Market Value (<i>leased fee interest</i>)								Rd.	\$570,000

Conclusion of Value

The purpose of this appraisal has been to estimate the as-is market value (leased fee interest) of a property constructed in 1935 and occupied by the U.S. Post Office. The valuation contained herein is premised on our opinion that the subject will reach the end of its economic life at the end of the post office lease agreement in 2020. As a result of our analysis, and in accordance with the assumptions and limiting conditions contained within this document, it is our opinion the market value of the subject property, as of May 1, 2018, is as follows:

Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Leased Fee	May 1, 2018	\$570,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. It is our understanding the basement floor tiles contain asbestos. Given the age of the construction, there is some possibility asbestos or other hazardous materials could also be contained in some of the mechanical piping insulation and materials within the walls. An estimate of \$100,000 was provided by Mr. Lance Klug of Reeve Knight Construction for the demolition, asbestos and other hazardous material abatement. The estimated cost appears reasonable based on our experience with other projects in the region, but the appraisers are not experts in this field. It is assumed the estimate reasonably approximates the ultimate actual cost. If, at some future date, the actual costs incurred differ significantly from the estimate, the market value estimate

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

Exposure Time

Exposure time is the period a property interest would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. In attempting to estimate a reasonable exposure time for the subject property, we looked at both the historical exposure times of a number of sales, as well as current and past economic conditions. Based on a survey of market participants, a transfer of industrial properties in the region typically occurs within 12 months of exposure. It is estimated the exposure time for the subject property, if appropriately priced, would have been within 12 months of initial exposure.

Marketing Period

Marketing time is an estimate of the time to sell a property interest in real estate at the estimated market value during the period immediately after the effective date of value. A reasonable marketing time is estimated by comparing the recent exposure time of similar properties, and then taking into

consideration current and future economic conditions and how they may impact marketing of the subject property.

The marketing time for the subject property is not anticipated to vary significantly from the exposure time. Thus, the marketing time is estimated at 12 months or less.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Lance Jordan, MAI, made a personal inspection of the property that is the subject of this report. Ligia Dejeu has also personally inspected the subject.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Lance Jordan, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

15. As of the date of this report, Ligia Dejeu has completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.

A stylized, handwritten signature in black ink, appearing to read 'Lance Jordan'.

Lance Jordan, MAI
Certified General Real Estate Appraiser
California Certificate # AG012709

A handwritten signature in blue ink, clearly legible as 'Ligia Dejeu'.

Ligia Dejeu
Certified General Real Estate Appraiser
California Certificate # 3004823

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
 8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
 9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
 11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
 12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
 14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
 15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
 16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
 17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Sacramento, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 22. Integra Realty Resources – Sacramento is not a building or environmental inspector. Integra Sacramento does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 24. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the

- appraisal reports, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with intentional misconduct. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. Integra Realty Resources – Sacramento, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. It is our understanding the basement floor tiles contain asbestos. Given the age of the construction, there is some possibility asbestos or other hazardous materials could also be contained in some of the mechanical piping insulation and materials within the walls. An estimate of \$100,000 was provided by Mr. Lance Klug of Reeve Knight Construction for the demolition, asbestos and other hazardous material abatement. The estimated cost appears reasonable based on our experience with other projects in the region, but the appraisers are not experts in this field. It is assumed the estimate reasonably approximates the ultimate actual cost. If, at some future date, the actual costs incurred differ significantly from the estimate, the market value estimate

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None
-

Addendum A

Appraiser Qualifications

Lance Jordan, MAI

Experience

Senior Managing Director for INTEGRAL REALTY RESOURCES – Sacramento (IRR). Actively engaged in real estate valuation and consulting since 1989. Prior to joining IRR, was a partner with Seevers Jordan Ziegenmeyer since 1997. Extensive experience in the valuation of all forms of industrial properties, community/neighborhood shopping centers, office buildings - CBD and suburban, multi-family, hotels and motels, vacant land and special purpose properties. Clients served include banks and financial institutions, developers and investors, law and accounting firms, business/industry, government, and mortgage bankers. Valuations have been performed for financing, eminent domain purposes, as well as estate tax and estate planning. In summary, with over 28 years of experience in the field, he has developed the expertise and background necessary to deal with complex assignments covering a wide range of property types.

Professional Activities & Affiliations

Chairman: Appraisal Institute - Sacramento/Sierra Chapter - California Government Relations Committee, January 2015 - December 2017

Committee: Appraisal Institute - Sacramento/Sierra Chapter - California Government Relations, January 2014 - December 2017

Board of Director: Appraisal Institute - Sacramento/Sierra Chapter, January 2014 - December 2016

Appraisal Institute, Member (MAI) , May 2012

Vice President: Appraisal Institute - Sacramento/Sierra Chapter, January 2007 - December 2007

Other: Appraisal Institute - Sacramento/Sierra Chapter - Secretary/Treasurer, January 2006 - December 2006

Licenses

California, Lance Jordan, AG012709, Expires January 2020

Education

Bachelor of Science - Accountancy, CSU - Sacramento, 1991

Recent Continuing Education:

Lake Tahoe Litigation Conference – Appraisal Institute

Forecasting Revenue – Appraisal Institute

Appraising Distressed Commercial Real Estate – Appraisal Institute

Litigation Appraising: Specialized Topics and Applications – Appraisal Institute

Business Practices and Ethics – Appraisal Institute

The Essentials, Current Issues & Misconceptions in Appraising – Appraisal Institute

Review Theory - General

Qualified Before Courts & Administrative Bodies

Court Appointed Expert Witness, Placer County Superior Courts, 2014

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Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Lance C. Jordan

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 012709

Effective Date: January 9, 2018
Date Expires: January 8, 2020


Jim Martin, Bureau Chief, BREAA

3037504

Ligia Dejeu

Experience

Ms. Dejeu is an Appraiser at the firm. After completing her bachelor's degree at California State University, Chico, Ms. Dejeu worked in banking as a branch manager for ten years before she joined the firm full-time in 2012. Ms. Dejeu is assisting in the research, analysis and writing of narrative appraisal reports for a wide variety of commercial properties including multifamily, office, retail and industrial, as well as commercial land and special-use properties such as Low Income Housing Tax Credit (LIHTC) projects, self-storage facilities and surgery centers. Ms. Dejeu has developed the experience and background necessary to deal with complex assignments covering an array of property types.

Licenses

California, Certified General Real Estate, 3004823, Expires October 2019

Education

Academic:

Bachelor of Science in Business Administration (Concentration in Business Management), California State University, Chico

Appraisal and Real Estate Courses:

Basic Appraisal Principles

Basic Appraisal Procedures

General Appraiser Sales Comparison Approach

General Appraiser Site Valuation and Cost Approach

General Appraiser Income Approach Part 1

General Appraiser Income Approach Part 2

General Appraiser Report Writing and Case Studies

General Appraiser Market Analysis and Highest and Best Use

Real Estate Finance Statistics and Valuation Modeling

Uniform Standards of Professional Appraisal Practice

Residential Sales and Income Approach

Laws and Regulation for California Appraisers

Integra Realty Resources Sacramento

3825 Atherton Rd
500
Rocklin, CA 95765

T 916-435-3883
F

irr.com





Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Ligia Dejeu

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3004823

Effective Date: October 6, 2017
Date Expires: October 5, 2019


Jim Martin, Bureau Chief, BREAA

3037408

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



Addendum B

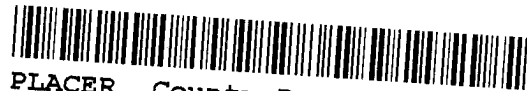
Grant Deed

First American Title

NCS-435752-PN

WHEN RECORDED MAIL TO:

The Redevelopment Agency of the
City of Roseville
311 Vernon Street
Roseville, CA 95678



PLACER, County Recorder
JIM MCCAULEY

DOC- 2010-0038471-00

FIRST AMERICAN TITLE

FRIDAY, MAY 21, 2010 14:30:00

MIC	\$0.00	AUT	\$0.00	SBS	\$0.00
ERD	\$0.00	RED	\$0.00	*	\$0.00
ADD	\$0.00				

Ttl Pd

\$0.00

Rcpt # 02053432

clkh1mlfj1/GV/1-5

MAIL TAX STATEMENTS TO:

Same as above

NO FEE DOCUMENT. Recorded for the benefit of a Government Agency. Section 6103 California Government Code

AS SO DECLARED BY THE UNDERSIGNED

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26~~th~~ day of April, 2010, by and between the UNITED STATES POSTAL SERVICE, an independent establishment of the Executive Branch of the Government of the United States (39 U.S.C. § 201), and successor in interest to the United States of America (hereinafter "Grantor"), having an address at 395 Oyster Point Blvd, #225, So San Francisco, CA 94080-0300 and The Redevelopment Agency of the City of Roseville, a public body, corporate and politic (hereinafter "Grantee"), having an address at 311 Vernon Street, Roseville, CA 95678

WITNESSETH:

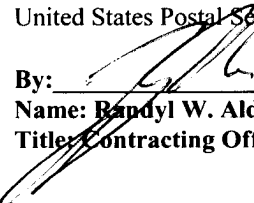
THAT Grantor, for good and valuable consideration, paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, conveys and specially warrants unto the said Grantee, its successors and assigns, all of its right, title and interest in the property situated in the City of Roseville, County of Placer, and State of California and described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever. This conveyance and the warranties contained herein are hereby expressly made subject to any and all restrictions, covenants, easements, encumbrances, liens of any kind, leases, and interests of others, including rights-of-way for roads, pipelines, railroads, and public utilities, whether or not matters of public record; and applicable zoning and use regulations of any locality, county or state.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

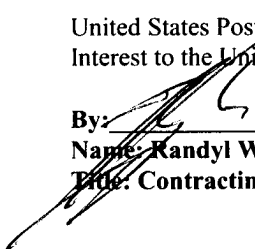
HEREOF, the Grantor has signed, sealed and delivered this Deed, the day and year above written.

United States Postal Service

By: 

Name: Randy W. Alder
Title: Contracting Officer

United States Postal Service as Successor in Interest to the United States of America

By: 

Name: Randy W. Alder
Title: Contracting Officer

STATE OF Colorado

County of Arapahoe

On May 14, 2010 before me, Gloria M. Charlson a Notary Public, personally appeared Randy W. Alder 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

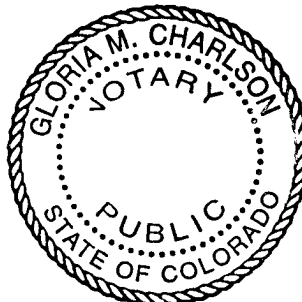
WITNESS my hand and official seal.

Gloria M. Charlson
Signature of Notary

My commission expires:

My Commission Expires
June 28, 2009 2013

(Affix seal here)



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Deed dated 26~~th~~ day of April, 2010, from United States Postal Service, an independent establishment of the Executive Branch of the Government of the United States, and successor in interest to the United States of America to The Redevelopment Agency of the City of Roseville, and the grantee consents to the recordation thereof by its duly authorized agent.

Dated: April 28, 2010

The Redevelopment Agency of the City of Roseville

By: 
MICHAEL T. SHELLITO

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer

On 4/28/10 before me, Gretchen S. Hakala, notary public,
Date Here Insert Name and Title of the Officer

personally appeared Michael T. Shellito
Name(s) of Signer(s)



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

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 Gretchen S. Hakala
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Certificate of Acceptance (RDA)

Document Date: 4/28/10 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Exhibit A

Legal Description

Real property in the City of ROSEVILLE, County of PLACER, State of CALIFORNIA, described as follows:

PARCEL ONE:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF VERNON STREET WITH THE EASTERLY LINE OF GRANT STREET IN THE CITY OF ROSEVILLE AS PER MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, SAID POINT OF INTERSECTION BEING ALSO THE SOUTHWESTERLY CORNER OF BLOCK NUMBERED 3 OF THE ORIGINAL TOWNSITE OF THE CITY OF ROSEVILLE, SAID POINT OF BEGINNING BEING NORTH 44° 00' WEST A DISTANCE OF 40.00 FEET AND NORTH 46° 00' EAST A DISTANCE OF 35.00 FEET FROM THE INTERSECTION OF THE CENTERLINES OF SAID VERNON AND GRANT STREETS; THENCE FROM SAID POINT OF BEGINNING, NORTH 44° 00' WEST ALONG THE EASTERLY LINE OF GRANT STREET A DISTANCE OF 152.90 FEET TO THE SOUTHERLY LINE OF ATLANTIC STREET, BEING ALSO THE NORTHWESTERLY CORNER OF SAID BLOCK NUMBERED 3; THENCE NORTH 46° 00' EAST ALONG THE SOUTHERLY LINE OF ATLANTIC STREET A DISTANCE OF 50.16 FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBERED 1 OF SAID BLOCK 3; THENCE SOUTH 44° 03' 10" EAST ALONG THE EASTERLY LINE OF SAID LOT NUMBERED 1 A DISTANCE OF 152.90 FEET TO A POINT ON THE NORTHERLY LINE OF VERNON STREET, SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF SAID LOT NUMBERED 1; THENCE SOUTH 46° 00' WEST, ALONG THE NORTHERLY LINE OF VERNON STREET, A DISTANCE OF 50.30 FEET TO SAID POINT OF BEGINNING; SAID REALTY BEING DESIGNATED AS LOT 1 IN BLOCK 3 OF THE TOWN OF ROSEVILLE, ACCORDING TO THE PLAN OR MAP OF SAID TOWN OF ROSEVILLE, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID PLACER COUNTY, STATE OF CALIFORNIA.

PARCEL TWO:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF VERNON STREET OF THE CITY OF ROSEVILLE, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT NUMBERED 2 OF BLOCK NUMBERED 3 OF THE ORIGINAL TOWNSITE OF THE CITY OF ROSEVILLE, AS PER MAP OF SAID CITY OF ROSEVILLE ON FILE IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF PLACER, STATE OF CALIFORNIA; SAID POINT OF BEGINNING BEARS NORTH 44° 00' WEST A DISTANCE OF 40.00 FEET AND NORTH 46° 00' EAST A DISTANCE OF 85.30 FEET FROM THE INTERSECTION OF THE CENTERLINES OF VERNON STREET AND GRANT STREET OF THE CITY OF ROSEVILLE; THENCE FROM SAID BEGINNING POINT NORTH 44° 03' 10" WEST ALONG THE WESTERLY LINE OF LOT NUMBERED 2 OF SAID BLOCK 3 A DISTANCE OF 152.90 FEET TO A POINT ON THE SOUTHERLY LINE OF ATLANTIC STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT NUMBERED 2; THENCE NORTH 46° 00' EAST ALONG THE SOUTHERLY LINE OF ATLANTIC STREET A DISTANCE OF 100.32 FEET TO THE NORTHEASTERLY CORNER OF LOT NUMBERED 3 OF SAID BLOCK 3; THENCE SOUTH 44° 09½' EAST ALONG THE EASTERLY LINE OF SAID LOT NUMBERED 3 OF BLOCK 3 A DISTANCE OF 152.90 FEET TO A POINT ON THE NORTHERLY LINE OF VERNON STREET, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE SOUTH 46° 00' WEST ALONG THE NORTHERLY LINE OF VERNON STREET A DISTANCE OF 100.60 FEET TO THE POINT OF BEGINNING, SAID REALTY BEING DESIGNATED AS LOTS 2 AND 3 IN BLOCK 3 OF THE TOWN OF ROSEVILLE, ACCORDING TO THE PLAN OR MAP OF SAID TOWN OF ROSEVILLE, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF PLACER, STATE OF CALIFORNIA.

2

Attachment C

PROPERTY APPRAISAL

Addendum C

Lease Agreement



**UNITED STATES
POSTAL SERVICE™**

Lease

**ROSEVILLE - VERNON RETAIL STATION (056624-006)
330 VERNON ST, ROSEVILLE, CA 95678-9998**

009



Lease

Facility Name/Location

ROSEVILLE - VERNON RETAIL STATION (056624-008)
330 VERNON ST, ROSEVILLE, CA 95678-9998

County: Placer
Lease: F00000326607

This Lease made and entered into by and between REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE hereinafter called the Landlord, and the United States Postal Service, hereinafter called the Postal Service:

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. The Landlord hereby leases to the Postal Service and the Postal Service leases from the Landlord the following premises, hereinafter legally described in paragraph 7, in accordance with the terms and conditions described herein and contained in the 'General Conditions to U.S. Postal Service Lease,' attached hereto and made a part hereof.

Upon which is a Lease entire Main Floor of approximately 9,000 square feet, concrete building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET
Net Interior Floor Space	9,000

USPS to Leaseback the main floor of approximately 9,000 square feet. Basement is NOT included in the lease agreement and shall be secured off from US Postal Service.

Total Site Area: 23,100.00

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the following term:

FIXED TERM: The term becomes effective May 01, 2010 with an expiration date of April 30, 2015, for a total of 5 Years.

3. **RENTAL:** The Postal Service will pay the Landlord an annual rental of: \$68,000.00 (Sixty Eight Thousand and 00/100 Dollars) payable in equal installments at the end of each calendar month. Rent for a part of a month will be prorated.

Rent checks shall be payable to:

CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678-2649

4. **RENEWAL OPTIONS:** The Lease may be renewed at the option of the Postal Service, for the following separate and consecutive terms and at the following annual rentals:

EFFECTIVE DATE	EXPIRATION DATE	PER ANNUM RENTAL
05/01/2015	04/30/2020	Market Value

provided that notice is sent, in writing, to the Landlord at least 180 days before the end of the original lease term and each renewal term. All other terms and conditions of this Lease will remain the same during any renewal term unless stated otherwise herein.

See Attached Renewal Option Rider (Market Value)

5. **OTHER PROVISIONS:** The following additional provisions, modifications, riders, layouts, and/or forms were agreed upon prior to execution and made a part hereof:

Utilities Services & Equipment Rider, Maintenance Rider - USPS Responsibility, Renewal Option Rider (Market Value).

6. **TERMINATION:**

This lease may not be terminated during the fixed term, except for cause pursuant to the general conditions or any riders or addendums or other attachments made part of this lease. After the fixed term, this lease may be terminated pursuant to this paragraph by the Postal Service upon 180 days written notice to the Landlord.

7. **LEGAL DESCRIPTION:**

See attached Exhibit "A".



Addendum

Facility Name/Location

ROSEVILLE - VERNON RETAIL STATION (056624-008)
330 VERNON ST, ROSEVILLE, CA 95678-9998

County: Placer

Lease: F00000326607

RECITALS

A. In furtherance of the objectives of the Community Redevelopment Law (commencing at Health and Safety Code Section 33000), the Redevelopment Agency of the City of Roseville (Agency or Landlord) has undertaken a program for the clearance and reconstruction or rehabilitation of blighted areas in the City of Roseville ("City") including a redevelopment project in the Roseville Redevelopment Project Area ("Project Area"). The redevelopment plan for the Project Area (as it may be amended from time to time, "Redevelopment Plan") was adopted by the City Council of the City on October 18, 1989, by City Ordinance No. 2274. A copy of the Redevelopment Plan as initially adopted was recorded on October 24, 1989, in the Official Records of the County of Placer, in Book 3743, beginning at page 177.

B. Agency owns fee title to 330 Vernon Street as described in Exhibit A, attached hereto and incorporated herein by this reference ("Legal Property Description"), together with any and all appurtenances thereto ("Premises").

C. The leasing of the Premises and the fulfillment generally of this Lease are (1) in the vital and best interests of the City of Roseville and the health, safety, morals and welfare of its residents, (2) for the purpose of community improvement and welfare, (3) for the benefit of the Agency's Redevelopment Project and (4) in accord with the public purpose and provisions of any applicable federal, state and local laws and requirements under which the Project is to be undertaken and is being assisted.

D. The purpose of this Lease is to establish the rights and obligations of the Parties regarding the leasing of the Premises.

* **TERM:** The Term of the Lease shall commence at the close of escrow and continue for a period of 5 years at an annual rental of \$68,000, payable in equal installments \$5,666.67, at the end of each calendar month.

HOLD HARMLESS: The Postal Service hereby agrees to save harmless and indemnify the landlord from all claims, loss, damage, actions, causes of actions, expense, and/or liability resulting from the use of said property by the Postal Service whenever such claim, loss, damage, actions, cause of actions, expense, and/or liability arises from the negligent or wrongful act or omission by a Postal Service employee while acting within the scope of his or her employment, under circumstances where the Postal Service, if a private person, would be liable in accordance with the law of the place where the negligent or wrongful act or omission occurred. Notwithstanding the above, the Postal Service is under no obligation to save harmless and indemnify the landlord where any negligent or wrongful act or omission by the landlord, its employees or agents, in any way causes or contributes to the claim, loss, damage, actions, causes of actions, expense and/or liability.

PERMITTED USE: Lessee shall use the Premises for the purpose of postal retail and distribution operations on the Premises. No other operations shall be permitted, except with prior written consent of Lessor.

UTILITIES: Lessee shall pay or cause to be paid, and hold Lessor and the Premises free and harmless from all charges for the furnishing of gas, water, electricity, telephone service, sewer and other public



Addendum

Facility Name/Location

ROSEVILLE - VERNON RETAIL STATION (056624-008)
330 VERNON ST, ROSEVILLE, CA 95678-9998

County: Placer

Lease: F00000326607

utilities of services during the Term and any extension thereof.

RELOCATION OF USPS:

A. **Temporary Relocation of USPS.** In the event Lessor proceeds with redevelopment of the Premises during the Term of the Lease, USPS shall relocate to a temporary space off-site (Temporary Interim Space). Lessor shall provide USPS written notification at least 1 year in advance of any such relocation. The location of the Temporary Interim Space shall be acceptable to the USPS and shall be located in downtown Roseville at a site suitable for USPS to conduct its retail operations. At the time of relocation, this lease shall terminate and the parties shall enter into a lease for the Temporary Interim Space under terms and conditions similar to this Lease. The USPS shall lease this Temporary Interim Space at fair market rent. The lease for the Temporary Interim Space shall contain a provision providing for permanent space for the USPS. Lessor shall pay USPS reasonable and verifiable relocation expenses, tenant improvements, and all other necessary costs, which in total are estimated at \$470,000. USPS shall have a 180 day right to terminate said lease.

B. **Permanent Site.** USPS permanent site shall either be located on the Premises at completion of the redevelopment of the property or in the alternative, at a permanent location off-site, provided said site is acceptable to the USPS. Lessor shall provide USPS written notification at least 1 year in advance of any such relocation. At the time of relocation to the permanent site, this lease or the lease for the Temporary Interim Space, whichever is applicable, shall terminate and the parties shall enter into a lease for the permanent space under terms and conditions similar to this Lease. USPS shall lease the permanent site at fair market rent. Lessor shall pay USPS reasonable and verifiable relocation expenses and all other necessarily associated costs. In addition, lessor shall pay for all costs related to the tenant improvements made to the permanent space in an amount not to exceed \$690,000. The tenant improvement not-to-exceed amount shall be adjusted by the Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers: Western Region, All Items ("CPI"). The CPI for the month and year of this contract is _____. The not to exceed amount shall be adjusted based upon the CPI at the month and year the contract for the tenant improvements for the permanent space is awarded.

C. **Site Requirements.** The property at the Temporary Interim Space and the permanent site shall have approximately 4,110 square feet net interior space. Gross interior space may be limited to 4,830 square feet.

PERSONAL PROPERTY:

A. **Furnishings and Equipment.** USPS's furnishings and equipment (lobby tables, chairs, file cabinets, etc.), unless affixed to the floor, wall or ceiling, shall be considered personal property not encompassed by this Lease and shall be removed by USPS upon its vacation of the Premises.

B. **Fixtures.** Fixtures, such as scissors lift, counters, and security systems, shall remain with the Premises. Notwithstanding the foregoing, Artwork, post office boxes and facility identification shall be considered personal property of the USPS and shall be removed by USPS upon its vacation of the



Addendum

Facility Name/Location

ROSEVILLE - VERNON RETAIL STATION (056624-008)
330 VERNON ST, ROSEVILLE, CA 95678-9998

County: Placer

Lease: F00000326607

Premises.

C. **Artworks.** There is currently Artwork (murals, sculptures, etc.) located on the Premises. The Parties agree that USPS will remain the owner of the Artwork. The Artwork will be removed and/or relocated by USPS upon its vacation, whether temporarily or permanently, of the Premises. Lessor (City) shall give Lessee (USPS) sufficient notice to relocate the artwork.



Lease

EXECUTED BY LANDLORD this 22nd day of March, 2010.

CORPORATION

By executing this Lease, Landlord certifies that Landlord is not a USPS employee or contract employee (or an immediate

Name of Corporation: Redevelopment Agency of the City of Roseville

[Signature]

Name & Title:

Michael T. Shellito Executive Director

Name & Title:

Name & Title:

Name & Title:

Landlord's Address: 311 VERNON STREET

ROSEVILLE, CA 95678-2649

Telephone No.: (916) 774 - 5200

Fax No.: (916) 774 - 5200

Tax ID: XX-XXX0409

E-mail Address: _____

[Signature]

Witness

[Signature]

Witness

- Where the Landlord is a corporation, leases and lease agreements entered into must have the corporate seal affixed, or in place thereof, the statement that the corporation has no seal.
- Where the Landlord is a corporation, municipal corporation, non-profit organization, or fraternal order or society, the Lease must be accompanied by documentary evidence affirming the authority of the agent, or agents, to execute the Lease to bind the corporation, municipal corporation, non-profit organization, or fraternal order or society for which he (or they) purports to act. The usual evidence required to establish such authority is in the form of extracts from the articles of incorporation, or bylaws, or the minutes of the board of directors duly certified by the custodian of such records, under the corporate seal. Such resolutions, when required, must contain the essential stipulations embodied in the Lease. The names and official titles of the officers who are authorized to sign the Lease must appear in the document.
- Any notice to Landlord provided under this Lease or under any law or regulation must be in writing and submitted to Landlord at the address specified above, or at an address that Landlord has otherwise appropriately directed in writing. Any notice to the Postal Service provided under this Lease or under any law or regulation must be in writing and submitted to "Contracting Officer, U.S. Postal Service" at the address specified below, or at an address that the Postal Service has otherwise directed in writing.

ACCEPTANCE BY THE POSTAL SERVICE

4-9-10

Date

RANDY L. W. ALDER

Contracting Officer

[Signature]
Signature of Contracting Officer

160 INVERNESS DR. W. #404, Englewood, CO

Address of Contracting Officer

80112-5005



General Conditions to USPS Lease

1. CHOICE OF LAW

This Lease shall be governed by federal law.

2. RECORDING

Not Required

3. MORTGAGEE'S AGREEMENT

If there is now or will be a mortgage on the property which is or will be recorded prior to the recording of the Lease, the Landlord must notify the contracting officer of the facts concerning such mortgage and, unless in his sole discretion the contracting officer waives the requirement, the Landlord must furnish a Mortgagee's Agreement, which will consent to this Lease and shall provide that, in the event of foreclosure, mortgagee, successors, and assigns shall cause such foreclosures to be subject to the Lease.

4. ASSIGNMENTS

a. The terms and provisions of this Lease and the conditions herein are binding on the Landlord and the Postal Service, and all heirs, executors, administrators, successors, and assigns.

b. If this contract provides for payments aggregating \$10,000 or more, claims for monies due or to become due from the Postal Service under it may be assigned to a bank, trust company, or other financing institution, including any federal lending agency, and may thereafter be further assigned and reassigned to any such institution. Any assignment or reassignment must cover all amounts payable and must not be made to more than one party, except that assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in financing this contract. No assignment or reassignment will be recognized as valid and binding upon the Postal Service unless a written notice of the assignment or reassignment, together with a true copy of the instrument of assignment, is filed with:

1. the contracting officer; and
2. the surety or sureties upon any bond.

c. Assignment of this contract or any interest in this contract other than in accordance with the provisions of this clause will be grounds for termination of the contract for default at the option of the Postal Service.

d. Nothing contained herein shall be construed so as to prohibit transfer of ownership of the demised premises, provided that:

1. such transfer is subject to this Lease agreement; and

2. both the original Landlord and the successor Landlord execute the standard *Certificate of Transfer of Title to Leased Property and Lease Assignment and Assumption* form to be provided by the USPS Contracting Officer; and in the case of new leased space projects, the lease may only be assigned or ownership of the property transferred following commencement of the fixed term, unless prior written consent is obtained from the Postal Service.

5. APPLICABLE CODES AND ORDINANCES

The Landlord, as part of the rental consideration, agrees to comply with all codes and ordinances applicable to the ownership and operation of the building in which the rented space is situated and to obtain all necessary permits and related items at no cost to the Postal Service. When the Postal Service or one of its contractors (other than the Landlord) is performing work at the premises, the Postal Service will be responsible for obtaining all necessary and applicable permits, related items, and associated costs.

6. SUBLEASE

The Postal Service may sublet all or any part of the premises or assign this lease but shall not be relieved from any obligation under this lease by reason of any subletting or assignment.

only upon written consent of Lessor, and

7. RESTORATION AND ALTERATIONS

a. Upon written notification by Landlord within 30 days of the expiration or termination of this Lease, the Postal Service shall restore the premises to a "broom clean" and usable condition, excepting the following: reasonable and ordinary wear and tear; and damages by the elements or by circumstances over which the Postal Service has no control. If Landlord provides the above notice, the Postal Service and Landlord shall negotiate and reach agreement on necessary items of restoration and the reasonable cost for restoration; the Postal Service shall pay Landlord this agreed-upon amount and shall have no further restoration duties under this Lease.

b. The Postal Service shall have the right to make alterations, attach fixtures and erect additions, structures or signs in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions or structures so placed in, upon or attached to the said premises shall be and remain the property of the Postal Service and may be removed or otherwise disposed of by the Postal Service.



General Conditions to USPS Lease

8. CLAIMS AND DISPUTES

- a. This contract is subject to the Contract Disputes Act of 1978 (41 U.S.C. 601-613) ("the Act").
- b. Except as provided in the Act, all disputes arising under or relating to this contract must be resolved under this clause.
- c. "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. However, a written demand or written assertion by the Landlord seeking the payment of money exceeding \$100,000 is not a claim under the Act until certified as required by subparagraph d below. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim under the Act. The submission may be converted to a claim under the Act by complying with the submission and certification requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.
- d. A claim by the Landlord must be made in writing and submitted to the contracting officer for a written decision. A claim by the Postal Service against the Landlord is subject to a written decision by the contracting officer. For Landlord claims exceeding \$100,000, the Landlord must submit with the claim the following certification:

"I certify that the claim is made in good faith, that the supporting data are accurate and complete to the best of my knowledge and belief, that the amount requested accurately reflects the contract adjustment for which the Landlord believes the Postal Service is liable, and that I am duly authorized to certify the claim on behalf of the Landlord."

The certification may be executed by any person duly authorized to bind the Landlord with respect to the claim.
- e. For Landlord claims of \$100,000 or less, the contracting officer must, if requested in writing by the Landlord, render a decision within 60 days of the request. For Landlord-certified claims over \$100,000, the contracting officer must, within 60 days, decide the claim or notify the Landlord of the date by which the decision will be made.
- f. The contracting officer's decision is final unless the Landlord appeals or files a suit as provided in the Act.
- g. When a claim is submitted by or against a Landlord, the parties by mutual consent may agree to use an alternative dispute resolution (ADR) process to assist in resolving the claim. A certification as described in subparagraph d of this clause must be provided for any claim, regardless of dollar amount, before ADR is used.
- h. The Postal Service will pay interest on the amount found due and unpaid from:
 1. the date the contracting officer receives the claim (properly certified if required); or
 2. the date payment otherwise would be due, if that date is later, until the date of payment.
- i. Simple interest on claims will be paid at a rate determined in accordance with the Act.
- j. The Landlord must proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the contracting officer.

9. HAZARDOUS/TOXIC CONDITIONS CLAUSE

Sites cannot have any contaminated soil or water above applicable federal, state or local action levels or undisclosed underground storage tanks. Unless due to the act or negligence of the Postal Service, if contaminated soil, water, underground storage tanks or piping or friable asbestos material or any other hazardous/toxic materials or substances as defined by applicable Local, State or Federal law are subsequently identified on the premises, the Landlord agrees to remove such materials or substances upon notification by the Postal Service at Landlord's sole cost and expense in accordance with EPA and/or State guidelines; prior to accomplishing this task, Landlord must seek written approval by the USPS Contracting Officer of the contractor and scope of work, such approval not to be unreasonably withheld. If ACBM is subsequently found in the building which reasonably should have been determined, identified, or known to the Landlord, the Landlord agrees to conduct, at Landlord's sole expense, an asbestos survey pursuant to the standards of the Asbestos Hazard Emergency Response Act (AHERA), establish an Operations and Maintenance (O&M) plan for asbestos management, and provide the survey report and plan to the Postal Service. If the Landlord fails to remove any friable asbestos or hazardous/toxic materials or substances, or fails to complete an AHERA asbestos survey and O&M plan, the Postal Service has the right to accomplish the work and deduct the cost plus administrative costs, from future rent payments or recover these costs from Landlord by other means, or may, at its sole option, cancel this Lease. In addition, the Postal Service may proportionally abate the rent for any period the premises, or any part thereof, are determined by the Postal Service to have been rendered unavailable to it by reason of such condition.



General Conditions to USPS Lease

The Landlord hereby indemnifies and holds harmless the Postal Service and its officers, agents, representatives, and employees from all claims, loss, damage, actions, causes of action, expense, fees and/or liability resulting from, brought for, or on account of any violation of this clause.

10. FACILITIES NONDISCRIMINATION

a. By executing this Lease, the Landlord certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform services at any location under its control where segregated facilities are maintained.

b. The Landlord will insert this clause in all contracts or purchase orders under this Lease unless exempted by Secretary of Labor rules, regulations, or orders issued under Executive Order 11246.

11. CLAUSES REQUIRED TO IMPLEMENT POLICIES, STATUTES, OR EXECUTIVE ORDERS

The following clauses are incorporated in this Lease by reference. The text of incorporated terms may be found in the Postal Service's Supplying Principles and Practices, accessible at www.usps.com/publications.

Clause 1-5, *Gratuities or Gifts* (March 2006)

Clause 1-6, *Contingent Fees* (March 2006)

Clause 9-3, *Davis-Bacon Act* (March 2006)¹

Clause 9-7, *Equal Opportunity* (March 2006)²

Clause 9-13, *Affirmative Action for Handicapped Workers* (March 2006)³

Clause 9-14, *Affirmative Action for Disabled Veterans and Veterans of the Vietnam Era* (March 2006)⁴

Clause B-25, *Advertising of Contract Awards* (March 2006)

Note: For purposes of applying the above standard clauses to this Lease, the terms "supplier," "contractor," and "lessor" are synonymous with "Landlord," and the term "contract" is synonymous with "Lease."

¹ For premises with net interior space in excess of 6,500 SF and involving construction work over \$2,000.

² For leases aggregating payments of \$10,000 or more.

³ For leases aggregating payments of \$10,000 or more.

⁴ For leases aggregating payments of \$25,000 or more.



Maintenance Rider USPS Responsibility (Partial)

1. The Postal Service shall maintain the demised premises (including repair and replacement of items, if necessary), except for those items specifically made the responsibility of the Landlord in Paragraph 3 below. The responsibility of the Postal Service as stated herein will be fulfilled at such time and in such manner as the Postal Service considers necessary to keep the demised premises in proper condition.
2. The term "demised premises" as used in this rider includes the premises described in the Lease, the improvements and appurtenances to such premises and all equipment and fixtures furnished, or to be furnished, by the Landlord under this Lease.
3. During the continuance of the Lease, the Landlord is responsible for maintenance of, repairs to, and, if necessary, replacement of:
 - a. All common or joint use interior and exterior areas and common or joint use equipment and systems that may be included as part of this lease.
 - b. All structural elements, including but not limited to: the foundation; column supports; bearing walls; floors, not including floor covering.
 - c. All parts of the roof system including, but not limited to: the roof covering; flashing and insulation; roof beams, joists, and deck; soffit and fascia; and gutters and downspouts. The Postal Service will be responsible for regular cleaning of gutters and downspouts connected to the outer edge (i.e., the eaves area) of the roof; Landlord will be responsible for regular cleaning of any other gutters, downspouts, troughs, scuppers, roof drains, etc.
 - d. Damage resulting from termites and any other wood-eating insects, including inspection, prevention and eradication.
 - e. Defects in building construction or installation of equipment, fixtures, or appurtenances furnished by the Landlord.
 - f. Damage from fire or other casualties, unless such casualties were caused by the negligence of employees or agents of the Postal Service.
 - g. Items of repair performed by the Postal Service due to the failure of any element for which the Landlord is responsible.
 - h. Landlord is responsible for any necessary replacement of the well and septic systems, including lateral fields, during the continuance of the lease. If replacement of either system becomes necessary as a result of the failure of that system, the Landlord remains responsible for providing an operating well system and septic system. Landlord is also responsible for any inspections of these systems required by governing bodies. The Postal Service is responsible for maintenance of the well system and septic system, including any necessary pumping and cleaning of the septic system.
4. If the demised premises or any portion thereof are damaged or destroyed by fire or other casualty, Acts of God, of a public enemy, riot or insurrection, vandalism, or are otherwise determined by the Postal Service to be unfit for use and occupancy, or whenever there is a need for maintenance, repair, or replacement which is the Landlord's obligation under this Maintenance Rider, the Postal Service will require the Landlord to rebuild or repair the premises as necessary to restore them to tenable condition to the satisfaction of the Postal Service. The Postal Service will, except in emergencies, provide the Landlord with written notice stating a reasonable time period for completion of all necessary repairs. (A copy of any such notice shall be sent to the Landlord's mortgagee and any assignee of monies due or to become due under this Lease whose names and addresses have been furnished to the Postal Service by the Landlord. Failure to give such written notice to the Landlord or to the mortgagee or assignee shall not affect the Postal Service's rights to recover expended costs under this provision, provided that the costs expended by the Postal Service are reasonable in amount.) The Postal Service, acting through the Contracting Officer, may proportionately abate the rent for any period the premises, or any part thereof, are determined by the Postal Service to have been rendered untenable, or unfit for use and occupancy, by reason of such condition.



Maintenance Rider USPS Responsibility (Partial)

If the Landlord (or the mortgagee or assignee, on behalf of the Landlord) fails to prosecute the work with such diligence as will ensure its completion within the time specified in the notice (or any extension thereof as may be granted at the sole discretion of the Postal Service), or fails to complete the work within said time, the Postal Service shall have the right to perform the work (by contract or otherwise), and withhold the cost plus any administrative cost and/or interest, from rental payments due or to become due under this Lease. Alternatively, the Contracting Officer may, if the demised premises are determined to be untenable or unfit for use or occupancy, with reasonable discretion, cancel this Lease in its entirety, without liability.

The remedies provided in this section are non-exclusive and are in addition to any remedies available to the Postal Service under applicable law.

5. The Landlord must:

- a. comply with applicable Occupational Safety and Health Standards, title 29 Code of Federal Regulations (CFR) (including but not limited to Parts 1910 and 1926), promulgated pursuant to the authority of the Occupational Safety and Health Act of 1970 (OSHA); and
- b. comply with any other applicable federal, state, or local regulation governing workplace safety to the extent they are not in conflict with a; and
- c. take all other proper precautions to protect the health and safety of:
 - (1) any laborer or mechanic employed by the Landlord in performance of this agreement; and
 - (2) Postal Service employees; and,
 - (3) the public.

The Landlord must include this clause in all subcontracts hereunder and require its inclusion in all subcontracts of a lower tier. The term "Landlord" as used in this clause in any subcontract must be deemed to refer to the subcontractor.



Renewal Option Rider (Market Value)

Facility Name/ Location

ROSEVILLE - VERNON RETAIL STATION (056624-008)
330 VERNON ST. ROSEVILLE, CA 95678-9998

County: Placer

Lease: F00000326607

The Postal Service may exercise an option to renew this Lease pursuant to Paragraph 4, for which the Lease does not designate a specific rental rate; the parties shall determine the appropriate, market value rent for that renewal term as follows:

1. Not less than 18 months or more than 24 months prior to the expiration of the current lease term, the Postal Service shall give written notice to Landlord advising Landlord of the Postal Service's opinion of the appropriate market value rent of the leased premises. This opinion shall be based on an appraisal procured by the Postal Service at its sole cost and performed by a "qualified appraiser" prepared in accordance with the attached Appraisal Report Specifications. A copy of the appraisal's summary page/transmittal letter (hereinafter referred to as the "summary") shall be provided to Landlord with the above notice. (A "qualified appraiser" is defined as someone who is State certified or designated by a national professional appraisal society, which said national society is a sponsoring organization of the Appraisal Foundation.)

2. Landlord and Postal Service shall attempt to agree in writing on the market value rent of the leased premises during the thirty (30) day period following delivery of the Postal Service's notice (the "initial negotiation period"). If the parties reach agreement on the market value rent figure, the Postal Service shall timely exercise the renewal option at the agreed rent. If the parties are unable to reach an agreement during the initial negotiation period, then Landlord shall at its sole cost within thirty (30) days following the initial negotiation period, procure an appraisal by a "qualified appraiser". A copy of the appraisal's summary page/transmittal letter (the summary) shall be provided to the Postal Service. If the Landlord fails to provide an appraisal summary as specified herein, then the renewal term rent shall be the market value rent established by the Postal Service's appraisal. The Postal Service shall then timely exercise the renewal option.

3. If the Landlord's appraisal summary amount is within ten percent (10%) of the Postal Service's appraisal summary amount, then the renewal term rent shall be the arithmetic average of the two appraisal summaries. The Postal Service shall then timely exercise the renewal option. If the difference between the two appraisal summaries is greater than ten percent, the Landlord and Postal Service shall attempt to agree in writing on the market value rent during the thirty (30) day period following delivery of the Landlord's appraisal summary to the Postal Service (the "final negotiation period.") If the parties reach agreement on the market value rent, the Postal Service shall timely exercise the renewal option. If the parties are unable to reach agreement during the final negotiation period, then the Landlord shall provide the Postal Service with a list of three qualified appraisers within ten (10) days after request from the Postal Service. The Postal Service shall select one appraiser from this list to perform an appraisal review (or, if Landlord fails to provide a list, the Postal Service shall select an appraiser). Within thirty (30) days, this appraiser shall review both full narrative appraisal reports; establish an appropriate annual market value rent for the renewal term and forward copies of the completed appraisal review to both the Postal Service and the Landlord. The annual rental amount established in the appraisal review shall be binding on both parties for the renewal term of the Lease. The Postal Service shall then timely exercise the renewal option.

4. Landlord and Postal Service shall share equally the cost of the appraisal review noted above, as follows. The Postal Service shall contract for such appraisal review using its standard Contract for Real Estate Services. Landlord shall reimburse the Postal Service fifty percent (50%) of the cost of the appraisal review within sixty (60) days of presentation of the appraiser's invoice(s). If the Landlord fails to pay this fifty percent (50%) share within said time period, the Postal Service may deduct that amount from the following month's rent without further notice to the Landlord.

5. In the event the parties have not completed the appraisal/market value rent determination process and the date for the Postal Service to exercise the renewal option is approaching, the Postal Service shall timely exercise the renewal option at the Postal Service appraiser's market value rent figure (pursuant to paragraph 1, above) and shall not be considered a holdover. Once the renewal term's appropriate market value rent has been determined as noted above, the Postal Service will pay to Landlord any incremental rental increase for this interim period.



Utilities, Services, & Equipment Rider

Facility Name/Location

ROSEVILLE - VERNON RETAIL STATION (056624-008)
330 VERNON ST, ROSEVILLE, CA 95678-9998

County: Placer

Lease: F00000326607

1. HEAT

Landlord must furnish heating system in good working order, in accordance with the Maintenance Rider, during the continuance of the lease. Any investigative or remediation cost associated with a release of fuel from the system, including any fuel tank, shall be the responsibility of the Landlord, unless the release is caused by the act or negligence of the Postal Service. The Postal Service pays all recurring fuel charges, provided such charges are separately metered for postal consumption.

2. AIR CONDITIONING

Landlord must furnish air conditioning equipment in good working order, in accordance with the Maintenance Rider, during the continuance of the lease. The Postal Service pays for recurring charges for power for the equipment, provided the power is separately metered for postal consumption.

3. ELECTRICITY

Landlord must furnish a ~~separately~~ metered electrical system in good working order for the ~~demised~~ premises, in accordance with the Maintenance Rider, during the continuance of the lease. The Postal Service will pay all recurring electric bills.

4. LIGHT

Landlord must provide light fixtures in good working order, in accordance with the Maintenance Rider, during the continuance of the lease. Landlord is not responsible for replacement of light bulbs.



Utilities, Services, & Equipment Rider

5. WATER

Landlord must furnish a potable water system in good working order, in accordance with the Maintenance Rider, during the continuance of the Lease. The Postal Service pays for all recurring water bills during the continuance of the Lease, provided a separate meter or separate invoice is furnished by the appropriate authority.

6. SEWER

Landlord must furnish a sewer system in good working order, in accordance with the Maintenance Rider, during the continuance of the Lease. The Postal Service pays for all recurring sewer bills during the continuance of the Lease, provided a separate meter, or separate invoice is furnished by the appropriate authority.

7. TRASH

The Postal Service agrees to furnish and pay for all trash removal for the demised premises during the continuance of the Lease.

8. SNOW

Not Applicable

REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE
RESOLUTION NO. 8-10

APPROVING A LEASE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY
AND UNITED STATES POSTAL SERVICE AND AUTHORIZING THE EXECUTIVE
DIRECTOR TO EXECUTE IT ON BEHALF OF THE REDEVELOPMENT AGENCY

WHEREAS, a Lease Agreement regarding 330 Vernon Street, between the
Redevelopment Agency of the City of Roseville and United States Postal Service, has been
reviewed by the Redevelopment Agency;

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of
Roseville that said lease is approved and that the Executive Director is authorized to execute it
on behalf of the Redevelopment Agency.

PASSED AND ADOPTED by the Redevelopment Agency of the City of Roseville this
17th day of March, 2010, by the following vote on roll call:

AYES AGENCY MEMBERS: Allard, Bray, Garcia

NOES AGENCY MEMBERS: Roccucci

ABSENT AGENCY MEMBERS: Garbolino


for CHAIR

ATTEST:


Secretary



Exercise of Renewal Option

Facility Name/Location:
ROSEVILLE- VERNON RETAIL STATION (056624-009)
330 VERNON ST, ROSEVILLE, CA 95678-9998

County : Placer
Lease: QG0000349667

To
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678-2649

Certified Mail #
70142120000304956309

Issuing Office

1300 EVANS AVENUE
SAN FRANCISCO, CA 94188-8200

Date of Existing Lease: 04/09/2010

The existing Lease was amended by:

Amendment No. 001 accepted by the USPS on 04/03/2015

Pursuant to the Lease covering this facility, the Postal Service hereby exercises its option to renew said Lease as follows:

Term: 5 Years From (Date): 05/01/2015 To (Date): 04/30/2020 Annual Rate: \$108,000.00

In all other respects, the said Lease shall remain the same and is hereby confirmed.

Remarks

ESCALATED RENT AS FOLLOWS:

YEAR ONE: 05/01/2015 - 04/30/2016 - \$108,000

YEAR TWO: 05/01/2016 - 04/30/2017 - \$111,240

YEAR THREE: 05/01/2017 - 04/30/2018 - \$114,577

YEAR FOUR: 05/01/2018 - 04/30/2019 - \$118,014

YEAR FIVE: 05/01/2019 - 04/30/2020 - \$121,554

Date
05/13/2015

Name of Contracting Officer
Diana Alvarado

Signature



Lease Amendment

Facility Name/Location

VERNON RETAIL STATION (056624-009)
330 VERNON ST, ROSEVILLE, CA 95678-9998

Amendment No: 001

Lease: QG0000349667

This refers to the Lease accepted by the United States Postal Service, hereinafter called the Postal Service, under date of 04/09/2010, whereby there is leased to the Postal Service the above-described facility.

WHEREAS, the Postal Service desires and Landlord is willing to amend the Lease as specified below;

NOW THEREFORE, in consideration of the mutual covenants and agreements herein set forth, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, effective on the date this document is executed by the Postal Service.

SEE ATTACHED ADDENDUM

In all other respects, the Lease shall remain the same and is hereby confirmed.



Addendum

Facility Name/Location
VERNON RETAIL STATION (056624-009)
330 VERNON ST, ROSEVILLE, CA 95678-9998

County: Placer
Lease: QG0000349667

RENEGOTIATE RENEWAL OPTION RENT:

Page 2, Section 4: RENEWAL OPTIONS of the current Lease states the renewal option as follows:

Renewal Option	Commencement Date	Expiration Date	No. Yrs.	Per Annum
First	05/01/2015	04/30/2020	Five (5)	FMV

Both parties hereby agree to amend Page 2, Section 4: RENEWAL OPTIONS as follows:

Renewal Option	Commencement Date	Expiration Date	Term	Per Annum
YEAR ONE	05/01/2015	04/30/2016	One (1) yr.	\$108,000
YEAR TWO	05/01/2016	04/30/2017	One (1) yr.	\$111,240
YEAR THREE	05/01/2017	04/30/2018	One (1) yr.	\$114,577
YEAR FOUR	05/01/2018	04/30/2019	One (1) yr.	\$118,014
YEAR FIVE	05/01/2019	04/30/2020	One (1) yr.	\$121,554

The parties agrees that notwithstanding any notice requirements to the contrary, for the purposes of exercising the First renewal option, the Postal Service's execution of this Lease Amendment shall be a legally sufficient exercise of the First renewal option.



Lease Amendment

EXECUTED BY LANDLORD this 7th day of May, 2015

GOVERNMENTAL ENTITY

By executing this Lease Amendment, Landlord certifies that Landlord is not a USPS employee or contract employee (or an immediate family member of either), or a business organization substantially owned or controlled by a USPS employee or contract employee (or an immediate family member of either).

Name of Governmental Entity: CITY OF ROSEVILLE


Name & Title

Ray Kerridge, City Manager
Name & Title

Name & Title

Name & Title

Name & Title

Name & Title

Name & Title

Name & Title

Landlord's Address: CITY OF ROSEVILLE

311 VERNON STREET

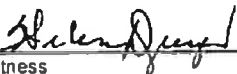
ROSEVILLE, CA

Zip+4 95678-2649

Landlord's Telephone Number(s): (916) 774 - 5200

(916) 774 - 5200

Federal Tax Identification No.: XX-XXX0409

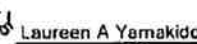

Witness


Witness

- Where the Landlord is a governmental entity or other municipal entity, the Lease must be accompanied by documentary evidence affirming the authority of the signatory(ies) to execute the Lease to bind the governmental entity or municipal entity for which he (or they) purports to act.
- Any notice to Landlord provided under this Lease or under any law or regulation must be in writing and submitted to Landlord at the address specified above, or at an address that Landlord has otherwise appropriately directed in writing. Any notice to the Postal Service provided under this Lease or under any law or regulation must be in writing and submitted to "Contracting Officer, U.S. Postal Service" at the address specified below, or at an address that the Postal Service has otherwise directed in writing.

ACCEPTANCE BY THE POSTAL SERVICE

Date: 4-3-15


Laureen A Yamakido
Contracting Officer


Signature of Contracting Officer

Pacific FSO 1300 EVANS AVENUE, SUITE 200, SAN FRANCISCO, CA 94188-8200
Address of Contracting Officer

RESOLUTION NO. 15-168

APPROVING A LEASE AGREEMENT AMENDMENT BETWEEN THE CITY OF
ROSEVILLE AND UNITED STATES POSTAL SERVICE AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Lease Agreement Amendment regarding 330 Vernon Street, between the
City of Roseville and United States Postal Service, has been reviewed by the City Council;

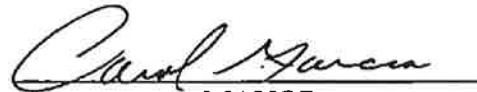
NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that
said amendment is hereby approved and that the City Manager is authorized to execute it on
behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this 6th day of
May, 2015, by the following vote on roll call:

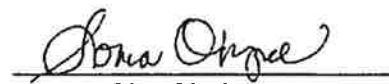
AYES COUNCILMEMBERS: Gore, Rohan, Herman, Roccucci, Garcia

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None


MAYOR

ATTEST:


City Clerk

Addendum D

Comparable Data

Land Sales

Location & Property Identification

Property Name:	Vacant Land
Sub-Property Type:	Commercial
Address:	129 Vernon St.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	CBD
IRR Event ID:	1943795



Sale Information

Sale Price:	\$200,000
Effective Sale Price:	\$200,000
Sale Date:	09/01/2017
Recording Date:	09/01/2017
Sale Status:	Closed
\$/Acre(Gross):	\$767,165
\$/Land SF(Gross):	\$17.61
\$/Acre(Usable):	\$767,165
\$/Land SF(Usable):	\$17.61
Grantor/Seller:	First Bank
Grantee/Buyer:	Noah A. Baygell Trust
Property Rights:	Fee Simple
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	67802
Verified By:	Ligia Dejeu
Verification Date:	04/25/2018
Confirmation Source:	Noah. Baygell
Verification Type:	Confirmed-Buyer

Sale Analysis

Current Use at T.O.S.:	Parking lot
Proposed Use Change:	Yes
Proposed Use Desc.:	Retail & multifamily development

Improvement and Site Data

MSA:	Sacramento--Roseville--Arden-Arcade MSA
Legal/Tax/Parcel ID:	013-072-008
Acres(Usable/Gross):	0.26/0.26
Land-SF(Usable/Gross):	11,354/11,354
Usable/Gross Ratio:	1.00
Zoning Code:	CBD/SA - DT
Zoning Desc.:	Central Bus. Dist./Sp. Area-Downtown Specific Plan
Source of Land Info.:	Public Records

Comments

Sale of a property improved as a parking lot at the time of sale. The buyer has plans to develop the site as a five-story, 42,680 square foot mixed-use project comprised of 24 residential units and approximately 2,000 square feet of retail space.

Location & Property Identification

Property Name:	3720 Pine Street
Sub-Property Type:	Commercial
Address:	3720 Pine St.
City/State/Zip:	Rocklin, CA 95677
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	1953778



Sale Information

Sale Price:	\$130,000
Effective Sale Price:	\$130,000
Sale Date:	06/01/2017
Recording Date:	06/06/2017
Listing Price:	\$215,000
Listing Date:	09/30/2016
Sale Status:	Closed
\$/Acre(Gross):	\$377,468
\$/Land SF(Gross):	\$8.67
\$/Acre(Usable):	\$856,955
\$/Land SF(Usable):	\$19.68
Grantor/Seller:	Marvin Moore
Grantee/Buyer:	Donald V. Ryan
Property Rights:	Fee Simple
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	41423
Verified By:	Ligia Dejeu
Verification Date:	05/15/2018
Confirmation Source:	Tim Van Gelder
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	CoStar, Deed, MLS

Usable/Gross Ratio:	0.44
Corner Lot:	Yes
Zoning Code:	C-4
Zoning Desc.:	General Retail Service Commercial
Source of Land Info.:	Other

Comments

This transaction represents the sale of a vacant parcel located within a historic portion of the City of Rocklin. While the site has a gross land area of 15,000 square feet, over half of the site is undevelopable due to a railroad right-of-way. The property previously sold in an REO transaction in September 2014 for \$50,000 or \$7.57 psf/usable land area.

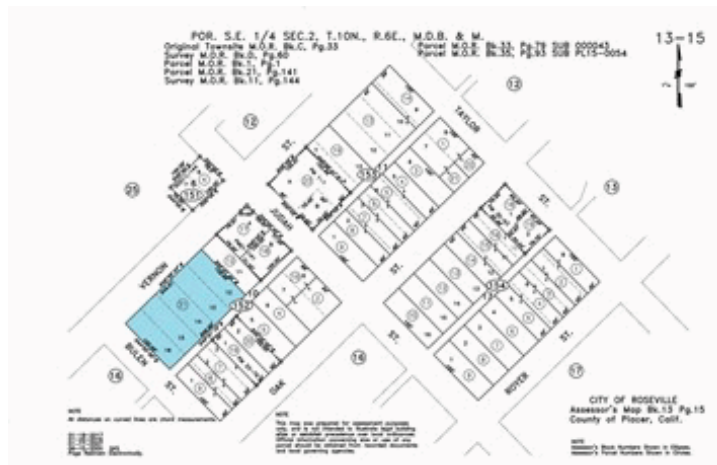
The property contains 15,000 square feet of gross land area; however, there is a railroad right-of-way indicating a net land area of 6,607 square feet.

Improvement and Site Data

Legal/Tax/Parcel ID:	010-121-006
Acres(Usable/Gross):	0.15/0.34
Land-SF(Usable/Gross):	6,607/15,000

Location & Property Identification

Property Name:	609-625B Vernon Street
Sub-Property Type:	Commercial
Address:	609, 623 & 625B Vernon St.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	CBD
IRR Event ID:	1955242



Sale Information

Sale Price:	\$774,500
Effective Sale Price:	\$774,500
Sale Date:	11/18/2016
Recording Date:	11/23/2016
Sale Status:	Closed
\$/Acre(Gross):	\$898,492
\$/Land SF(Gross):	\$20.63
\$/Acre(Usable):	\$898,492
\$/Land SF(Usable):	\$20.63
Grantor/Seller:	Doyle 1999 Family Trust
Grantee/Buyer:	623 Vernon, LLC
Assemblage:	Yes
Portfolio Sale:	Yes
Property Rights:	Fee Simple
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	103877
Verified By:	Ligia Dejeu
Verification Date:	05/17/2018
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar, Deed, News Article

Sale Analysis

Current Use at T.O.S.:	Retail, auto service, vacant land
Proposed Use Change:	Yes
Proposed Use Desc.:	Multifamily & retail

Improvement and Site Data

Legal/Tax/Parcel ID:	013-152-010 and -011
Acres(Usable/Gross):	0.86/0.86
Land-SF(Usable/Gross):	37,549/37,549
Usable/Gross Ratio:	1.00
Zoning Code:	CBD/SA - DT
Zoning Desc.:	Ctrl. Bus. Dist./Sp. Area-Downtown Specific Plan

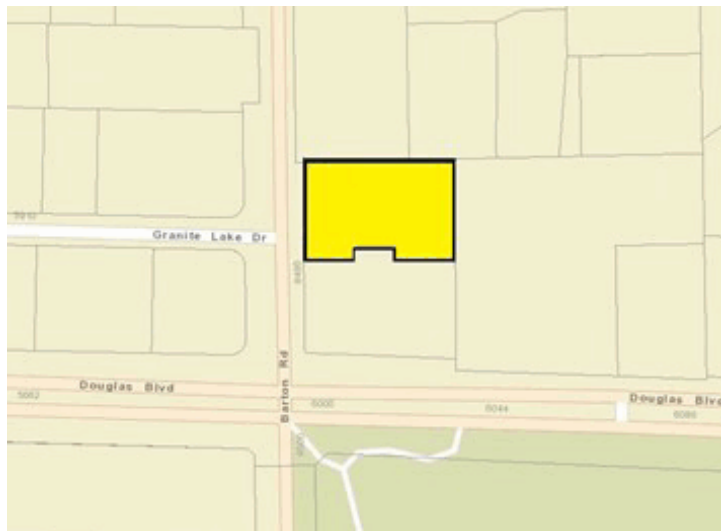
Source of Land Info.: Public Records

Comments

This transaction represents the portfolio sale of two parcels. At the time of sale, one of the parcels was improved with two buildings, a 2,140 SF retail building and a 3,716 SF auto service building. The property was purchased to be redeveloped into a four-story mixed use building comprising 58 affordable apartment units with 2,900 square feet of ground floor retail. The proposed project will include 60 underground parking spaces and four surface parking spaces. The cost of demolition of the existing buildings is considered and expenditure after sale and the sale price must be adjusted upward.

Location & Property Identification

Property Name:	Granite Bay Retail & Office site
Sub-Property Type:	Commercial
Address:	8481 Barton Rd
City/State/Zip:	Granite Bay, CA 95746
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	1449753



Sale Information

Sale Price:	\$640,000
Effective Sale Price:	\$640,000
Sale Date:	07/06/2015
Recording Date:	07/06/2015
Sale Status:	Closed
\$/Acre(Gross):	\$735,463
\$/Land SF(Gross):	\$16.88
\$/Acre(Usable):	\$735,463
\$/Land SF(Usable):	\$16.88
Grantor/Seller:	Nr Homes Psp
Grantee/Buyer:	Agemark Corp
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Exposure Time:	22 (months)
Document Type:	Deed
Recording No.:	57659
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar, Assessor

Legal/Tax/Parcel ID:	048-101-067
Acres(Usable/Gross):	0.87/0.87
Land-SF(Usable/Gross):	37,905/37,905
Usable/Gross Ratio:	1.00
Shape:	Rectangular
Topography:	Level
Corner Lot:	No
Frontage Desc.:	146 feet on Barton
Zoning Code:	OP-UP-DC DLO
Zoning Desc.:	Commercial
Source of Land Info.:	Public Records

Comments

This comparable represents the sale of vacant land located along the east side of Barton Road, just north of Douglas Boulevard in Granite Bay. The adjacent parcel, which was improved with a 1,721 square foot office building was also purchased by the same buyer in a separate transaction. Since the purchases the office building (not this property) was demolished, the parcels were assembled (new APN 048-101-084) and improved with a memory care residence.

Sale Analysis

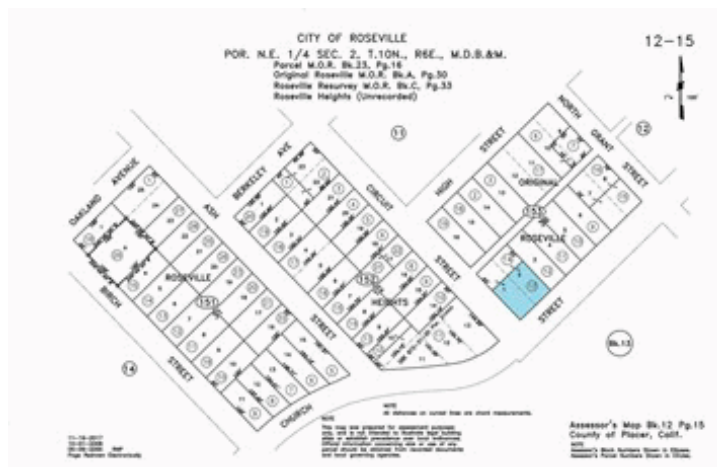
Proposed Use Desc.:	Medical, Office ...
---------------------	---------------------

Improvement and Site Data

MSA:	Sacramento--Arden-Arcade--Roseville, CA
------	---

Location & Property Identification

Property Name:	326 Church Street
Sub-Property Type:	Commercial
Address:	326 Church St.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	1953951



Sale Information

Listing Price:	\$175,000
Effective Listing Price:	\$175,000
Listing Date:	05/01/2018
Sale Status:	Listing
\$/Acre(Gross):	\$775,709
\$/Land SF(Gross):	\$17.81
\$/Acre(Usable):	\$775,709
\$/Land SF(Usable):	\$17.81
Grantor/Seller:	Lynette A. Robinson
Grantee/Buyer:	Listing
Property Rights:	Fee Simple
Exposure Time:	7 (months)
Financing:	Cash to seller
Verified By:	Ligia Dejeu
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar, Listing Flyer

Comments

This transaction represents the active listing of a 0.23 acre parcel zoned general commercial. The general commercial zone is intended to serve the entire community by providing areas for commercial facilities that are more of a service or heavy commercial character than are permitted in the Community Commercial District, and may involve outdoor display, storage or activity areas. Surrounding land uses include single-family residential and auto service uses and vacant land.

Improvement and Site Data

Legal/Tax/Parcel ID:	012-153-013
Acres(Usable/Gross):	0.23/0.23
Land-SF(Usable/Gross):	9,828/9,828
Usable/Gross Ratio:	1.00
Corner Lot:	Yes
Zoning Code:	GC
Zoning Desc.:	General Commercial
Source of Land Info.:	Public Records

Addendum E

Engagement Letter

AGREEMENT FOR APPRAISAL SERVICES

Project: 320 Vernon Street

THIS AGREEMENT, is made and entered into this 24th day of APRIL, 2018, by and between the City of Roseville, a municipal corporation ("CITY"), and Seevers Jordan Ziegenmeyer dba Integra Realty Resources, Inc., a California general partnership ("APPRAISER"); and

W I T N E S S E T H:

WHEREAS, CITY requires certain appraisal services for 320 Vernon Street, and APPRAISER is willing to provide such services;

NOW, THEREFORE, the parties agree as follows:

1. Appraisal. APPRAISER shall appraise and establish the As-Is Market Value for the real property described on Exhibit "A" ("the Property"). APPRAISER shall prepare and submit three (3) copies of a written appraisal report to the City Attorney of CITY, and shall mark the report "CONFIDENTIAL - ATTORNEY/CLIENT PRIVILEGE." The report shall contain at least the following:

- (a) Date of inspection of the Property;
- (b) Description of the Property with color photographs;
- (c) Listings and description of comparable sales with color photographs of each comparable sale;

(d) Comparable sales map;

(e) Narrative description of the manner in which the conclusion of As-Is Market Value was reached, which valuation method or methods were used, and reasons why particular valuation methods were used or not used;

(f) Date of valuation;

(g) All assumptions or limiting conditions;

(h) Statement that APPRAISER has no interest in the Property;

(i) Statement of APPRAISER's qualifications; and

(j) A certificate of APPRAISER in substantially the form attached hereto as Exhibit "B."

2. Compensation. CITY shall pay APPRAISER a lump sum of four thousand dollars (\$4,000) for tasks performed pursuant to this Agreement.

3. No Assignment. APPRAISER shall not assign this Agreement. APPRAISER shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without the prior written consent of CITY.

4. Termination. This Agreement may be terminated at any time by written notice from CITY, with or without cause. In such event, all finished and unfinished documents, project data, and reports shall, at the option of CITY, be delivered to CITY and become its property. APPRAISER shall immediately stop work, and shall within ten (10) calendar days deliver a final invoice for services to CITY.

5. No Conflict of Interest. APPRAISER (including principals, associates and professional employees) warrants that it is qualified to provide the services contracted for, and covenants that it does not now have any interest and shall not acquire any interest, direct or

indirect, in the Property covered by this Agreement or any other interest which would conflict in any manner or degree with the performance of its services hereunder. APPRAISER further covenants that in the performance of its duties hereunder, no person having any such interest shall be employed.

6. Confidentiality. APPRAISER covenants that it will keep confidential all appraisals, conclusions, work product, communications and every other matter relating to this Agreement, unless CITY otherwise authorizes disclosure in writing.

7. Indemnification. To the fullest extent allowed by law, APPRAISER 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 APPRAISER'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.

APPRAISER'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.

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

COVERAGE

LIMITS OF LIABILITY

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. APPRAISER 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. APPRAISER 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 APPRAISER. The additional insured coverage under the APPRAISER'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. APPRAISER 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. APPRAISER 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, APPRAISER shall require its subcontractors to agree to be bound to APPRAISER and CITY in the same manner and to the same extent as APPRAISER is bound to CITY under this Agreement. Additionally, APPRAISER 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. APPRAISER hereby agrees to waive subrogation which any insurer of APPRAISER may acquire from APPRAISER 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 APPRAISER, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve APPRAISER 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.

9. Notices. Any notice required by this Agreement shall be delivered or sent by first class mail, United States postage prepaid, addressed as follows:

CITY

Laura Matteoli
Acting Economic Development Director
311 Vernon Street
Roseville, CA 95678

APPRAISER

Lance Jordan, Senior Managing Director
Seevers Jordan Ziegenmeyer
dba Integra Realty Resources – Sacramento
3825 Atherton Road, Suite 500
Rocklin, CA 95765

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

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. Time is of the Essence. Time is of the essence of this Agreement. APPRAISER shall complete the appraisal required under this Agreement by May 18, 2018. For each day that APPRAISER is late in completing such work, and inasmuch as the actual damages which would result from such breach by APPRAISER under this Agreement are uncertain, and would be impractical or extremely difficult to fix, APPRAISER agrees that it shall pay, or CITY shall deduct from APPRAISER's fee, the sum of one hundred and fifty (\$150) dollars as liquidated damages.

12. Successors in Interest. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

13. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter hereof. All of the parties assume joint responsibility for the form and position of each and all of the contents of this Agreement and they agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each every part hereof.

14. Integration. This is an integrated Agreement, and contains all of the terms, considerations, understandings and promises of the parties. It shall be read as whole.

15. Compliance with Laws. APPRAISER shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

16. Ability to Perform. APPRAISER agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

17. 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.

18. Independent Contractor. APPRAISER 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.

19. Representations and Warranties. APPRAISER warrants that it has not employed or retained any company or person, other than a bona fide employee working for APPRAISER, 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.

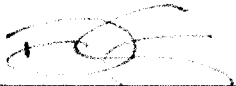
20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. 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.

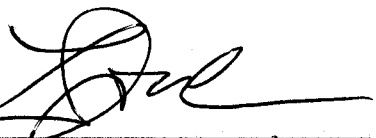
IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has executed this Agreement in duplicate by its City Manager and APPRAISER has caused this Agreement to be duly executed.

CITY OF ROSEVILLE, a
municipal corporation

SEEVERS JORDAN ZIEGENMEYER
DBA INTEGRA REALTY RESOURCES,
INC., California general partnership

BY: 

DOMINICK CASEY
Acting City Manager

BY: 

LANCE JORDAN
its SENIOR MANAGING DIRECTOR

ATTEST:

BY: 

SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: 

ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 

LAURA MATTEOLI
Acting Economic Development Director

EXHIBIT "A"

Integra Realty Resources
Sacramento

3825 Atherton Road, Suite 500
Rocklin, CA 95765

T 916.435.3883
F 916.435-4774
www.irr.com



April 5, 2018

Mr. Wayne Wiley
Development Analyst
City of Roseville
311 Vernon Street
Roseville, CA 95747

SUBJECT: **Roseville Post Office Property**
320 Vernon Street
Roseville, CA 95747

Dear Mr. Wiley:

Thank you for considering Integra Realty Resources - Sacramento for your real estate valuation needs.

Please consider this letter my formal proposal to appraise the above-referenced property. The intended use of the appraisal is reportedly for asset valuation pertaining to the future sale of the subject property.

The subject property is currently occupied by the United States Post Office as the sole tenant. The building consists of 9,783± square feet on the ground floor and 9,702± square feet of basement space, for a total rentable area of 19,485± square feet. The property is situated within the confines of a single assessor's parcel containing approximately 22,986 square feet of land area (APN: 013-09-003). A more detailed legal and physical description of the subject property, as well as related market area characteristics, will be contained within the final appraisal report.

I previously appraised the subject property on February 14, 2013. It is my assertion the scope of work will be very similar to the scope of work from the previous appraisal. Specifically, based on my understanding of the subject property (at the end of its economic/useful life, with a lease in-place until 2020), the most appropriate method of estimating the as-is market value of the leased fee interest in the subject is a yield capitalization analysis, which is a valuation technique of the income capitalization approach. As part of this valuation, I will employ the sales comparison approach to estimate the

Mr. Wayne Wiley, Development Analyst, City of Roseville
April 5, 2018
Page 2

market value of the underlying land. In summary, I will estimate all net cash inflows to the ownership over the approximately two years remaining on the lease and determine the net reversion value (future land value, less demolition and fill costs – if necessary) and discount all of the net cash flows to a present value (i.e., the as-is market value). With the post office lease in place, it is our opinion this is the method the typical buyer would use to determine the price they would be willing to pay for the subject. It is noted that in the underlying land valuation, consideration will be given to the city entitlements that will allow for a new office/retail project to be up to four stories in height, with no on-site parking. At this height, it is my understanding that up to 80,000± square feet of building area (20,000 SF per floor) could potentially be housed on the subject site.

This appraisal assignment will be conducted in accordance with appraisal standards and guidelines found in the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) and the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice.

The fee for services to complete the appraisal will be \$4,000. We can complete this assignment within four weeks of your authorization to proceed.

Should you require services beyond the scope outlined previously, the following hourly fee schedule, plus any inordinate expenses, will apply to the various individuals that may be involved in the assignments.

• Partner	\$350 / hour
• Senior Analyst	\$250 / hour
• Analyst	\$150 / hour
• Administrative Support	\$50 / hour

If you have any questions, please do not hesitate to contact me at (916) 435-3883, or by e-mail at ljordan@irr.com.

Respectfully submitted,

Integra Realty Resources - Sacramento



Lance Jordan, MAI
Senior Managing Director
State Certification No.: AG012709
916.435.3883
Email: ljordan@irr.com



EXHIBIT "B"

CERTIFICATE OF APPRAISER

I hereby certify:

That I have personally inspected the subject property herein appraised. A personal field inspection of the comparable sales relied upon in making this appraisal has also been made. The subject and the comparable sales relied upon in making this appraisal are as represented by the photographs contained in this report.

That to the best of my knowledge and belief the statements contained in this appraisal are true and the information upon which the opinions expressed therein are based is correct, subject to the assumptions and limiting conditions set forth in the appraisal.

That I understand that such appraisal is to be used in connection with the disposition of the subject property by the City of Roseville.

The analysis, opinions, and conclusions in this report were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the American Institute of Real Estate Appraisers.

That neither my employment nor my compensation for making this appraisal report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of such property appraised.

The out-of-context quoting from, or partial reprinting of, this report is not authorized.

That I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the City of Roseville, and I will not do so until so authorized by the City, or until I am required to do so by due process of law, or until I am relieved of this obligation by having publicly testified as to such findings.

My opinion of value of the As-Is Market Value for the property has an effective valuation date of _____, and the As-Is Market Value is as follows:

Dollars

(\$ _____)

Appraiser/APPRAISER

Date

SEALED PROPOSAL



**IMPORTANT
NOTICE TO
PROPOSER**

- The envelope containing your proposal **MUST** have:
1. Your name and address in the **UPPER** left corner.
 2. This label on the **LOWER** left corner.

RFP NAME

PROPOSAL DUE DATE

PROPOSAL DUE TIME

_____ A.M. _____ P.M.
PROPOSAL FOR

**TIME SENSITIVE. DELIVER TO
CITY CLERK IMMEDIATELY.**



COUNCIL COMMUNICATION

CC #: 9401

File #: 0200

Title: City of Roseville Financial Policies for Fiscal Year 2018-19
Contact: Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us
Jay Panzica 916-774-5320 jpanzica@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 7.3.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution adopting the City of Roseville Financial Policies effective July 12, 2018. This policy document for fiscal year 2018-19 is a new document that consolidates Council-approved policies with previously recommended, but not formally adopted, fiscal policies.

BACKGROUND

Over the past several years staff has presented a variety of financial policies to Council for discussion and approval. The purpose for these policies is to determine appropriate and responsible financial guidelines for staff to follow when developing the budget, making recommendations and fulfilling their role as fiscal stewards of public funds. The development of the policies involves a combination of previous experience and best practices as they relate to the City of Roseville. The plan has been to document the policies, seek Council approval and then compile them in a central location where staff, Council and the public can access them. The initial compilation of these policies and the implementation of this plan is the subject of this communication. Staff will continue to identify, document and recommend to Council further policies for consideration.

All policies in this initial document have been previously presented to and approved by Council, however they have not been formally adopted by resolution. As new policies are developed and approved by Council, they will be added to this document. Each year the policies will be reviewed by staff, updated where recommended and submitted to Council for approval.

A brief summary of the policies is provided below.

Investment Policy

The purpose of the Investment Policy is to establish cash management and investment guidelines for the Chief Financial Officer, who is responsible for the stewardship of the City of Roseville's investment program. Each transaction and the entire portfolio must comply with the California Government Code Sections 53600 and 53635 et seq. and the Investment Policy. The

Investment Policy conforms to the customary standards of prudent investment management and any changes to the policy must be adopted by the Council. The Investment Policy has been certified by the California Municipal Treasurers Association through their Investment Policy Certification Program. There are only nonsubstantive updates to the existing policy.

Debt Management Policy

The purpose of the Debt Management Policy is to provide guidelines for the issuance of bonds and other forms of indebtedness to finance necessary land acquisitions, capital construction, equipment, and other items for the City. There are no proposed changes to the existing policy.

General Fund Emergency Reserve Policy

The purpose of this new General Fund Emergency Reserve Policy is to establish a targeted level of General Fund operating reserves, a basic component of a financially strong city. This policy establishes 10% of annual General Fund budgeted operating costs as the minimum level of funding in the City's General Fund Emergency Reserve and establishes three months, or 25%, of operating costs as the target reserve level.

Capital Improvement Program Rehabilitation Funding Policy

The purpose of the Capital Improvement Program Rehabilitation Funding Policy is to address funding for the City's General Fund infrastructure rehabilitation and replacement.

Other Post-Employment Benefits (OPEB) Funding Policy

The purpose of the Other Post-Employment Benefits (OPEB) Funding Policy is to accumulate sufficient assets to fully finance the retiree healthcare benefits that the retired employees receive throughout retirement.

Workers' Compensation and General Liability Funding Policy

- The purpose of the Workers' Compensation and General Liability Funding Policy is to provide adequate financial resources to fund the City's Workers' Compensation and General Liability Programs and establish and maintain adequate reserves in the Workers' Compensation and General Liability Internal Service Funds.

Request for Proposals (RFP) Policy

- The purpose of the Request for Proposals (RFP) Policy is to provide a uniform process for the issuance, evaluation, and selection of competitive proposals for services and/or customized goods. There are no proposed changes to the existing policy.

Other Policies

In addition to the policies recommended for adoption, staff is developing new financial policies in the areas of budgeting, accounting, purchasing and internal controls. Staff is also working to update other existing policies including the City of Roseville Goals and Policies Concerning the Use of Mello-Roos Community Facilities Act of 1982. Staff will bring forward new and updated policies for Council consideration individually or in annual updates of this Financial Policies document.

FISCAL IMPACT

Approval of the policies has no fiscal impact. However implementation of the policies is expected to improve the fiscal position and financial health of the City. As an example, the Fiscal Year 2018-19 Adopted Budget was developed based on these recommended financial policies.

ECONOMIC DEVELOPMENT / JOBS CREATED

Approval of the policies will not have an impact on economic development or job creation.

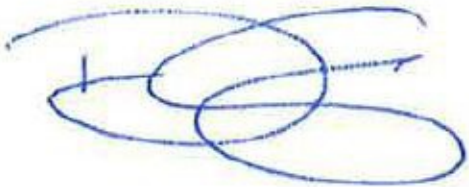
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical changes in the environment (CEQA Guidelines §15061(B)(3)). The approval of financial policies does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Dennis Kauffman, Finance Director

Jay Panzica, Chief Financial Officer

A handwritten signature in blue ink, appearing to read 'Dominick Casey', with a stylized, overlapping loop structure.

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Resolution No. 18-303

COR Financial Policies

RESOLUTION NO. 18-303

ADOPTING THE CITY OF ROSEVILLE FINANCIAL POLICIES, EFFECTIVE JULY 12, 2018

WHEREAS, in an effort to consolidate Council-approved policies with previously recommended but not formally adopted fiscal policies, staff has compiled the City of Roseville Financial Policies; and

WHEREAS, the City of Roseville Financial Policies, effective July 12, 2018, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the City of Roseville Financial Policies, effective July 12, 2018 are hereby adopted; and

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:

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City Clerk

City of Roseville Financial Policies



Effective July 12, 2018

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City of Roseville Investment Policy

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1. Introduction

The purpose of this document is to identify various policies and procedures that enhance opportunities for a prudent and systematic investment policy and to organize and formalize investment-related activities.

The investment policies and practices of the City of Roseville (City) are based on state law and prudent money management. All funds will be invested in accordance with this investment policy and Article 2 of Chapter 4 of the California Government Code. This policy is in compliance with the provisions of the California Government Code, Sections 53600 through 53659, and the authority governing investments for municipal governments.

2. Scope

The investment policy applies to all financial assets of the City as accounted for in the Comprehensive Annual Financial Report (CAFR). Policy statements outlined in this document focus on the City's pooled funds, but will also apply to all other funds under the City's Chief Financial Officer's span of control unless specifically exempted by statute or ordinance.

Proceeds of debt issuance shall be invested in accordance with the permitted investment provisions of their specific bond indentures. If, in the opinion of the City's Chief Financial Officer, matching the segregated investment portfolio of the bond reserve fund with the maturity schedule of an individual bond issue is prudent given current economic analysis, the investment policy authorizes beyond the five year maturity limitation as outlined in this document. The intent to invest in securities with longer maturities shall be disclosed in the permitted investment language authorized by the City Council in an indenture of trust.

The policy does not cover funds held by the Public Employees Retirement System nor funds of the Deferred Compensation program or the Other Post Employment Benefit Trust.

3. Prudence

The standard of care to be used by investment officials shall be the "prudent investor" standard and shall be applied in the context of managing an overall portfolio. The "prudent investor" standard states that:

When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency.

Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

4. Objectives

The primary objectives, in priority order, of the investment activities of the City shall be:

- a. **Safety.** Safety of principal is the foremost objective of the investment program. City investments shall be undertaken in a manner that seeks to ensure preservation of capital in the portfolio. To further achieve the safety objective, the amount invested in all investment categories is limited to a percentage of the portfolio as defined in section VIII "Permitted Investment Instruments".
- b. **Liquidity.** The investment portfolio of the City will remain sufficiently liquid to enable the City to meet its cash flow requirements.
- c. **Return on Investment.** The investment portfolio of the City shall be designed with the objective of attaining a market rate of return on its investments consistent with the constraints imposed by its safety objective and cash flow considerations.

5. **Delegation of Authority**

The City Council hereby delegates management responsibility of the investment program to the Chief Financial Officer. The Chief Financial Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The Chief Financial Officer may delegate investment decision making and execution to the Finance Director or the Controller in absence of the Finance Director. No person may engage in an investment transaction except as provided under the limits of this policy unless specifically exempted by statute or ordinance.

6. **Ethics and Conflict of Interest**

Officers and employees involved in the investment process shall refrain from personal business activities that could conflict with proper execution of the investment program, or which could impair their ability to make impartial decisions.

7. **Authorized Financial Dealers and Institutions**

The Chief Financial Officer and/or his/her designee will maintain a list of approved financial institutions authorized to provide investment services to the City in the State of California. These may include "primary" dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1. A determination should be made to insure that all approved Broker/dealer firms, and individuals covering the public agency, are reputable and trustworthy. In addition, the broker/dealer firms should have the ability to meet all of their financial obligations in dealing with the Public Agency. The firms, and individuals covering the agency, should be knowledgeable and experienced in Public Agency investing and the investment products involved. No public deposit shall be made except in a qualified public depository as established by the established state laws. All financial institutions and broker/dealers who desire to conduct investment transactions with the public agency must supply the Chief Financial Officer with a completed broker/dealer questionnaire and certification of having read the City's investment policy. In addition, broker/dealers must certify annually of having read the City's investment policy.

8. **Permitted Investment Instruments**

The City shall limit investments in any one non-government issuer, except investment pools, to no more than 5% regardless of security type.

- a. **U.S. Treasury obligations** for which the full faith and credit of the United States are pledged for the payment of principal and interest. Up to 100 percent of the City's investment portfolio may be invested in government obligations.
- b. **Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments**, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. This shall include any mortgage pass through security issued and guaranteed by a Federal Agency with a maximum final maturity of five years. Purchase of Federal Agency issued mortgage-backed securities authorized by this subdivision may not exceed 20 percent of the City's surplus money; all other investments in Federal Agency securities are unrestricted.
- c. **Obligations of the State of California or any local agency within the state**, including bonds payable solely out of revenues from a revenue producing property owned, controlled or operated by the state or any local agency or by a department, board, agency or authority of the state or any local agency, provided that the obligations are rated in one of the two highest categories by a nationally recognized statistical-rating organization (NRSRO). Up to 100 percent of the City's investment portfolio may be invested in California municipal obligations.
- d. **Registered treasury notes or bonds of any of the other 49 states** in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of these states.
- e. **Repurchase Agreements** used solely as short-term investments not to exceed 30 days. Up to 100 percent of the City's investment portfolio may be invested in repurchase agreements.

The following collateral restrictions will be observed:

- 1. Only U.S. Treasury securities or Federal Agency securities, as described in 8a and 8b will be acceptable collateral. All securities underlying Repurchase Agreements must be delivered to the City's custodian bank by book entry, physical delivery, or by a third party custodial agreement. The total of all collateral for each Repurchase Agreement must equal or exceed, on the basis of market value, 102 percent of the funds borrowed against those

securities. For any Repurchase Agreement with a term of more than one day, the value of the underlying securities must be reviewed on a weekly basis and the value of the underlying securities brought back up to 102 percent no later than the next business day.

2. Market value must be calculated each time there is a substitution of collateral.
 3. The City or its trustee shall have a perfected first security interest under the Uniform Commercial Code in all securities subject to Repurchase Agreement.
 4. The City may enter into Repurchase Agreements only with primary dealers of the Federal Reserve Bank of New York.
 5. The City will have specific written agreements with each firm with which it enters into Repurchase Agreements.
 6. Reverse repurchase agreements will not be allowed.
- f. Bankers' Acceptances,** otherwise known as bills of exchange or time drafts that are drawn on and accepted by a commercial bank.

Purchases of Banker's Acceptances may not exceed 180 days maturity or 40 percent of the City's investment portfolio.

- g. Commercial paper** of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a NRSRO. The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (8g1) or paragraph (8g2):

1. The entity meets the following criteria:
 - a. Is organized and operating in the United States as a general corporation.
 - b. Has total assets in excess of five hundred million dollars (\$500,000,000).
 - c. Has debt other than commercial paper, if any, that is rated "A" or higher by a NRSRO.
2. The entity meets the following criteria:
 - a. Is organized within the United States as a special purpose corporation, trust, or limited liability company.

- b. Has program wide credit enhancements including, but not limited to, over collateralizations, letters of credit, or surety bond.
- c. Has commercial paper that is rated "A-1" or higher, or the equivalent, by a NRSRO.

Purchases of eligible commercial paper may not exceed 270 days maturity nor represent more than 10 percent of the outstanding paper of an issuing corporation.

Purchases of commercial paper may not exceed 25 percent of the City's investment portfolio.

- h. Medium-term corporate notes** issued by corporations organized and operating within the United States or by depository institutions licensed by the U.S. or any state and operating within the U.S. Medium-term corporate notes shall be rated in a rating category "A" or its equivalent or better by a nationally recognized rating service.

Purchase of medium-term corporate notes may not exceed 30 percent of the City's investment portfolio.

- i. FDIC insured or fully collateralized time certificates of deposit.** Purchases of time certificates of deposit in combination with negotiable certificates of deposit may not exceed 30 percent of the City's investment portfolio.
- j. Negotiable certificates of deposit or deposit notes** issued by a nationally or state-chartered bank, a state or federal savings and loan association, a state or federal credit union, or a federally-licensed or state-licensed branch of a foreign bank provided that the senior debt obligations of the issuing institution are rated "A" or better by an NRSRO.

The legislative body of a local agency and the treasurer or other official of the local agency having legal custody of the money are prohibited from investing local agency funds, or funds in the custody of the local agency, in negotiable certificates of deposit issued by a state or federal credit union if a member of the legislative body of the local agency or any person with investment decision making authority in the administrative office manager's office, budget office, auditor-controller's office, or treasurer's office of the local agency also serves on the board of directors, or any committee appointed by the board of directors, or the credit committee or the supervisory committee of the state or federal credit union issuing the negotiable certificates of deposits.

All certificates of deposit must be properly collateralized in accordance with Section 53652 of the California Government Code or fully insured by the Federal Deposit Insurance Corporation (FDIC).

Purchase of time certificates of deposit in combination with negotiable certificates of deposit may not exceed 30 percent of the City's investment portfolio.

k. State of California's Local Agency Investment Fund

The Local Agency Investment Fund (LAIF) portfolio should be reviewed periodically. Investment in LAIF may not exceed the legally authorized limits.

l. Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940 (15 U.S.C. Sec. 80a-1, et seq.). To be eligible for investment pursuant to this subdivision these companies shall either: (1) have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations or (2) have an investment advisor registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience managing money market mutual funds and with assets under management in excess of \$500,000,000.

The purchase price of shares of beneficial interest purchased shall not include any commission that the companies may charge and shall not exceed 20 percent of the City's investment portfolio. Further, no more than 10 percent of the City's investment portfolio may be invested in shares of beneficial interest of any one money market fund.

m. Shares in a California common law trust established pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California that invests exclusively in investments permitted by Section 53635 of Title 5, Division 2, Chapter 4 of the Government Code of the State of California, as it may be amended. Up to 100 percent of the City's investment portfolio may be invested in this investment type.

n. Supranationals are United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development (IBRD), International Finance Corporation (IFC), or Inter-American Development Bank (IADB), with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated "AA-", its equivalent, or better by an NRSRO.

Purchases of supranationals shall not exceed 30 percent of the investment portfolio of the City. Supranationals are permitted by California Government Code § 53601 (q) effective January 1, 2015.

o. Any mortgage pass-through security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-back certificate, consumer

receivable pass-through certificate, or consumer receivable-backed bond of a maximum of five years maturity. Eligible securities must be rated, by a nationally recognized rating service, as "AA" or higher, and the issuer of the security must have an "A" or higher rating for its debt as provided by a nationally recognized rating service. No more than 20 percent of the City's surplus funds may be invested in this type of security.

Where this section specifies a percentage limitation for a particular category of investment, that percentage is applicable only on the date of purchase. Credit criteria listed in this section refers to the credit of the issuing organization at the time the security is purchased. If an investment falls below the minimum purchase rating, the Investment Review Committee will perform a timely review to sell or hold the investment.

p. Prohibited Investments

For purposes of this policy, a derivative is defined as any security where the value is linked to or derived from an underlying asset or benchmark. Any security type or structure not specifically approved by this policy is hereby specifically prohibited. The City will not use such derivatives as range notes, dual index notes, inverse floating rate notes, deleveraged notes, or notes linked to lagging indices or to long term indices, nor will the City invest in reverse repurchase agreements, interest-only strips that are derived from a pool of mortgages, or any security that could result in zero interest accrual if held to maturity. This policy does not preclude the use of repurchase agreements and callable securities, as they do not fall within the definition of a derivative as described herein.

Summary of Maximum Percentage Limitations of Investments by Investment Type

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Minimum Credit Quality at Time of Purchase</u>	<u>Maximum Percentage Allowed</u>	<u>Maximum Investment In One Issuer</u>
U.S. Treasury Obligations	5 Years	None	None	None
U.S. Agency Securities	5 Years	None	None	None
Forward Delivery Agreements	N/A	A	None	None
Local Agency Bonds	5 Years	None	None	None
Repurchase Agreements	30 days	None	None	None
Bankers' Acceptances	180 days	None	40%	30%
Commercial Paper	270 days	A-1	25%	10%
Medium-Term Notes	5 Years	A	30%	5%
Collateralized Time Deposits	5 Years	None	30%	None
Negotiable Certificates of Deposit	5 Years	A	30%	None

Local Agency Investment Fund (LAIF)	N/A	None	None	\$65 million/account
Insured Saving Accounts	N/A	None	None	None
Money Market Mutual Funds	N/A	None	20%	10%
Shares in a California Common Law Trust	N/A	None	None	None
Interest Rate Swaps	N/A	None	None	None
Supranationals	5 Years	AA-	30%	None
Mortgage Pass-Through Securities	5 Years	AA	20%	None

9. **Review of Investment Portfolio**

The securities held by the City must be in compliance with Permitted Investments at the time of purchase. Because some securities may not comply subsequent to the date of purchase, the Chief Financial Officer shall at least annually review the portfolio to identify those securities that do not comply. The Chief Financial Officer shall report major and critical incidences of noncompliance identified through the review of the portfolio.

10. **Investment Pools**

A thorough investigation of any investment pool is required prior to investing and should be monitored on an ongoing basis. The following information should be obtained and analyzed.

- a. A description of eligible of investment securities
- b. A written statement of investment policies and objectives.
- c. A description of interest calculations and their distribution, and the treatment of gains and losses.
- d. A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced and the program audited.
- e. A description of who may invest in the program, how often, and what size of deposits and withdraws are allowed.

11. **Collateralization**

Collateral for Non-negotiable Certificates of Deposit and Negotiable Certificates of Deposit must comply with California Government Code section 53652. In addition, if the Certificate of Deposit is not FDIC insured, collateral is required equal to 110 percent of principal.

12. **Safekeeping and Custody**

The City shall take from such financial institution a receipt for securities so deposited. All security transactions, including collateral for repurchase agreements, entered into the city shall be conducted on a delivery-versus-payment (DVP) basis pursuant to the approved custodial safekeeping agreements. The authority of the legislative body to deposit for

safekeeping may be delegated by the legislative body to the Chief Financial Officer of the City; the treasurer shall not be responsible for securities delivered to and receipted for by a financial institution until they are withdrawn from the financial institution by the treasurer.

13. Diversification

The City's investment pool will be diversified to avoid incurring unreasonable and avoidable risks. The investments will be diversified by security type, maturities of those investments, and institutions in which those investments are made.

14. Maximum Maturity

Investment maturities shall be based on a review of cash flow forecasts. Maturities will be scheduled so as to permit the City to meet all projected obligations while minimizing interest rate risk and maximizing earnings. Unless specified below, the maximum maturity will be no more than five years from purchase date to maturity date.

City Council has granted permission to invest the following fund accounts where liquidity is not the primary investment objective, in Federal Treasury or Agency securities with maturities up to ten years. The specified fund accounts include:

- The City's Pooled Fund, limited to 25% of the total pool
- Citizens' Benefit Trust
- North Central Wetlands Endowment
- Aquatics Complex Maintenance
- Woodcreek West Endowment

15. Internal Controls

The Chief Financial Officer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, fraud or misuse. An analysis by an external independent accounting firm shall be conducted annually to review internal controls, account activity, and compliance with the investment policies.

16. Performance Benchmark

The investment portfolio will be designed to obtain a market rate of return during budgetary and economic cycles, taking into account the City's investment risk constraints and cash flow needs. The Investment Review Committee has elected to use for its performance standard the Constant Maturity Treasury (CMT) Index. For the Pooled Portfolio the 12 month moving average yield on 3Yr CMT will be used and for Citizens' Benefit Trust portfolio the 12 month moving average yield on 5Yr CMT will be used. All other City portfolios will follow the 2Yr CMT.

17. **Reporting Requirements**

The Chief Financial Officer shall submit monthly investment reports to the City Manager and make these reports available to the City Council in the Finance Department offices. The reports shall include, at a minimum, the following information for each individual investment:

- Description of investment instrument
- Issuer name
- Yield on cost
- Purchase date
- Maturity date
- Book Value
- Par Value
- Current market value
- Transaction Activity
- Interest Earnings Summary

18. **Investment Policy Adoption**

The City's investment policy shall be adopted by resolution by the City Council. The policy shall be reviewed annually by the Chief Financial Officer and/or his/her designee and any modifications made thereto must be approved by the City Council.

19. **Glossary**

Agencies - Federal agency and instrumentality securities.

Asked - The price at which securities are offered.

Bid - The price offered by a buyer of securities (when one sells securities, one asks for a bid). See "Offer".

Benchmark - A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

Broker-Dealer – a person or a firm who can act as a broker or a dealer depending on the transaction. A broker brings buyers and sellers together for a commission. They do not take a position. A dealer acts as a principal in all transactions, buying and selling for his own account.

Certificate of Deposit (CD) – A time deposit with a specific maturity evidenced by a Certificate. Large-denomination CDs are typically negotiable.

Collateral – Securities, evidence of deposit or other property, which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

Custody – Safekeeping services offered by a bank, financial institution or trust company, referred to as the “custodian.” Service normally includes the holding and reporting of the customer’s securities, the collection and disbursement of income, securities settlement and market values.

Delivery Versus Payment –A type of securities transaction in which the purchaser pays for the securities when they are delivered either to the purchaser or custodian. It ensures that securities are deposited in an eligible financial institution prior to the release of funds. Securities should be held by a third-party custodian as evidenced by safekeeping receipts.

Diversification – Dividing investment funds among a variety of securities offering independent returns.

Federal Agency Obligation – A debt instrument issued by one of the federal agencies. Federal agencies are considered second in credit quality and liquidity only to U.S. Treasuries.

Investment Review Committee – The committee meets quarterly to discuss the investments in the City’s portfolios. The investment review committee consists of the City Manager, Chief Financial Officer and members of the Finance Department.

Liquidity – An investment that can be converted easily and rapidly into cash without a substantial loss of value.

Local Agency Investment Fund (LAIF) – The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

Market Value – The price at which a security is trading and could presumably be purchased or sold on a specific date.

Maturity – The date upon which the principal or stated value of an investment becomes due and payable.

Money Market Fund – a type of safe investment comprising a variety of short-term securities with high quality and high liquidity. The fund provides interest to shareholders and must maintain a stable net asset value (NAV) of \$1 per share.

Offer - The price asked by a seller of securities (when one buys securities, one asks for an offer). See “Asked” and “Bid”.

Portfolio – Collection of securities held by an investor,

Principal – the original cost of a security. It represents the amount of capital or money that the investor pays for the investment.

Prudent Investor Standard – An investment standard that all investments should be made with care, skill, prudence and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency.

Rate of Return - The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond the current income return.

U.S. Treasury – Government debt issued by the United States Department of the Treasury through the Bureau of the Public Debt. Treasury securities are the debt financing instruments of the United States federal government, and they are often referred to simply as Treasuries. There are four types of marketable treasury securities: Treasury bills, Treasury notes, Treasury bonds, and Treasury Inflation Protected Securities (TIPS). All of the marketable Treasury securities are very liquid and are heavily traded on the secondary market.

Yield - The rate of annual income return on an investment, expressed as a percentage.

Yield-To-Call (YTC) - The rate of return an investor earns from a bond assuming the bond is redeemed (called) prior to its nominal maturity date.

Yield-To-Maturity - The current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity.

City of Roseville

Debt Management Policy

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CITY OF ROSEVILLE

DEBT MANAGEMENT POLICY

INTRODUCTION

The Finance Department of the City of Roseville (the “City”) has developed this Debt Management Policy (the “Debt Policy”) to provide guidelines for the issuance of bonds and other forms of indebtedness to finance necessary land acquisitions, capital construction, equipment, and other items for the City.

While the issuance of debt is frequently an appropriate method of financing capital projects and major equipment acquisitions, such issuance must be carefully monitored to preserve the City’s credit strength and to provide the necessary flexibility to fund future capital needs.

SCOPE

This Debt Policy shall govern, except as otherwise covered by the law, City Charter and City Code, the issuance and management of all debt and lease financings funded in the capital markets. While adherence to the Debt Policy is desired, the City recognizes that changes in the capital markets as well as unforeseen circumstances may from time to time produce situations that are not covered by the Debt Policy and may require modifications or exceptions to achieve City goals.

The City’s Debt Policy shall be reviewed, and updated if necessary, on an annual basis. The Chief Financial Officer (CFO) with the assistance of the Finance Director and General Accounting staff shall have the responsibility and authority for structuring, implementing and managing the City’s debt and financing program, in accordance with City Council authorizations.

OBJECTIVES

The City has earned some of the highest credit ratings in the nation and as a result receives some of the lowest possible interest rates on its debt. These low interest rates result in a lower overall cost of capital to the City. This Debt Policy will assist the City in determining appropriate uses of debt financing, establish certain debt management goals and assist the City in maintaining its high credit ratings, while assuming a prudent level of financial risk and preserving the City’s flexibility to finance future capital programs and requirements. Additionally, this Debt Policy is intended to set forth criteria for selecting firms to provide certain financial, legal, and other related services that will ensure that a fair and open selection

process is used which provides opportunities for all qualified firms, including minority and women owned businesses.

DEBT ISSUANCE

There are three general methods of issuing debt obligations, a competitive sale, negotiated sale and private placement.

I. Types of Bond Sales

A. Competitive Sale

In a competitive sale, security dealers submit bids either in a sealed bid or electronically secure process and the security dealer with the lowest True Interest Cost (TIC) and in compliance with the bid parameters is awarded the bonds.

B. Negotiated Sale

In a negotiated sale, an underwriter or underwriter syndicate is selected through a Request for Qualifications (RFQ) process or a Request for Proposal (RFP) process. The interest rate and underwriter's fee are negotiated prior to the sale, based on market conditions.

C. Private Placement/Bank Direct Purchase (BDP)

A private placement or bank direct purchase is a sale that is structured specifically for one purchaser, such as a mutual fund or a bank. BDPs are usually quicker and less expensive for municipalities than competitive or negotiated bond sales because they impose fewer requirements on the issuer. The interest rate may be a fixed or variable rate, as agreed between the issuer and purchaser. The term of the bonds may range from under 10 years to 15 years or not much longer, as agreed between the issuer and purchaser. The bonds may or may not be tax-exempt bonds for federal income tax purposes. If the CFO, or his/her designee, determines that it is in the best interest of the City from a cost or administrative standpoint, the Finance Department may negotiate financing terms with banks and financial institutions for specific borrowings.

It shall be the policy of the City to ensure the lowest risk and lowest overall interest rate to the City when issuing debt either through a competitive sale, negotiated sale or private placement, where appropriate. The City shall use the following criteria to determine whether a competitive or negotiated sale should be used.

II. Issuer Characteristics

A. Market Familiarity

A frequent issuer of a well-recognized credit such as general obligation bonds can generally sell these bonds through a competitive sale since investors and underwriters are familiar with the quality of the credit. A negotiated sale may be appropriate if extensive pre-marketing to investors is desired or required.

B. Credit Strength

The higher the credit quality of the bonds being issued, the more likely the bonds can be sold using a competitive sale due to the high demand for high quality municipal bonds. High quality credits fare well in competitive sales.

C. Policy Goals

A competitive sale does not provide the City with the flexibility of choosing the underwriter or underwriter syndicate. If the CFO concludes that determining the composition of the underwriter syndicate to achieve certain policy objectives is important, then a negotiated sale will be required. However, if the CFO selects the negotiated sale solely for policy reasons then the specific rationale and criteria for selection should clearly be specified.

III. Financing Characteristics

A. Type of Debt Instrument

The market favors familiar debt instruments such as general obligation bonds backed by the full faith and credit of the City. New credit types may require an education process that is more conducive to a negotiated sale until the market becomes comfortable with the credit.

B. Issue Size

The size of the bond sale will influence both investor interest in the bonds and the market's ability to absorb the bonds. In general if the bond sale is too small or too large a negotiated sale may be necessary. A small sale may require greater marketing to garner investor interest while a large sale may be difficult for the market to absorb without the presale activity available in the negotiated sale process.

C. Market Conditions and Timing

During periods of stable interest rates, market timing is not as critical. However, during periods of volatile interest rates, the timing of the sale becomes more critical. Bond refundings are also often very interest rate sensitive in terms of the potential level of savings or the general feasibility of the refunding. The negotiated sale provides more flexibility in terms of the structure of the bond sale as well as the timing of the bond sale and may be more appropriate when issuing refunding bonds and when interest rates are volatile.

D. Story Bonds

Bonds that require a detailed explanation due to the complexity of the credit or the repayment of the bonds are often referred to as “Story Bonds”. Due to their complexity and the additional explanation these bonds require, an extensive pre-marketing campaign is necessary. Story Bonds often require a negotiated sale composed of an underwriting syndicate that is qualified to market the bonds in order to obtain the lowest financing cost for the City.

FINANCIAL SERVICE PROVIDERS

I. Selection

In connection with debt financings, financial advisors, underwriters, and other service providers will be selected from a Qualified Vendors List (QVL) developed through a periodic Request for Qualifications (RFQ) process or, for individual financings, through a Request for Proposals (RFP) process, whichever method is deemed most appropriate given the specifics of the financing. At the discretion of the CFO, contracts may be awarded on a sole source basis if it is clear that an RFQ/RFP process is not feasible or not in the best interest of the City.

For competitive sales, any security dealer meeting the qualification criteria outlined in the competitive bid notice may bid in the competitive sale. For negotiated sales, only those underwriters qualified under the RFQ/RFP process may be selected. Underwriters or underwriter syndicates will be selected by the CFO. The allocation of bonds among syndicate members will be at the sole discretion of the CFO with the approval of the City Manager or his/her designee.

II. Use of Independent Financial Advisors

The City will hire financial advisors who are independent. In the event the best available financial advisor is an investment banking firm, the firm will under no circumstances be permitted to participate as the lead underwriter or as a member of an underwriter syndicate that is bidding on the bonds for which the firm is acting as a financial advisor. In addition, if the firm has any profit sharing or other type of agreement with any member of the underwriting syndicate for the transaction in question, they will not be allowed to act as the financial advisor. In general, no agreement will be permitted that would compromise the firm’s ability to provide independent advice or that could be reasonably perceived by the City as a conflict of interest. Advisors must alert the CFO, in writing, of any conflict, potential conflict, or potentially perceived conflict prior to entering into an agreement with the City, or if occurring after entering into an agreement with the City, as soon as the conflict, potential conflict, or potentially perceived conflict arises.

III. Communication/Solicitation

All financial consultants, including all investment banking firms, financial advisors, bond counsel, and other consultants hired in connection with any bond transaction will direct all communications, solicitations and questions to the CFO or his/her designee. Underwriters are reminded that under Rule G-37 of the Municipal Securities Rulemaking Board (MSRB) that a firm may be banned from providing underwriting services to the City for two years for making any political contributions to elected City officials.

DEBT MANAGEMENT PROCESS – TAX STATUS

Prior to the issuance of any bonds, the Finance Department, in conjunction with bond counsel and the City Attorney's Office will evaluate the tax status of any bond sales.

I. Tax-Exempt

Interest on tax-exempt bonds is excluded from the gross income of its owners for federal income tax purposes and from California income taxes and as a result tax-exempt bonds can be sold at a lower true interest cost than taxable bonds. The City, along with bond counsel, will evaluate all projects to be funded to assess their eligibility to be funded by tax-exempt bonds. The City will make every effort to ensure that all tax regulations are complied with to ensure the bonds maintain their tax-exempt status.

II. Taxable

Certain municipal bonds are sold as taxable bonds because they are issued for purposes that the federal government deems do not provide a significant benefit to the public at large or involve "private activity". In addition, certain tax laws such as the alternative minimum tax (AMT) reduced the tax exemption applicable to certain types of bonds and to certain taxpayers. Taxable bonds will be used whenever a particular project has the potential for private activity or other uses that may call into question the eligibility to use tax-exempt financing.

DEBT MANAGEMENT PROCESS – TYPE OF DEBT

I. Fixed Rate Debt

Longer term debt usually consists of fixed interest rates over the term of the bonds and should be used to finance essential capital facilities, projects and certain equipment where it is appropriate to spread the cost of the project over more than one budget year and generally for a period not to exceed the useful life of the project being financed. In so doing, the City recognizes that future taxpayers who will benefit from the project will pay a share of its cost. Fixed rate debt provides the benefit of fixed payments during the life of the bonds and budget certainties for long-term capital planning. However, fixed rate debt is typically longer term and carries higher interest payments (assuming an upward sloping yield curve) than variable rate debt but is not

subject to changes in interest rates. Fixed rate debt is the most common type of debt issued by the City.

II. Variable Rate Debt

The municipal bond market has developed several vehicles by which municipalities can borrow at short-term, variable interest rates. Variable Rate Demand Notes may be issued with interest rates that “reset” daily, weekly, monthly or semiannually at the option of the City. Commercial paper is issued with a maturity of up to 270 days at the City’s option. As the commercial paper matures, it is resold by a commercial paper dealer for another period up to 270 days.

These products are structured as a rolling series of short-term investments and therefore are priced at the short-end of the yield curve at lower interest rates than long-term fixed rate bonds (assuming an upward sloping yield curve). By accepting the risks inherent in variable interest rates, the City can take advantage of the lowest rates available in the current market.

Factors that will be considered in the use of variable rate debt are the availability and size of fund balances to cover variable rate risk, and the budget flexibility of the program being financed. Programs with large complex capital programs may use short-term financing to fund uncertain construction cash flow requirements. The short-term debt can be refinanced as fixed-rate, long term debt once the projects are complete. A project that must be carried in anticipation of grant funding may also be a candidate for the use of variable rate financing. Examples are the Electric, Water, and Wastewater enterprise funds.

III. Use of Alternative Debt Instruments

A. Derivative Products

The use of certain derivative products, such as swaps, swaptions and the sale of call options, allow the City to realize lower all-in costs on a new debt issuance or to receive an upfront payment. One type of swap that may be used would allow the City to issue variable rate debt in exchange for fixed payments that are typically lower than fixed rate debt. However, such products have unique risks that the City and its financial advisors will evaluate as per the City’s Swap Policy. The current Swap Policy is included in Appendix A.

DEBT MANAGEMENT PROCESS – DEBT CAPACITY

The determination of how much indebtedness the City can afford begins by assessing the sufficiency of future revenues. The amount of debt issued is based on the requirements of the

approved 5-year CIP, subject to the condition that sufficient revenues are projected to be available. Factors such as debt service coverage requirements outlined in the bond indentures, the impact on the citizens (tax rates), and any impact on the bond ratings will be carefully considered. Different factors are considered for each type of credit. For example, Revenue or Certificates of Participation bonds for electric, water and wastewater bonds will consider the impact on customer utility bills. In the case of general obligation debt, State Statutes and the Constitution limit the amount of debt that a municipality can have outstanding.

DEBT MANAGEMENT PROCESS – SECURITY OF DEBT

I. General Obligation (G.O.) Bonds

G.O. bonds are backed by the full-faith and credit of the City and are secured by secondary property taxes.

II. Revenue Bonds

Revenue bonds are supported solely from fees generated from specific Enterprise Funds. Accordingly, in order to preserve debt capacity and budget flexibility, the City will issue revenue bonds when an identifiable revenue stream can be dedicated to support the payment of debt service. The final maturity of revenue obligations will be determined by the expected life of the project to be financed and the revenues available to repay the debt. The City's various Enterprise Funds – Electric, Water, and Wastewater issue bonds backed by revenues of the enterprise. Revenue bonds are generally issued through the Roseville Finance Authority.

III. Certificates of Participation (COP) Bonds

COP bonds are an instrument evidencing a pro rata share in a specific pledged revenue stream, usually lease payments by the issuer that are typically subject to annual appropriation. The certificate generally entitles the holder to receive a share, or participation, in the payments from a particular project. The payments are passed through the lessor to the certificate holders. The lessor typically assigns the lease and the payments to a trustee, which then distributes the payments to the certificate holders.

IV. Housing Bonds

Tax-exempt housing bonds are an important source of capital, providing loans for single-family homeownership and rental housing for very-low, low and moderate-income individuals and families. The relatively low tax-exempt interest rates, combined with federal, state, and local housing assistance programs, provide the necessary subsidy to create a supply of much needed, below market interest-rate loans.

V. Community Facilities District (CFD) Bonds

CFD bonds are issued and backed entirely by a Community Facilities District established under State Statutes for the purpose of managing and financing public improvements within the district boundaries. Any CFDs established in the City are reviewed by the Finance Department and the Finance Department will supervise the issuance of the debt on behalf of the CFD with the CFD paying all costs of issuance including administrative support. The creation of a CFD must be approved by City Council and follow a detailed legal process. Please refer to Appendix B for additional Goals and Policies concerning CFD bonds.

VI. Special Assessment Bonds

Special assessment bonds are a special type of municipal bond used to fund development projects that benefit a discrete group of taxpayers within a special assessment district. Principal and interest owed on the bonds is paid from assessments on the property benefiting from the particular bond-funded project. The creation of an Assessment District must be approved by City Council and follow a detailed legal process.

DEBT MANAGEMENT PROCESS – PURPOSE OF FINANCING

Generally, financings may be undertaken to fund new projects “new money financing” or to refund existing bonds.

I. New Money Financing

New money issues are those financings that generate funding for capital projects. These funds will be used for necessary land acquisitions, capital construction, equipment, and other items for the City. New money bond proceeds are generally not used to fund operational activities. The City also may use its commercial paper programs to provide interim new money funding. The commercial paper notes are retired upon receipt of bond proceeds from a long-term fixed rate financing.

II. Refunding Bonds

A periodic review of the City’s outstanding debt will be undertaken by the Finance Department to determine refunding opportunities.

Refunding bonds are issued to retire all or a portion of an outstanding bond issue. Most typically this is done to refinance at a lower interest rate to reduce overall debt service. Alternatively, some refundings are undertaken for reasons other than to achieve cost savings, such as to restructure debt service payments, to change the type of debt instruments being used, or to eliminate undesirable covenants.

In any event, a present value savings analysis must be prepared that identifies the economic effects of any refunding being considered by the City. The savings from any particular refunding candidate shall generally be at least 5% of the refunded par amount, net of all transaction expenses. This 5% savings target may be waived by the CFO, or his/her designee, upon a finding that such a refunding is in the City's best overall financial interest and shall not be applicable for refunding transactions that are not solely undertaken to achieve cost savings.

DEBT MANAGEMENT PROCESS - CREDIT RATINGS

The City seeks to obtain and maintain the highest possible credit ratings for all categories of short- and long-term debt. The City will not issue bonds that do not carry investment grade ratings.

I. Rating Agency Relationships

The CFO, or his/her designee, shall be responsible for maintaining relationships with rating agencies that assign ratings to the City's various debt obligations. This responsibility shall include coordinating meetings and presentations in conjunction with the issuance of debt. Full disclosure of operations and open lines of communication shall be maintained with the rating agencies used by the City.

II. Use of Rating Agencies

The City may obtain a rating from at least one nationally recognized rating agency on all new bond issues being sold in the public market. The CFO, or his/her designee, shall determine whether or not any additional ratings will be requested on a particular financing. The CFO, or his/her designee, shall determine which major rating agencies will be asked to provide a rating. Exceptions to this requirement, such as when using a private placement, are permissible, if warranted by the circumstances and approved by the CFO, or his/her designee.

The City and/or the financing team shall notify the rating agencies by telephone or through written correspondence when the City anticipates issuing bonds. Bond documentation shall be sent several weeks prior to the bond sale to the selected rating agencies in order to provide the rating agencies sufficient time to perform their review. A personal meeting with the selected rating agencies may be scheduled if, in the opinion of the CFO, or his/her designee, such a meeting is in the best interest of the City in order to obtain the highest possible credit rating.

The City shall make every reasonable effort to maintain or improve its high quality credit ratings.

The City may request an underlying rating and an insured rating on all bond issues utilizing bond insurance.

The City shall submit its audited comprehensive annual financial report to all rating agencies utilized by the City.

DEBT MANAGEMENT PROCESS – CREDIT ENHANCEMENT

Although the City has high credit ratings, credit enhancement through the use of bond insurance or a bank facility such as a letter of credit to strengthen the underlying credit rating of certain bonds may be financially beneficial. Bonds insured by insurers rated AAA will also receive the AAA rating and thus be able to be sold at a lower interest rate. Bank facilities, such as letters of credit from highly rated banks, can also be used to provide credit enhancement.

I. Bond Insurance

Bond insurance will be considered when it provides an economic benefit to a particular bond maturity or entire issue. Bond insurance provides improved credit quality for the bonds as a result of the insurance provider's guarantee of the payment of principal and interest on the bonds. Because of the decreased risk of non-payment, investors are willing to purchase insured bonds at lower yields than uninsured bonds, thus providing the issuer with interest cost savings.

A. Benefit Analysis

The decision to use bond insurance is an economic decision. A benefit analysis compares the present value of the interest savings to the cost of the insurance premium. Insurance will be purchased when the premium cost is less than the present value of the projected interest savings. A copy of the benefit analysis shall be maintained in the files of the Finance Department.

B. Provider Selection

The City or its financial advisor will undertake a competitive selection process when soliciting pricing for bond insurance, or in the case of a competitive sale, facilitating the prequalification of bonds by insurance providers. The City recognizes that all providers may not be interested in providing bids to the City or pre-qualifying the issue. The winning security dealer in a competitive sale will determine whether it will purchase insurance for the issue. For a negotiated sale, the CFO shall have the authority to purchase bond insurance when deemed advantageous and the terms and conditions governing the guarantee are satisfactory.

II. Bank Facilities (Letters of Credit)

When used for credit enhancement, letters of credit ("LOC") represent a bank's promise to pay principal and interest when due for a defined period of time, subject to certain conditions. In the case of a direct-pay LOC, the trustee will draw upon the LOC to make debt service payments and the City will reimburse the LOC provider the amount drawn on the LOC by the trustee. A stand-by LOC is used to ensure the availability of funds to

pay principal and interest of an obligation only if the funds in the debt service account held by the trustee are insufficient to make the debt service payment on the bonds.

DEBT MANAGEMENT PROCESS – STRUCTURAL FEATURES

I. Maturity

The final maturity of a bond sale shall be equal to or less than the remaining useful life of the assets being financed, and the average life of the financing shall not exceed 120% of the average useful life of the assets being financed.

II. Debt Service Structure

The Finance Department will carefully consider the debt service structure for each bond issue. Factors such as the flow of revenues available for a particular credit, the need to fill in gaps created by refunding specific principal maturities or to structure savings from a refunding in a particular year will be considered. Accelerated repayment may be considered within the bonding capacity constraints to provide capacity for future capital programs. Bonds will be amortized over a period of time not to exceed the useful life of the assets being financed.

III. Lien Levels

Senior, Junior and Subordinated Junior Liens for each revenue source will be utilized in a manner that will maximize the most critical constraint - typically either cost or capacity - thus allowing for the most beneficial use of the revenue source securing the bond.

IV. Capitalized Interest

Subject to Federal and State law, interest may be capitalized from the date of issuance of the debt. Interest may also be capitalized for projects in which the revenue designated to pay debt service on the bonds will be collected at a future date, not to exceed six months from estimated completion of construction. Any use of capitalized interest will require a review by bond counsel and approval by the CFO.

INVESTMENT OF BOND PROCEEDS

The City shall comply with all applicable Federal, State, and Indenture restrictions, if any, regarding the use and investment of bond proceeds. This includes compliance with any restrictions on the types of investment securities allowed, restrictions on the allowable yield of invested funds as well as restrictions on the time period over which some bond proceeds may be invested. The CFO, or his/her designee, will direct the investment of bond proceeds in accordance with the permitted investments for each particular bond issue. Investments such as guaranteed investment contracts may be considered when their use is in the best interest of the City and will be selected on a competitive basis.

CONTINUING DISCLOSURE

The City will comply when applicable with Rule 15(c)2-12 of the Securities and Exchange Commission by filing an annual report and annual financial information with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System.

ARBITRAGE REBATE

The City shall comply with all arbitrage rebate requirements as established by the Internal Revenue Service and the Finance Department shall establish a system of record keeping and reporting to meet the arbitrage rebate compliance requirements of the federal tax code. This effort shall include tracking project expenditures financed with bond proceeds, tracking investment earnings on bond proceeds, calculating rebate payments in compliance with tax law, and remitting any rebate earnings to the federal government in a timely manner in order to preserve the tax-exempt status of the City's outstanding tax-exempt debt issues. The CFO, or his/her designee, may enter into agreements with arbitrage service providers to assist the City with complying with arbitrage regulations.

POST ISSUANCE COMPLIANCE

The City shall comply with all applicable laws and regulations to ensure the tax-exempt status of its bonds. The Finance Department shall maintain written procedures to document the processes used to ensure compliance with applicable laws and regulations, and shall specify the positions and individuals responsible for these processes.

APPENDIX A SWAP POLICY

I. INTRODUCTION

The swap guidelines outlined herein are only intended to provide general procedural direction regarding the future use, procurement and execution of interest rate swaps and options. These guidelines are intended to relate to various interest rate hedging techniques, including the contractual exchange of different fixed and variable rate payment streams through interest rate swap agreements. The swap policies are not intended in any way to require the City to modify or terminate existing interest rate swaps. The City maintains the right to modify these guidelines and may make exceptions to any of them at any time in its sole discretion. Failure to comply in any manner with these swap guidelines shall not result in liability on the part of the City to any party.

II. APPROACH AND OBJECTIVES

Interest rate swaps and options are appropriate interest rate management tools that can help the City meet important financial objectives. Properly used, these instruments can increase the City's financial flexibility, provide opportunities for interest rate savings or enhanced investment yields, and help the City manage its balance sheet through better matching of assets and liabilities. Swaps should be integrated into the City's overall debt and investment management guidelines and should not be used for speculation.

Swaps are appropriate to use when they achieve a specific objective consistent with the City's overall financial strategies. Swaps may be used, for example, to lock-in a current market fixed rate or create additional variable rate exposure. Swaps may be used to produce interest rate savings, to alter the pattern of debt service payments, or for asset/liability matching purposes. Swaps may be used to cap, limit or hedge variable rate payments. Options granting the right to commence or cancel an underlying swap may be used to the extent the swap itself is consistent with these guidelines or the City determines there are other advantages to be derived in granting the option; however, the City must determine if the use of any such option is appropriate and warranted given the potential benefit, risks, and objectives of the City. The City's staff, together with its Bond Counsel and its Financial Advisor, periodically shall review the City's swap guidelines and recommend appropriate changes.

In connection with the use of any swaps, the City Council shall make a finding that, per Government Code Section 5922, the applicable swap is designed to reduce the amount or duration of the interest rate risk or result in a lower cost of borrowing when used in combination with the issuance or carrying of the Bonds or enhance the relationship between the risk and return with respect to the City's investments or program of investment, as applicable.

Rationales for Utilizing Interest Rate Swaps and Options

1. Optimize capital structure; including schedule of debt service payments and/or fixed vs. variable rate allocations
2. Achieve appropriate asset/liability match
3. Reduce risk, including:
 - a. Interest rate risk;
 - b. Tax risk; or
 - c. Liquidity renewal risk
4. Provide greater financial flexibility
5. Generate interest rate savings
6. Enhance investment yields
7. Manage exposure to changing markets in advance of anticipated bond issuances (through the use of anticipatory hedging instruments)

III. PERMITTED INSTRUMENTS

The City may utilize the following financial products on a current or forward basis, after identifying the objective(s) to be realized and assessing the attendant risks.

1. Interest rate swaps, including fixed, floating and/or basis swaps; and
2. Options, including swaptions, caps, floors, collars and/or cancellation or index-based features.

IV. PROCEDURE FOR SUBMISSION AND EXECUTION

Unsolicited proposals are to be mailed to the City Treasurer and the Financial Advisor for evaluation. Such unsolicited proposals need to be received four weeks prior to the next City Council meeting for consideration at such meeting. For proposals received within four weeks of the next City Council meeting, the City reserves the right to consider the proposal at the following month's Council meeting.

Legal costs incurred in connection with an unsolicited proposal shall be paid by the firm submitting the proposal if for whatever reason the proposal does not close or should the City elect for any reason not to proceed. If the City elects to proceed with the proposed transaction and the proposed transaction closes, the City will absorb such legal costs through costs of issuance.

The City staff and the Financial Advisor shall review all unsolicited proposals prior to presentation to the City Council. The City shall only present proposals to the Council that the City, in its sole discretion, believes should be considered further given, for example, the projected savings or other benefits and the ability to meet one or more of the objectives outlined herein. Only proposals that meet the savings guidelines (as described in the "Guidelines for Financing and Selection of the Financing Team") or that the City staff find compelling for other reasons, shall be presented.

Procurement and Execution

The City will not have a fixed guideline with respect to swap procurement. The City will assess the benefits of competitively bidding financial products that are non-proprietary or generally available in the marketplace. On a product-by-product basis, the City will have the authority to negotiate the procurement of financial instruments that have customized or specific attributes designed on the City's behalf.

The use of financial derivative products will be recommended if they meet one of the benefits outlined herein or if they:

1. Provide a specific benefit not otherwise available;
2. Produce greater expected interest rate savings or incremental yield than cash market alternatives;
3. Are not speculative or do not create unreasonable leverage or risk;
4. Result in an improved capital structure or better asset/liability match; or
5. Reasonably pass the risk evaluation required by these guidelines

Conformance with Dodd-Frank

It is the intent of the City to conform this policy to the requirements relating to legislation and regulations for over-the-counter derivatives transactions under Title VII of the Wall Street Transparency and Accountability Act of 2010, as supplemented and amended from time to time (herein collectively referred to as "Dodd-Frank"). Pursuant to such intent, it is the policy of the City that: (i) each swap advisor engaged or to be engaged by the City will function as the designated qualified investment representative of the City, sometimes referred to as the "Designated QIR"; (ii) each swap advisor agrees to meet and meets the requirements specified in Commodity Futures Trading Commission Regulation 23.450(b)(1) or any successor regulation thereto (herein referred to as the "Representative Regulation"); (iii) each swap advisor provide a written certification to the City to the effect that such swap advisor agrees to meet and meets the requirements specified in the Representative Regulation; (iv) the City monitor the performance of each swap advisor consistent with the requirements specified in the Representative Regulation; (v) the City exercise independent judgment in consultation with its swap advisor in evaluating all recommendations, if any, presented by any counterparty with respect to transactions authorized pursuant to this Debt Policy; and (vi) the City rely on the advice of its swap advisor with respect to transactions authorized pursuant to this Debt Policy and not rely on recommendations, if any, presented by any counterparty with respect to transactions authorized pursuant to this Debt Policy.

Counter-Party Risk Assessment

The City will only do business with highly rated counter parties or counter parties whose obligations are supported by highly rated parties. The City will structure swap

agreements to protect itself from credit deterioration of counter parties, including the use of credit support annexes or other forms of credit enhancement to secure counter party performance. Such protection shall include any terms and conditions which in the City's sole discretion are necessary or appropriate or in the City's best interest.

The City shall enter into interest rate swap transactions only with qualified swap counter parties. Qualified swap counter parties are investment banks as will be identified by the Financial Advisor. Qualified swap counter parties should be rated at least "Aa3" or "AA-" by one of the nationally recognized rating agencies (i.e. Moody's, Standard and Poor's, and Fitch) and not rated lower than "A2" or "A" by any nationally recognized rating agency. In addition, the counter party must have a demonstrated record of successfully executing swap transactions as well as creating and implementing innovative ideas in the swap market. Each counter party shall have minimum capitalization of at least \$150 million.

The City should not have an immutable credit standard. However, the City will attempt to do business with highly rated counter parties of "Aa3" or "AA-" or better. For lower rated (below "Aa3" or "AA-") counter parties, the City should seek credit enhancement in the form of:

1. Contingent credit support or enhancement; or
2. Collateral consistent with the policies contained herein

V. SWAP ANALYSIS AND PARTICIPANT REQUIREMENTS

In connection with any swap, the City and its Financial Advisor shall review the proposed transaction and outline any considerations associated with the transaction to the City Council. Such a review should include the following:

1. The identification of the proposed benefit and potential risks, which shall include, but not necessarily be limited to, those risks outlined herein
2. Independent analysis of potential savings from a proposed transaction
3. Fixed versus variable rate and swap exposure before and after the proposed transaction
4. Market Net Termination Exposure (as outlined herein) for all existing and proposed transactions at the City

Swap Risks

1. Counter party Risk – The risk of a payment default on a swap by an issuer’s counter party
2. Termination Risk - The risk that a swap has a negative value and the issuer owes a “breakage” fee if the contract has to be liquidated
3. Tax Risk – A mismatch between changes in the rate or price on an issuer’s underlying bonds and the swap caused by a reduction or elimination in the benefits of the tax exemption for municipal bonds, e.g. a tax cut, which results in an increase in the ratio of tax-exempt to taxable yields
4. Basis Risk – A mismatch between the rate on an issuer’s underlying bonds and the rate paid under the swap, e.g. a tax-exempt variable rate issue which trades at 62% of LIBOR while the issuer only receives 60% of LIBOR under the swap
5. Tax Exemption Risk – The risk that the transaction may make the issuer’s related bonds taxable
6. Liquidity/Remarketing Risk – The risk that an issuer cannot secure a cost-effective renewal of a Letter or Line of Credit or suffers a failed auction or remarketing with respect to its variable-rate bonds

Benefit Expectation

Financial transactions, using fixed rate swaps or other derivative products, should generate 2% greater projected savings than the savings guidelines (as described in the “Guidelines for Financing and Selection of the Financing Team”) then in effect for traditional bonds. This threshold will serve as a guideline and will not apply should the transaction, in the City’s sole judgment, help to meet any of the objectives outlined herein. The higher savings target reflects the greater complexity and higher risk of derivative financial instruments. At a minimum, such financial transactions should provide a savings of no less than 5% over refunded par regardless of the spread between the financial transaction and a traditional bond refunding.

For example, assuming a refunding of \$100 million of existing bonds, a traditional fixed rate advance refunding that does not use derivative products would have a present value savings threshold of \$5.0 million, which is 5.0% of the refunded par. If the refunding structure utilizes a derivative product, the threshold would be \$7.0 million in present value savings, 7.0% of the refunded par. Therefore, the transaction utilizing a swap or other derivative product would have to generate an additional \$2.0 million to meet the target.

For variable rate or other swap transactions that do not result in a fixed interest rate, the City will evaluate any additional value generated through the transaction in assessing the benefits of proceeding, including the ability to meet the objectives outlined herein. These benefits include, for example, reducing interest rate or tax risk, optimizing the capital structure or further reducing interest expense.

In determining any benefit in implementing a fixed-to-variable swap, the cost of remarketing, in addition to the cost of credit enhancement or liquidity fees must be added to the projected variable rate. Such a calculation should consider the trading performance of comparable bonds and any trading premium resulting from a specific form of credit enhancement or liquidity and/or any impact related to broader industry trends.

VI. LEGAL AND CONTRACTUAL REQUIREMENTS

Unless otherwise approved by Council, the City will use standard ISDA swap documentation including the Schedule to the Master Agreement and a Credit Support Annex. The City may use additional documentation if the product is proprietary or the City deems in its sole discretion that such documentation is otherwise in its interest.

Terms and Notional Amount of Swap Agreement

The City shall determine the appropriate term for an interest rate swap agreement on a case-by-case basis. In connection with the issuance or carrying of bonds, the term of the swap agreement between the City and a qualified swap counter party shall not extend beyond the final maturity date of existing debt of the City on the related Project, or in the case of a refunding transaction, beyond the final maturity of the refunding bonds. For purposes of calculating net exposure, credit shall be given to any fixed versus variable rate swaps that offset termination exposure for a specific Project or bond transaction. For variable rate transactions, credit may also be given for any assets that are used to hedge a transaction as long as in the City's judgment such assets are reasonably expected to remain in place on a coterminous basis with the swap.

Terms and conditions of any swap shall be negotiated by the City in the best interests of the City subject to the provisions of the California Government Code and, unless otherwise waived or altered by the City, these guidelines. The swaps between the City and each counter party shall include, as appropriate, payment, term, security, collateral, default, remedy, termination, and other terms, conditions and provisions as the City, in consultation with its Bond Counsel and Financial Advisor, deems necessary or desirable.

Subject to the provisions contained herein, the City swap documentation and terms should include the following:

1. Downgrade provisions triggering termination shall in no event be worse than those affecting the counter party
2. Governing law for swaps will be New York law, but should reflect California authorization provisions
3. The specified indebtedness related to credit events in any swap agreement should be narrowly drafted and refer only to specific Project debt

4. Collateral thresholds should be set on a sliding scale reflective of credit ratings (see Collateral below)
5. Eligible collateral as set forth in the Collateral section below.
6. Termination value should be set by “market quotation” methodology, when the City deems appropriate
7. The City should only agree to an Additional Termination Event for the City to the extent that the ratings on the applicable the City bonds fall below a ratings trigger acceptable to the City and the counter party and no form of credit support or enhancement is in place

Termination Provision

All swap transactions shall contain provisions granting the City the right to optionally terminate a swap agreement at any time over the term of the agreement. Such a provision shall be required even if any termination is at market. In general, exercising the right to terminate an agreement should produce a benefit to the City, either through the receipt of a payment from a termination or, if the termination payment is made by the City, in conjunction with a conversion to a more beneficial (desirable) debt obligation of the City.

Collateral

As part of any swap agreement, the City shall require collateralization or other forms of credit enhancements to secure any or all swap payment obligations. As appropriate, the City, in consultation with its Bond Counsel and Financial Advisor, may require collateral or other credit enhancement to be posted by each swap counter party under the following circumstances:

1. Each counter party to the City may be required to post collateral if the credit rating of the counter party or parent falls below the “AAA” category. Additional collateral for further decreases in credit ratings of each counter party shall be posted by each counter party in accordance with the provisions contained in the collateral support agreement to each counter party with the City the City. Maximum un-collateralized exposure for: (i) “AAA” rated counter parties is \$40 million; (ii) “AA” rated counter parties is \$10 million; and (iii) below “AA” category, uncollateralized exposure is zero
2. Threshold amounts shall be determined by the City on a case-by-case basis. The City will determine the reasonable threshold limits for the initial deposit and for increments of collateral posting thereafter
3. Collateral shall be deposited with a third party trustee, or as mutually agreed upon between the City and the counter party
4. A list of acceptable securities that may be posted as collateral and the valuation of such collateral will be determined and mutually agreed upon during negotiation of the swap agreement with each swap counter party. A complete list of acceptable securities and valuation percentages are included as Attachment A

5. The market value of the collateral shall be determined on at least a monthly basis, or more frequently if the City determines it is in the City's best interest given the specific collateral security
6. It shall be determined on a case-by-case basis whether other forms of credit enhancement are more beneficial to the City

VII. LIMITATIONS ON TERMINATION EXPOSURE

In order to diversify the City's counter party credit risk, and to limit the City's credit exposure to any one counter party, limits will be established for each counter party based upon both the credit rating of the counter party as well as the relative level of risk associated with each existing and projected swap transaction. The guidelines below provide general termination exposure guidelines with respect to whether the City should enter into an additional transaction with an existing counter party. The City Council may make exceptions to the guidelines at any time to the extent that the execution of a swap achieves one or many of the goals outlined in these guidelines or provides other benefits to the City.

Such guidelines will also not mandate or otherwise force automatic termination by the City or the counter party. Maximum Net Termination Exposure is not intended to impose retroactively any terms and conditions on existing transactions. Such provisions will only act as guidelines in making a determination as to whether or not a proposed transaction should be executed given certain levels of existing and projected net termination exposure to a specific counter party. Additionally, the guidelines below are not intended to require retroactively additional collateral posting for existing transactions. Collateral posting guidelines are described in the "Collateral" section above. The calculation of net termination exposure per counter party will take into consideration multiple transactions, some of which may offset the overall exposure to the City.

Maximum Net Termination Exposure will be based on the sum of (i) the market value of existing transactions as of the first day of the month prior to the execution of any new transaction plus (ii) the expected worse case termination value of the new transaction. The maximum termination exposure will also be tied to the credit rating of a counter party and whether or not the counter party has posted collateral against this exposure.

Under this approach, the City will set limits on individual counter party exposure based on existing as well as new or proposed transactions. For existing transactions, exposure will be based on the market value as of the last quarterly swap valuation report provided by the Financial Advisor. For a new or proposed transaction, the City will calculate the projected maximum exposure based on the estimated maximum exposure assuming two standard deviations. Standard deviation is a statistic obtained by squaring the average difference from the mean of a distribution of numbers. Two standard deviations capture 95% of the population of a distribution of numbers. For purposes of

the calculation, two standard deviations shall be calculated as the annualized standard deviation of weekly swap rates over the preceding 52 weeks. The time period may vary according to market conditions which could range from flat to volatile.

The sum of the existing market value and the projected maximum exposure shall constitute the Maximum Net Termination Exposure. For purposes of this calculation, the City shall include all existing and projected transactions of an individual counter party and all transactions will be analyzed in aggregate such that the maximum exposure will be additive and netted on a per Project basis. The rationale behind aggregating and netting on a Project basis is that the exposure will vary for individual members depending on their participation in different Projects.

For example, if the City has \$13.0 million (i.e. the City would owe termination payment) of exposure to a counter party, the Maximum Net Termination Exposure under the definition above, is the projected maximum termination exposure less the outstanding exposure. If projected maximum termination exposure on the proposed transaction, assuming two standard deviations, is \$20 million, net termination exposure would be \$7.0 million.

The exposure thresholds, which will be reviewed periodically to ensure that they remain appropriate, will also be tied to credit ratings of the counter parties and whether or not collateral has been posted. If collateral has been posted, the City cannot exceed \$30.0 million of collateralized exposure. In addition, there would be a further limit on the amount of uncollateralized exposure, including any threshold amounts under the Credit Support Annex. For AAA-rated counter parties, the City could have up to \$40.0 million of uncollateralized exposure; for counter parties in the AA category, the City could have up to \$10.0 million of uncollateralized exposure and for counter parties below the AA category, the City could have no uncollateralized exposure. If a counter party has more than one rating, the lowest rating will govern for purposes of the calculating the level of exposure. A summary table is provided below.

Credit Ratings	Maximum Collateralized Exposure	Maximum Uncollateralized Exposure	Maximum Total Termination Exposure
AAA	NA	\$40.0 million	\$40.0 million
AA Category	\$30.0 million	\$10.0 million	\$40.0 million
Below AA	\$30.0 million	None	\$30.0 million

Assuming the same example as above, if the counter party is currently rated “Aa2” and “AA+,” the exposure thresholds would only take effect if Net Termination Exposure increased an additional \$3.0 million (from the original \$7.0 million above).

If the exposure limit is exceeded by a counter party, the City shall conduct a review of the exposure limit per counter party. The City, in consultation with its Bond Counsel and Financial Advisor, shall explore remedial strategies to mitigate this exposure.

VIII. ONGOING MANAGEMENT

The City will seek to maximize the benefits and minimize the risks it carries by actively managing its swap program. This will entail frequent monitoring of market conditions, by both the Financial Advisor and swap counter party, for emergent opportunities and risks. Active management may require modifications of existing positions including, for example:

1. Early termination;
2. Shortening or lengthening the term;
3. Sale or purchase of options; or
4. Use of basis swaps.

On an overall basis, the City's swap program is not expected to be very large relative to all of its investment and debt activities. Swaps will be used in response to particular market conditions and needs of the City for which swaps are the best investment or debt-management option.

IX. ONGOING REPORTING REQUIREMENTS

A written report providing the status of all interest rate swap agreements entered into by the City will be provided to the City Council on an annual basis (or other basis, if so directed by Council) and shall include the following:

1. A description of all outstanding interest rate swap agreements, including Project and bonds series, type of swap, rates paid and received by the City, total notional amount, average life of each swap agreement, remaining term of each swap agreement
2. Highlights of all material changes to swap agreements or new swap agreements entered into by the City since the last report
3. Termination Exposure of each of the City's interest rate swap agreements
4. The credit rating of each swap counter party and credit enhancer insuring swap payments, if any
5. If applicable, information concerning any default by a swap counter party to the City, including but not limited to the financial impact to the City, if any
6. If applicable, information concerning any default by the City to a swap counter party

7. A summary of swap agreements that were terminated or that have expired
8. For a swap transaction entered into to generate debt service savings, the City will calculate on an annual basis the actual debt service requirements versus the projected debt service on the swap transaction at the original time of execution. Such a calculation shall include a determination of the cumulative actual savings (or, if applicable, additional payments made by the City) versus the projected savings at the time the swap was executed

Attachment A – Acceptable Collateral

Security	Valuation Percentage
Cash	100%
Negotiable debt obligations issued by the U.S. Treasury Department or the Government National Mortgage Association (“Ginnie Mae”), or (y) mortgage backed securities issued by Ginnie Mae (but with respect to either (x) or (y) excluding interest only or principal only stripped securities, securities representing residual interests in mortgage pools, or securities that are not listed on a national securities exchange or regularly quoted in a national quotation service) and in each case having a remaining maturity of: (i) less than one year (ii) one year or greater but less than 10 years (iii) 10 years or greater	100% 98% 95%
Negotiable debt obligations issued by the Federal Home Loan Mortgage Corporation (“Freddie Mac”) or the Federal Home Loan Mortgage Association (“Fannie Mae”) or (y) mortgage backed securities issued by Freddie Mac or Fannie Mae but excluding interest only or principal only stripped securities, securities representing residual interests in mortgage pools, or securities that are not listed on a national securities exchange or regularly quoted in a national quotation service	95%
Any other collateral acceptable to the City in its sole discretion. The valuation percentage shall be determined by the Valuation Agent	

from time to time and in its reasonable discretion	The valuation percentage shall be determined by the Valuation Agent from time to time and in its reasonable discretion.
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For example, if a counter party is required to post \$1.0 million of collateral and wished to use bonds issued by Ginnie Mae with five years remaining to maturity, it would be required to post \$1,020,409 ($\$1.0 \text{ million} / 0.98$) to satisfy the collateral requirement.

City of Roseville

General Fund Emergency Reserve Policy

1. INTRODUCTION

The purpose of this policy is to establish a targeted level of General Fund operating reserves, a basic component of a financially strong city. Adequate reserves help sustain City operations when adverse or unexpected circumstances affect the City, providing resources to minimize service disruption in the event of temporary revenue shortfalls or unpredicted one-time expenditures. This policy establishes the amounts the City will strive to maintain in the Emergency Reserve and the conditions under which the reserve may be used.

2. BACKGROUND

Financial reserves strengthen the City's financial status and provide valuable resources for unexpected events. Every fund of the City represents a stand-alone financial set of accounts and has its own operating characteristics, financial capabilities, and constraints. The level of reserves needed should be based on the financial and operating characteristics of each fund. The City Council has an established goal of maintaining a General Fund Emergency Reserve equivalent to 10% of annual General Fund operating costs.

According to the Government Finance Officers Association (GFOA), it is essential that governments maintain adequate levels of fund balance to mitigate current and future risks (e.g., revenue shortfalls and unanticipated expenditures) in order to protect taxpayers and employees from unexpected changes in financial conditions. GFOA recommends, at a minimum, that general-purpose governments, regardless of size, maintain an unrestricted budgetary fund balance in their General Fund of no less than two months of regular general fund operating revenues or regular General Fund operating expenditures (an amount equivalent to 16.67% of the annual budget).

This policy establishes 10% of annual General Fund budgeted revenues as the minimum level of funding in the City's General Fund Emergency Reserve and establishes three months of operating costs as a target reserve level. The policy also outlines the methods the City will utilize to achieve the target reserve level, defines the conditions under which these funds can be used and describes how the City's expenditure and/or revenue levels will be adjusted to match any new economic realities that are causing the use of fund balance reserves as a financing bridge.

3. POLICY

3.1 Minimum and Target Reserve Levels

The City will maintain an Emergency Reserve at a minimum of 10% of budgeted General Fund operating expenditures. Because the City relies on property tax and sales tax revenue to

support over two-thirds of the City's General Fund budget and the negative effects on property and sales tax revenue can be significant during economic downturns, the City will seek to achieve and maintain a General Fund Emergency Reserve equal to three months of budgeted operating costs (an amount equivalent to 25% of the annual budget) as the target reserve level. The Emergency Reserve shall be reported as a commitment of fund balance in the General Fund for external financial reporting. Appropriations from the Emergency Reserve may only be made by a vote of the City Council to meet a critical, unpredictable financial need.

3.2 Methods to Achieve Funding Levels

Funding of the Emergency Reserve will generally come from excess revenues over expenditures or one-time revenues. At a minimum, during the budget process, staff shall review the current and five-year projected reserves to ensure that they are appropriate given the economic and financial risk factors the City faces.

3.3 Criteria for Expenditure of Reserve Funds

The Emergency Reserve is intended to contend with significant short-term issues, inclusive of unexpected revenue shortfalls, significantly higher than anticipated expenditures, or declared emergencies. It is the intent of the Council to limit use of the Emergency Reserve to addressing unanticipated, nonrecurring needs. Reserves shall not normally be applied to recurring annual operating expenditures. The Emergency Reserve may, however, be used strategically to allow time for the City to restructure its operations in a deliberate manner (as might be required in an economic downturn), but such use will only take place in the context of a Council-adopted long-term plan.

3.4 Timeline for Replenishment of the Emergency Reserve

If the Emergency Reserve is drawn down below the minimum level, a plan will be developed and implemented to replenish the reserve, generally from future surpluses. Replenishing the Emergency Reserve will be a priority use of one-time resources. Generally, the City should seek to replenish the Emergency Reserve to the minimum reserve level within one to three years.

City of Roseville

Capital Improvement Program Rehabilitation Funding Policy

Introduction

The City has significant investments in facilities, equipment, software, vehicles, and other assets which require ongoing maintenance and eventual replacement. The CIP Rehabilitation funds, i.e. the General CIP Rehabilitation Fund; the Parks, Recreation and Library Capital Fund; and the Information Technology Replacement Fund, are used to fund infrastructure needs for City buildings, information technology capital replacement, and parks, recreation and library facilities.

Background

The City performed a thorough analysis of all City assets in 2012 and developed 10-Year Rehabilitation/Replacement plans. The 10-year plans reflected an annual General Fund funding requirement of \$5.6 million, however the actual amount budgeted in FY2017-18 was \$1.5 million leaving an annual gap of approximately \$4 million

The City performs an annual review of the 10-year plans to develop CIP Rehabilitation budget recommendations for the City Manager that includes a prioritized list of capital projects that can be recommended for funding or deferral in conjunction with the adoption of the City's CIP Rehabilitation budget.

The expectation is that the annual average demand will continue to trend upward based on projects being deferred and new replacement costs.

Addressing these infrastructure needs has been a stated priority of the City Council and was reaffirmed at the City Council meeting on February 7, 2018.

Policy

On an annual basis during each budget process, and until the annual required funding level is attained, the General Fund contribution to the CIP Rehabilitation funds shall increase by \$500,000.

City of Roseville

Other Post-Employment Benefits (OPEB)

Funding Policy

Introduction

The purpose of this Funding Policy is to state the overall funding goals for the City of Roseville OPEB Trust. The objective is to accumulate sufficient assets to fully finance the retiree healthcare benefits that the retired employees receive throughout retirement. In meeting this objective, the City will strive to meet the following funding goals:

1. The City plans to continue to fund retiree medical benefits from operations until such a time as those expenses exceed the City's Actuarially Determined Contribution (ADC). At that time withdrawals from the OPEB Trust will be necessary.
2. The City intends and plans to ultimately achieve full funding of its actuarially determined OPEB contributions by making increasing contributions to the OPEB trust, to the extent feasible, in the context of other competing demands for public services and employee compensation.
3. Nothing in this funding policy shall constitute an obligation upon the City, nor an implied contract. The City Council may revoke or amend this policy in the best interests of the City.
4. Funding of the OPEB Trust does not change the City's obligation or intent to fully pay annual medical costs for retirees.

Background

The City of Roseville has provided a retiree health benefit to its employees for many years. As a cost reduction strategy, this benefit was eliminated for all bargaining unit employees classified as Tier III. Although eliminated for new employees, this benefit still remains in effect for the majority of the City's employees and must be addressed during the annual budget process.

In an effort to address the long term costs of this expense, a trust was created to begin funding this benefit. The process currently in place is to fund all actual retiree expenses incurred in the current year on a pay-as-you-go basis and make additional contributions to the trust fund.

Policy

The City will engage an OPEB actuary to determine the City's ADC based on biennial actuarial valuations. The ADC will include the normal cost for current service and amortization of the

under-funded liability. The normal cost is the current year cost of the program to provide the benefit for current employees in the future. The normal cost will be calculated using the entry age normal cost method using appropriate economic and non-economic assumptions approved by the City.

The City will review the actuarial valuations to validate the completeness and accuracy of the employee census data and the reasonableness of the actuarial assumptions. Actuarial valuations involve estimates and assumptions about the probability of occurrence of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

The OPEB Funding Policy is comprised on two components. The first component is calculated as a percentage of total salary for the City. Currently the City funds six percent of salary in the General Fund. The policy requires an increase of 1 percentage point each year until the full actuarially determined contribution is attained.

The second component is calculated as a percentage of one-time monies that may or may not be available at each year end. The actual dollar amount of available one-time funds will be presented to Council with a recommendation as to how much is being recommended for contribution to the trust fund. This recommendation will be based on the dollars available, other competing priorities and Council input.

The City will continue to appropriate in the annual budget for the pay-as-you-go costs of OPEB for current retirees and contributions to the OPEB Trust. On an annual basis during each budget process, and until the full annual required contribution is accomplished, the percentage of salary costs to be deposited into the trust shall increase by 1 percentage point. In addition, a portion of any one-time monies remaining at the end of each fiscal year may be deposited into the trust, which amount will be determined by council based on available funds and other priorities.

Funding OPEB requires a long-term horizon. The City will review this policy at a minimum biennially, coincident with preparation of the actuarial valuations, to determine if changes to this policy are necessary to ensure adequate resources are being accumulated to fund OPEB benefits.

City of Roseville

Workers' Compensation and General Liability Funding Policy

Introduction

The Workers' Compensation and General Liability Funding Policy documents the City's approach to providing adequate financial resources to fund the City's Workers' Compensation and General Liability Programs and establishing and maintaining adequate reserves in the Workers' Compensation and General Liability Internal Service Funds.

Background

The City is self-insured for workers' compensation and for general liability. The Workers' Compensation and General Liability and Programs charge City departments and funds for the costs of providing for claims, as well as for the cost of administering the claims.

Policy

In order to methodically and consistently measure the City's projected claims, the City will contract with a professional outside actuary to prepare annual actuarial valuation reports for both categories of claims. Program funding will be based on the annual actuarial valuation reports.

The City's funding policy will provide program funding at the 75% confidence level, including recognition of anticipated investment income. Confidence level is used by actuaries to determine the realistic possibilities that a given funding rate will be sufficient to cover all claims that might be incurred in any one program year. A 75% confidence level indicates that the funding rate should be adequate 75% of the time.

If either program maintains a balance above the minimum funding requirement, the excess reserves will be used to subsidize City contributions over a 1-5 year period depending upon the amount of the excess and the City's economic condition.

If either program has excess claims requiring additional contributions to the fund, the City will increase contributions over a 1-3 year period depending on the amount of the shortfall and the City's economic condition to get to the minimum funding requirement.

City of Roseville

Request for Proposals (RFP) Policy

1.0 Introduction

The purpose of this policy is to provide a uniform process for the issuance, evaluation, and selection of competitive proposals for services and/or customized goods.

1.1 Definition

Request for Proposals (“RFP”) is a competitive proposal process whereby the City solicits proposals from potential proposers. The RFP process is used for requirements in which the desired outcome is known, but it is difficult to define the methodology or the exact materials or services required to achieve the desired results.

Objectives of the RFP process are to:

- (a) Describe the City’s requirements and desired outcomes within a written specification;
- (b) Solicit proposers for their proposed solutions;
- (c) Describe key criteria to be used in the evaluation of proposals;
- (d) Outline the terms and conditions under which the proposer(s) will operate or supply goods and/or services.

The City should use its best efforts to ensure that any RFP is as complete and thorough as possible, however should the scope of work or services of any RFP increase by twenty-five percent (25%) or more after publishing the RFP, that RFP should be withdrawn and any proposals rejected and a new RFP should be issued that includes the increased scope of work or services.

1.2 Use of an RFP

1.0 Contracts for goods or services with an estimated value greater than the amount stated in Roseville Municipal Code (“RMC”) Sections 4.12.090 and 4.12.095 must be awarded by the use of competitive bids or an RFP, unless exempted by the City Council or law. Contracts for goods or services estimated to be equal or less than the amount

stated in RMC Sections 4.12.090 and 4.12.095 may be awarded upon conclusion of informal interviews by representatives of the initiating department and other City staff, including the Purchasing Division (“Purchasing”), or by an RFP, as may be appropriate.

2.0

3.0 Notwithstanding the foregoing, qualifying goods or services may be procured without issuing a RFP. A qualifying good or service is one where there is only a single source for obtaining the particular good and/or service. Examples of sole source goods or services include, but are not limited to, patented, copyrighted, licensed items, specialized test equipment/facilities, critical schedule requirements, unique services, and standardized goods or services for which there is only a single source. Prior to contracting with a sole source, the initiating department shall complete the sole source authorization form. Furthermore, with respect to professional services with an estimated amount exceeding the amount stated in RMC Sections 4.12.090 and 4.12.095, such services may not be procured through sole source without the prior authorization of the City Manager and City Attorney.

1.3 Public Notice

Public notice of the RFPs shall be given in the same manner as provided in RMC Section 4.12.090.

The originating department (“Department”) should also generate a list of potential proposers to notify and direct them to the RFP section of the City’s website to access the RFP.

1.4 Form of Proposal

- a) City staff must use the City’s latest version of the RFP template for the initial framework of the document and the City’s Purchasing Guidelines should also be referred to. The RFP content should define the Department’s needs and describe the scope of the work, allowing the potential proposer to develop the project details.
- (b) Late proposals shall not be accepted, however staff may extend the time for submission of all proposals.
- (c) Each proposal must be signed by an authorized representative of the proposer and include the legal name of the proposing organization and the signer’s title. By signing the proposal it is presumed that the signer has authority to bind the proposer to the proposal’s terms.
- (d) RFPs are scored based on the criteria presented in the RFP. Proposers may propose any method or process to satisfy the scope of work in the RFP that maximizes responsiveness to the criteria stated in the RFP.

1.5 Evaluation Factors

Award of a RFP shall be made to the responsible proposer whose proposal is determined, through a formal evaluation panel process, to be the most advantageous to the City after the evaluation panel has taken into consideration the evaluation factors set forth in the RFP. A master averaged score sheet shall be created based on the evaluation panel's initial evaluation. Proposals shall be scored according to the criteria stated in the RFP.

Proposals submitted will be reviewed by an evaluation panel. Members of the evaluation panel shall be comprised of City staff and at the option of City may include non-City staff upon approval of the City Manager and City Attorney. After the initial evaluation, proposers that have submitted the best and most complete proposals may be invited to one or more interviews. The number of proposers invited to an interview may vary depending upon the number of proposals submitted.

The RFP may indicate the relative importance of evaluation factors. The following are representative evaluation criteria that may be considered by the Department when preparing a RFP:

- (a) Reputation and Experience. Does the proposer have a reputation of being reliable, delivering on schedule, and performing tasks to the satisfaction of his / her clients? Does the proposer have sufficient experience in the kind of work required?
- (b) Capability and Availability of Staff. Does the proposer have qualified and experienced staff needed to perform the work?
- (c) Understanding of the Problem. Does the proposer demonstrate a thorough understanding of the issues and has it developed a relevant and effective approach?
- (d) Proximity of the Proposer. Although no preference shall be given to local businesses, proposer's office and / or staff proximity to City of Roseville offices or work location as it relates to the proposer's ability to be responsive to the project requirements may be considered.
- (e) Cost. Whenever possible and appropriate, a proposer's fee or hourly rate should be secured as part of the proposal and considered in the evaluation process. Whenever possible, RFPs should specify methods of submitting proposed costs that can be compared directly with competing proposals.

The City reserves the right to make a selection without interviews; therefore, the proposal should be submitted on the most favorable terms that the proposer might propose.

Should the City elect to conduct interviews with any proposers, the following criteria shall be considered and each proposer ranked by the evaluation panel during the interview process:

- a) Quality of presentation
- b) Ability to meet the City's business goals
- c) Communication style

A contract will be negotiated with the proposer considered best meeting the City's need for the project. In the event a mutually satisfactory contract cannot be negotiated with the City's first choice, negotiations may be terminated and commenced with the proposer considered next best in meeting the City's needs for the particular project.

The selected proposer will be required to execute a City prepared contract. The contract may further refine the scope of services and will provide for the terms and conditions of employment.

Evaluation Score Sheets. Upon a request pursuant to section 1.8 below, a proposer is entitled to a master averaged score sheet that reflects the averaged evaluation scores of the proposers during the evaluation panel's initial evaluation and the ranking of proposers from any interview (individual score sheets and/or notes are temporary and are not retained following a determination of the evaluation panel). The master score sheet and ranking shall be prepared by City staff prior to notifying any proposers of the results.

1.6 Discussions with Proposers and Revisions to Proposals

- (a) As provided in the RFP, discussions may be conducted with responsible proposers. These discussions shall be for the purpose of clarification to assure full understanding of, and responsiveness to the solicitation requirements. The proposers shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals, and such revisions may be permitted prior to the evaluation panel's determination of the award recommendation for the purpose of obtaining best and final proposals. In conducting discussions, there shall be no disclosure of any information derived from proposals submitted by competing proposers.
- (b) After the evaluation panel has determined the proposer(s) to be recommended for award, the Department may enter negotiations with the recommended proposer(s) to finalize proposed services and price before the evaluation panel's formal notice of intent to award is made.

1.7 Award Process

- (a) The award is made to the proposer(s) that is determined to best meet the overall needs of the City. For contracts for goods or services with an estimated value greater than the amount stated in RMC Sections 4.12.090 and 4.12.095, the award of such contract is expressly contingent upon City Council approval and the availability of funds. City staff may not legally bind the City to a contract with an estimated value greater than the amount stated in RMC Sections 4.12.090 and 4.12.095.
- (b) Rejection of RFP. The City reserves the right to reject any or all proposals, to waive defects or irregularities in any proposal or in the RFP process, and to offer to negotiate or contract with any proposer(s) in response to any RFP. RFPs do not constitute any form of offer to contract.
- (c) Multiple Award. The City reserves the right to award the contract to multiple proposers when applicable.
- (d) A formal notice of the intent to award to the recommended proposer(s) shall be made by the Department.

1.8 Public Disclosure

In accordance with the California Public Records Act, proposals submitted in response to a RFP, master averaged score sheets from the initial evaluation, and/or rankings from any interview shall be made available upon a public records request only after: (1) the proposal evaluation process is complete, (2) a contract has been negotiated, and (3) notice of intent to award has been made and/or the contract is placed on a City Council meeting agenda.

1.9 Protests

(a) Protest Requirements

- (1) Any proposer who is aggrieved in connection with the solicitation or award of a contract may file a protest with the City Clerk's office. The protest must be received in writing by the City Clerk's office within seven (7) calendar days after such aggrieved proposer 1) knows or should have known of the facts giving rise thereto or 2) the date of the notice of intent to award, whichever is sooner. In no event shall a protest be allowed after an award has been made by City Council. If the seventh calendar day falls on a weekend or City holiday, the protesting party may submit the protest prior to close of business on the first business day following such weekend or holiday. Failure to submit a timely protest shall bar consideration of a protest.

(2) RFPs must include a notification to prospective proposers of this protest policy.

(3) Departments must notify and consult with Purchasing and the City Attorney's Office immediately upon becoming aware of any potential or actual protest. In the event of a proper protest, the RFP process shall be stayed pursuant to Section 1.9 (d) of this Policy.

(b) Grounds for Protest

(1) The alleged grounds for protest shall be limited to the following: (a) computation errors, (b) violations of local, state, or federal law, or (c) the City failed to follow the procedures specified in this Policy.

(2) The protest shall state all grounds claimed for the protest and include supporting documentation. Failure to clearly state the grounds for the protest and provide supporting documentation shall be deemed a waiver of all protest rights.

(c) Administrative Review

Upon receipt of the protest in accordance with Section 1.9 (a), and after determining the protest was properly filed, the Department Director shall provide a copy of the protest to other proposers who might become aggrieved as a result of the protest and issue a written decision within fourteen (14) calendar days after receipt of the protest. The protest will be evaluated by the Department Director, the City Attorney's Office, and the Purchasing Manager. The protesting proposer shall promptly provide any information requested by City staff as part of such investigation. The decision shall either deny or uphold the protest and include reasons for the decision. The written decision shall be final.

(d) Stay of Action during a Protest

In the event a protest is filed under Section 1.9, the City shall not proceed further with the award of the contract until the protest is resolved, unless:

(1) The Director of Finance makes a determination that the award of the contract without delay is necessary to protect a substantial interest of the City, or

(2) The City decides to reject all proposals and issue a new RFP.



COUNCIL COMMUNICATION

CC #: 9364

File #: 0102

Title: Request for Council Discretionary Funds
Contact: Amy Ruiz 916-746-1362 aruiz@roseville.ca.us
Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 8.1.

RECOMMENDATION TO COUNCIL

The City Council is asked to discuss and consider by motion a request from Family Green Survival Inc., a non-profit organization requesting sponsorship for an upcoming Imaginary Dinner Gala. This event is to bring together community leaders, friends, and colleagues in support of those facing food insecurities in our community.

The balance remaining in the Council's Discretionary Funds for FY2018 is \$21,409.62.

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. In addition, the City Council, without 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 City Treasurer allocates \$15,000 of the annual earnings to the Citizens' Benefit Fund per section 4.06.04 in the Municipal Code and is included in the annual budget along with the Citizens' Benefit Funds available for appropriation each year. These earnings are restricted for the purpose of improving the quality of life for the citizens in Roseville and appropriated by the City Council.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The council discretionary funds is not considered a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines §15378). Consequently, no CEQA action is required.

Respectfully Submitted,

Amy Ruiz, Management Assistant

Sonia Orozco, City Clerk

A handwritten signature in blue ink, appearing to read 'Dominick Casey', with a stylized, overlapping loop structure.

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Family Green Survival

To: Honorable Mayor and Members of the City Council

From: Sonia Orozco, City Clerk
Amy Ruiz, Management Assistant

Date: May 1, 2018

Subject: Request for Council Discretionary Funds

The Council's Discretionary Fund provides a means for the City Council to support non-profit and community organizations for events and programs with the purpose of improving the quality of life for the citizens of Roseville. Annually the City Council has the option of allocating up to \$15,000 of the annual earnings (plus any carryover of unspent funds) from the Citizens' Benefit Fund in a process separate from that of the Roseville Grants Advisory Commission. The City Council has \$24,409.62 available at this time in the FY2018 budget.

Attached is a request from Family Green Survival, Inc. a non-profit organization hosting an Imaginary Dinner Gala at The Randy Peters Event Center on November 10th. All proceeds from this Dinner Gala will be used to supply Grand Hot Cereal to those facing hunger in our community. Any sponsorship level would be greatly appreciated to cover the cost of this event.

Public agencies, schools, and non-profit 501(c) (3) or 501(c) (4) organizations serving citizens of Roseville are eligible to make a request. Agencies or organizations receiving grant monies from the Citizens' Benefit Fund in the same fiscal year as the request for discretionary funding are not eligible. Requests can be made by religious organizations, but the activity, project or program cannot include the promotion of a particular religious belief. RCONA meets this criterion and is eligible to receive Discretionary Funds if awarded.

Any one member of the City Council may direct staff to place this request on an upcoming Council agenda for consideration and Council action. To do so, please notify the City Clerk at (916) 774-5269 or Amy Ruiz at (916) 774-1362.

Imaginary Dinner Gala

RANDY PETERS
EVENT CENTER

105 Vernon Street, Roseville, CA

November 10 (Saturday), 2018

5:30 pm to 7:30 pm

Cocktail Attire

Help Us
EndLocalHunger™

Come, join our Imaginary Dinner Gala, a special evening to bring together community leaders, friends, and colleagues in support of those facing food insecurity in our community. Through your vivid *imagination*, you will relish a five-course delicious dinner, personally *described* by Randy Peters. Enjoy an evening of great fellowship and fun – magic, music, games and a no-host bar pouring the delectable imaginary Signature Drink. For those who imbibe too many, we'll have the Imaginary Uber standing by.

For every \$1 donated, we provide two BagOfLife® meals to those facing hunger in our community.

2018 BagOfLife® Recipients

Placer Food Bank, Roseville

The Gathering Inn, Roseville

Home Start, Roseville

Keaton's Child Cancer Alliance, Roseville

Sponsorship

At the Gala, sponsors will receive on table and venue screen logo exposure, on-stage recognition, and social media postings.

Sponsor: \$800, Receive 6 tickets.

Sponsor: \$400, Receive 4 tickets.

Sponsor: \$200, Receive 2 tickets.

We are pleased that the entertainers (MCs, Jazz Pianist, and Close-Up Magician) are volunteering their talents. Our thanks to Lisa and Randy Peters for providing the space and service pro bono.

Imaginary Dinner Gala Sponsored By

FamilyGreenSurvival, Inc.

501c3 Non-Profit Organization

[Imaginary Dinner Gala Sponsorship](#)

gkapur@familygreensurvival.org



COUNCIL COMMUNICATION

CC #: 9406

File #: 0206-10-01

Title: Downtown Property and Business Improvement District Annual Report

Contact: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

Meeting Date: 7/11/2018

Item #: 8.2.

RECOMMENDATION TO COUNCIL

The current annual report is provided for informational purposes only and no Council action is required.

BACKGROUND

On July 16, 2014, the City Council approved the formation of the Downtown Roseville Property and Business Improvement District (PBID). This included a resolution accepting the Engineer's Report, confirmation of the boundaries and assessment, and approving the levy of the annual assessment.

The annual assessment provides funding for a budget that is managed by the established owner's association, the Downtown Roseville Partnership (DRP). The DRP Board ensures that the budget is applied to activities and expenses defined in the Management Plan/Engineer's Report accepted by Council as part of the district formation. In addition, the Management Plan includes the following requirement:

"VI. GOVERNANCE

C. Annual Report

The Downtown Roseville Partnership shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650.... The annual report is a prospective report for the upcoming year and must include:

- Any proposed changes in the boundaries of the DRPID or in any benefit zones or classifications of property within the district;
- The improvements and activities to be provided for that fiscal year;
- An estimate of the cost of providing the improvements or activities for that fiscal year;
- The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for the fiscal year;
- The amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and

- The amount of any contributions to be made from sources other than assessments levied pursuant to this Plan.”

The DRP Annual Report is provided as an attachment. The attachment includes a number of supporting documents that further address the elements required in each annual report to Council (2017 Property Owner’s Annual Report, assessment roll, current district map, 2017 financial statements).

As part of the establishment of the PBID, a 5 year term was placed on the district and a renewal vote will take place at the end of 2018, for a new term beginning January 1st 2020. The PBID is currently undertaking efforts to assess the sentiment of properties owners within the district and perform outreach to engage property owners in this process.

FISCAL IMPACT

No added fiscal impact. The City contributes to the PBID each year in the form of parcel assessments for City owned property in Downtown Roseville. The 2018 City assessment will be \$69,139.19. Receiving the annual report has no impact on the General Fund and a maximum of 2% of the property assessment will be retained by the City to cover the costs of administration of the management agreement.

ECONOMIC DEVELOPMENT / JOBS CREATED

The establishment of the Downtown PBID has substantially increased the amount of funding available to market, promote and improve Downtown Roseville.

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). Approving the agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Wayne Wiley, Development Analyst

Laura Matteoli, Acting Economic Development Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Attachment 1 - PBID Annual Report



Roseville City Council Annual Report For 2017

Terms of Downtown Roseville Partnership

Size

The District contains approximately 132 parcels owned by 68-72 property owners. (Parcels owners have changed since origination)

Boundaries

Walnut Street (north); Atlantic Street (west); and Douglas Boulevard (south); eastern boundary fronts the east edge of Linda Drive between Walnut and Lincoln Streets, west edge of Park Drive between Lincoln and Taylor Streets and the “Alley” between Judah Street and Douglas Boulevard.

Assessment

District programs are funded by parcel tax assessments. The annual assessment is \$0.13 per parcel square foot, plus \$8.50 per linear front foot along Vernon Street. The annual assessment for private tax-exempt parcels is \$0.0195 per parcel square foot, plus \$1.275 per linear front foot along Vernon Street. Parcels zoned and used exclusively for single-family residential purposes and parcels occupied by publicly-owned parking garages are not assessed.

Rates

Assessment rates may increase annually no more than 3 percent.

Programs

Downtown Roseville Partnership provides additional services, improvements and activities for the benefit of its property owners. The current management district plan dictates specific funding for the following benefits: maintenance, landscaping and beautification, security, advocacy, administration and marketing.

Actions

A few properties were sold, leased for construction or re-opened. However, District boundaries remain intact as written in the original management district plan approved by Council.

The Board of Directors voted to not increase District parcel assessment in July, 2017 for the 2017-2018 billing cycle. In May, a vote to *not increase the levy* was approved by the Board for the 2018-2019.

The Board of Directors voted in May to exercise an option that would transfer up to 15% of category expenditures placing funds into area of greatest need. The funds would move from security and be reallocated to maintenance and marketing

Financial Review

A financial review was conducted by Krista Bernasconi. The report is contained in the annual report to property owners.

Because of prudent management and late initiation of programs for 2016, a surplus carryover of \$102,627 was achieved. This allowed DRP Board of Directors to fund programs/expenses between assessment payments and of receipt of parcel deposit.

In addition, the Board of Directors maintained a contingency budget that addresses future bid renewal fees in advance of the next renewal vote.

A partnership between Roseville Community Development Corporation (RCDC) and Advantage Roseville helped underwrite window cling program AND fulfilled the general benefits collection requirement of nearly \$4,000.

Review

Downtown Roseville Partnership completed projects in 2017 to set the stage for 2018.

- Fresh paint and retrofitted lighting on the Vernon Street Arches
- Return of Downtown Tuesday Nights with DRP as title sponsor
- Title sponsor of Annual Sylvia Besana Holiday Parade
- Increased social media presence to more than 8,000 followers
- Re-wrapped tree lights on Vernon Street

- Sponsored Downtown Roseville Merchants Family Fun Night
- Sponsored Placer Breast Cancer Foundation Hot Pink Fun Run
- Hosted two property owner mixers
- Printed and distributed advocacy flyers
- Revised and updated the Arts & Entertainment map to reflect new attractions
- Media coverage of DRP by the Sacramento Bee, Comstock's Magazine and Press Tribune
- Ongoing power washing of sidewalks and supplemental leaf blowing
- Developed and distributed informational day porter flyers

2018 First and Second quarter:

- Title sponsor of First Annual Roseville Jazz Festival on Vernon Street
- Title sponsor of Downtown Tuesday Nights
- Sponsor of Shakespeare in the Park
- Creation of new Shop Local Mobile Directory App
- 2 PBID renewal open houses for property owners and merchants
- Additional window cling installation
- Ongoing power washing of sidewalks

Remainder of 2018

- PBID Renewal Campaign
- Creation of 2017 Annual report to property owners
- Mural project - five murals by the end of 2018
- Additional signage throughout the district - directional and informational
- Fencing along Atlantic Street
- Augmentation of current street lighting
- Ongoing additional leaf blowing

VISION

Downtown Roseville Partnership is an action-oriented, collaborative group that champions the creation of a vibrant and authentic downtown.

MISSION

Proactive in promoting, marketing and providing services that attract businesses and visitors to the District.

Managing the District's business affairs in a transparent, fiscally responsible manner.

A Message From Board President Mark Vespoli



The Downtown Roseville Partnership (DRP) has made incredible inroads in developing the culture and growth of our city. **Last year saw an increase in foot traffic in the District as people are drawn to experiential outings, value-driven shopping and the inviting atmosphere that we offer.** Downtown Tuesday Nights, a weekly outdoor evening gathering of artisan vendors, food purveyors and live music, was hugely successful, driving more than 60,000 attendees to Vernon Street in just 13 weeks. The Downtown Roseville Partnership was the title sponsor of the revamped event series and I believe our investment paid invaluable returns. In 2018, we will continue striving to keep

our standards high and our patrons' experiences top notch.

Another success from the last year has been an increase in our social media reach, allowing us to economically connect and interact with residents, supporters and the public. **Our Facebook page, Go Downtown Roseville, now reaches 8,000+ followers with highlights from events, updates on District news, information on District businesses and more.** Many of these followers posted photos enjoying themselves and local offerings, tagging their locations, rating their experiences and directing online traffic to our many small businesses and their web pages.

As the DRP continues to create a valuable experience for the public, the District has placed a priority in increasing the logistical convenience of visiting downtown. **The most exciting step in this endeavor is the impending opening of the Oak Street Parking Garage on March 31, 2018. This structure will offer 420 free parking spaces to accommodate increased traffic and visitors drawn to expanded events, new businesses, desirable restaurants and family friendly attractions.** This means less roadway congestion, more available street parking and quicker arrival times to locations throughout the District, making it easier to receive clients, customers and event attendees.

While new establishments move into and lobby for open real estate, our top priority continues to be developing a balanced business mix, ensuring a variety of businesses and options for patrons throughout the District. This will distribute foot traffic and provide a flow for patrons, ushering their interests from one block to the next, keeping them engaged and entertained at every turn. Incoming craft and specialty restaurants and bars continue to freshen our landscape, bringing in a younger, hip crowd interested in unique dining experiences. This ensures the emotional investment of the younger generation in building a thriving downtown.

The newest way the DRP has created connections between businesses and consumers is through the Shop Local Mobile Directory app, an online resource for customers to receive information about their favorite District businesses. With this app, DRP businesses can provide and promote coupons, events, updates and contact information, increasing interaction between themselves and their patrons.

In my first year as board president, I have been thoroughly inspired by our board and DRP members to progress the organizational and operational success of this partnership. With the influential, dedicated Board members we have committed to our vision, I believe the DRP will not only achieve 2018's goals, but actualize the bigger picture: developing and enhancing a vibrant, thriving Downtown culture to bolster the entire city of Roseville.

Mark Vespoli, Board President



Meet Your Board of Directors



(L to R) Glenn Taijeron, David Brown, Mike Esparza, Dave Piches, Lisa Peters, Mark Vespoli, Haarvard Sterri, Thomas Carlson, Steve Furhman, Dion Louthan.

Mark Vespoli owns several downtown Roseville properties, including 219 Vernon Street, 400 Vernon Street, 404 Vernon Street, 601 Vernon Street and 106 Judah. He joined DRP to bring a well-rounded voice to the table, obtained through owning, starting, and operating businesses in Downtown Roseville.

Mike Esparza is president and chief financial officer of All-Cal Insurance Agency. He owns the Downtown Roseville properties located at 501 Vernon, 503 Vernon and 505 Vernon Street. He joined the DRP board because he believes in the future plans and expected growth of the District.

David Piches founded Piches Architecture at 115 Taylor Street in Downtown Roseville. He has served on many boards, including the Roseville Area Chamber of Commerce, Roseville Merchant's Association, Roseville Arts Center and Roseville Urban Forest Foundation. By joining the DRP, Dave hopes to foster creative design solutions and encourage actions that will maintain existing improvements.

Haavard Sterri is a senior director of marketing for Consolidated with CA offices on Vernon Street. He has the responsibility of executing all marketing and advertising initiatives for the company. Haavard is thrilled to bring his passion and expertise to drive the goals of the DRP.

Steve Furhman is president of the Furhman Leamy Land Group and owns properties at 222, 224 and 226 Vernon Street. He joined the DRP board to continue participating in and maintaining the vision of redevelopment and economic success for downtown properties and businesses.

Geoff Sakala is a digital marketing professional and the founder of Clickspring at 224 Vernon Street. Anchoring his business in the heart of Roseville provides his employees with a vibrant workplace within walking distance to shops, restaurants and entertainment. He joined the board to represent the voice of merchants and businesses in Downtown with the hope of further enhancing the business climate. Geoff has completed his term with the DRP, but remains an active member and involved merchant in our downtown community.

Thomas Carlson is the owner of Carlson Tax Consultants Inc. at 510 Oak Street in Downtown Roseville. He is a member of the AICPA and the Roseville Area Chamber of Commerce. Becoming a board member of the DRP was an opportunity to serve the downtown business owners and property owners and to give back to the local business community.

Lisa Peters is the CEO and president of Randy Peters Catering and Events Center, a certified woman owned business in downtown Roseville. Lisa brings her experience as a Roseville Area Chamber of Commerce Board member to help maintain the small-business focused vision of the DRP.

Dave Brown is the board chair of Wellness Within Cancer Support Services located at 609 Oak Street. Wellness Within provides a wide range of services to cancer patients, caregivers, and survivors at no charge. Dave joined the DRP board to support and promote the nonprofits and arts in our district.

Bill Aiken is a development analyst with the City of Roseville, overseeing the city's redevelopment projects including many that will improve the DRP. Bill has completed his term on the DRP, but his legacy of work for our projects will live on.

Incoming 2018 Board Members:

Dion Louthan is the director the City of Roseville's Parks, Recreation and Libraries department. His department oversees many of the activities that take place within the Town Square and throughout the District.

Glenn Taijeron is the assistant vice president and branch manager of First Bank located at 401 Vernon Street. He serves on the board as a representative of the Downtown Merchants Association. He's excited about the prospect of being the voice for the merchants in the local market and is looking forward to helping the economic development of the district.

Consultant:

Kat Maudru serves as the Operations and Public Relations Consultant for the DRP. Kat oversees all operational benefits to the District including: day porter (guide services), maintenance and service contracts. She is also the District publicist.

New Businesses in 2017

Happy Spa (105 Lincoln Street) Massage spa and professional masseuses providing the ultimate relaxation experience.

Rakish MTM (204 Lincoln Street) Men's clothing store - Made in Italy, measured in Roseville.

The Key Agency (419 Oak Street) Regional, full-service real estate development and management company.

DG Electrical Services (625 Oak Street) Reliable, JIB approved electricians delivering all products to the highest standards.

Preferred Stone LLC (115 Vernon Street Suite 103)

The Fig Tree (222 Vernon Street) Hospitable coffee, art and music lounge offering a gathering place for all ages.

Julie Smith Interior Designer (432 Vernon Street) Beyond full service interior design offering selections for exterior elements, architectural detailing and individual consultations.

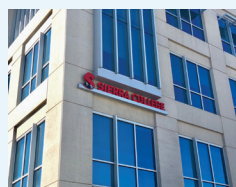
California Dream Dress (632 Vernon Street) Special event dress boutique offering the latest styles and color combinations trending in the formal gown arena.

Roseville Guns (632 Vernon Street)

Spring Spa (632 Vernon Street)

Sierra College (316 Vernon Street)
Our region's community college is now offering select courses at this new, tech savvy location.

Magma Creative Graphic Design
(530 Oak Street) Design studio creating engaging campaigns across all media for brands, agencies and governments.

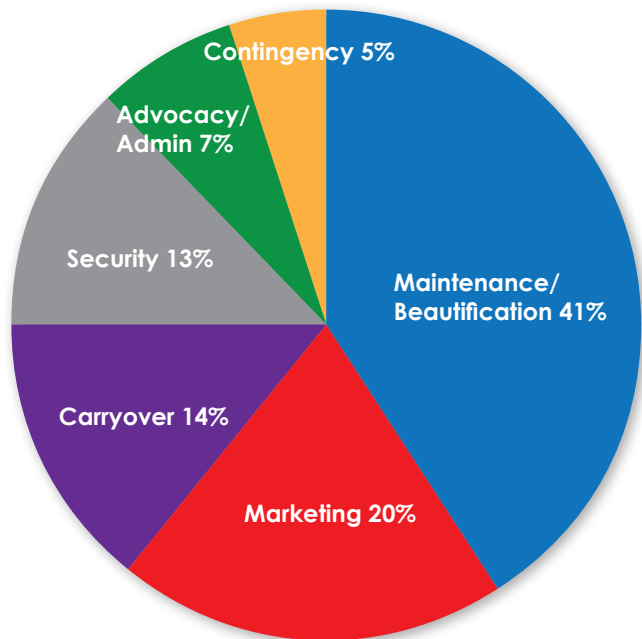




2017 Highlights and Service Benefits

- **Fresh paint and retrofitted lighting** on the Vernon Street Arches
- **Downtown Tuesday Nights** successfully returned with much fanfare thanks to the DRP as title sponsor and a new event promoter
- **Title sponsored** and oversaw operations, entries, judging and street closures for the Annual Sylvia Besana Holiday Parade
- **Increased social media presence** to more than 8,000 followers with frequent updates of events and images, highlighting businesses and interacting with followers
- **Re-wrapped tree lights** on Vernon Street to glow year 'round
- **Sponsored Downtown Roseville Merchants Family Fun Night**
- **Sponsored Placer Breast Cancer Foundation Hot Pink Fun Run**
- **Hosted two property owner mixers** attended by Mayor Susan Rohan, City Manager Rob Jensen and Police Chief Jim Maccoun
- **Printed and distributed advocacy flyers**
- **Revised and updated the Arts & Entertainment map** to reflect new and exciting attractions, encouraging greater media interest, featuring the DRP in publications such as the Sacramento Bee, Comstock's Magazine and Press Tribune
- **Ongoing power washing** of sidewalks and supplemental leaf blowing to demonstrate pride in our Downtown
- **Developed and distributed informational day porter flyers**

Assessment Service Budget



We will be altering the category percentages by 15% so that we can allocate the money more appropriately.

January – December, 2017

Statement of Activities

	Total
Revenue	
Assessment Income	\$ 228,442.31
Total Revenue	228,442.31
Gross Profit	\$ 244,865.00
Expenditures	
Accounting Expense	1,903.00
Administration Expense	16,458.59
Advertising	6,973.00
Amortization Expense	8,350.00
Bank Charges	-
Computer & Internet	48
Donations	500.00
Dues & Subscriptions	821.00
Formation	16,458.59
Insurance	2,521.51
Legal & Professional Fees	8,389.60
Maintenance	101,019.52
Marketing	30,544.66
Office Expenses	1,789.18
Service Fee	-
Sponsorship Fee	27,500.00
Taxes & License Fee	35
Web Hosting Fee	9500.00
Total Expenditures	\$ 197,710.19
Net Operating Revenue	\$ 30,732.12

Statements of Cash Flows

	Total
CASH FLOW FROM OPERATING ACTIVITIES	
Net Revenue	\$ 21,977
Accounts Receivable	-
Accumulated Amortization	8,515
Accounts Payable	
Net Cash provided by operating activities	\$ 30,492
INVESTING ACTIVITIES	
Net Cash provided by investing activities	-
FINANCIAL ACTIVITIES	
Net Cash provided by financing activities	-
Net Cash increase for period	30,492
Cash at beginning of period	194,625
Cash at end of period	\$ 225,117

More to Come for 2018

- DRP will continue as title sponsor of Downtown Tuesday Nights beginning in May 2018. With more arts and crafts, cuisine, culture, music and lifestyle, the summer's hottest event will be bigger and better than ever
- The Oak Street Parking Garage has an official projected completion date of March 31, 2018, offering 420 parking spaces to support the increased traffic and growth of the downtown area
- Relocation of Fire Station #1 to Oak and Lincoln streets will be completed as part of Downtown Roseville's redevelopment plan
- In an effort to bring more consumers to the region, the DRP is proud to introduce the new Shop Local Mobile Directory for all DRP members to highlight their business, local events and points of interest
- It is the DRP's vision that the District be filled with public art, murals and various aesthetic additions to enhance and cultivate a culture that values local artists
- The DRP is examining various types of additional signage to welcome guests into the District at entrances beyond Vernon Street
- In the fall, the DRP hopes to present a high-end dinner on Vernon Street. Several delicious courses, beverages and inviting decorations will be provided by District businesses with proceeds benefiting nonprofits within the district. These nonprofits will have the opportunity to distribute information about their organizations, increasing awareness about their purpose and presence
- A continued effort will focus on ongoing advocacy and media coverage for our businesses, events and successes with the goal of attracting more business and attendees to our community
- The DRP will sponsor the new Roseville Jazz Festival

Downtown Roseville Partnership

P. O. Box 238
Roseville, CA 95678
Phone 916.771.4475

Email

President@godowntownroseville.com
Operations@godowntownroseville.com
Marketing@godowntownroseville.com

Website

godowntownroseville.com

Meetings

Regular meetings are held on the fourth Wednesday of every month at 3:00 pm at the Roseville Area Chamber of Commerce, 650 Douglas Boulevard. Everyone is invited to attend.



Downtown Roseville PBID Advanced Total By Owner (06/07/2018)

Total Assessment: \$231,834.56

CURRENT ASSESSMENT

Commercial: (Lot size * 0.1339) + (Frontage * 8.755)

Private Tax-Exempt: (Lot size * 0.020085) + (Frontage * 1.31325)

or Assessed Owners: 80

or Assessed Parcels: 134

POID	NAME	CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT
26	CITY OF ROSEVILLE						
31	013091003000	324 VERNON		22,909	150	\$4,380.77	1.89%
32	013091010000	NO ADDRESS ON FILE		29,059	219	\$5,807.47	2.51%
47	013093008000	103 LINCOLN		4,500	0	\$602.55	0.26%
48	013093009000	OAK		14,480	0	\$1,938.87	0.84%
49	013094001000	LINCOLN		69,696	0	\$9,332.29	4.03%
52	013101025000	NO ADDRESS ON FILE		9,197	0	\$1,231.48	0.53%
54	013101027000	NO ADDRESS ON FILE		3,760	0	\$503.46	0.22%
56	013101029000	NO ADDRESS ON FILE		1,754	0	\$234.86	0.10%
57	013101031000	80 LINCOLN		93,654	0	\$12,540.27	5.41%
58	013120001000	OAK		19,896	0	\$2,664.07	1.15%
80	013123026000	NO ADDRESS ON FILE		10,856	71	\$2,077.50	0.90%
81	013124006000	329 VERNON		7,500	50	\$1,442.00	0.62%
82	013124007000	325 VERNON		7,500	50	\$1,442.00	0.62%
83	013124008000	323 VERNON		7,500	50	\$1,442.00	0.62%
84	013124011000	115 GRANT		12,606	0	\$1,687.94	0.73%
85	013124017000	311 VERNON		24,114	150	\$4,542.11	1.96%
86	013124018000	309 VERNON		12,663	78	\$2,375.84	1.02%
87	013124022000	NO ADDRESS ON FILE		14,219	0	\$1,903.92	0.82%
89	013131001000	401 OAK		6,720	0	\$899.81	0.39%
90	013131002000	401 OAK		38,761	0	\$5,190.10	2.24%
91	013131003000	225 TAYLOR		14,138	0	\$1,893.08	0.82%

POID	NAME		CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT		PERCENT
92	013131004000	225 TAYLOR		4,554	0	\$609.78		0.26%
93	013131005000	225 TAYLOR		5,366	0	\$718.51		0.31%
94	013131006000	225 TAYLOR		6,100	0	\$816.79		0.35%
100	013131017000	401 OAK		4,054	0	\$542.83		0.23%
101	013131021000	207 TAYLOR		5,514	0	\$738.32		0.32%
184	013172011000	505 ROYER		6,000	0	\$803.40		0.35%
185	013172012000	ROYER		9,000	0	\$1,205.10		0.52%
TOTAL:						\$69,567.14		30.01%

NOTES:

97 CONSOLIDATED COMMUNICATIONS

2	013070004000	100 VERNON		15,172	250	\$4,220.28		1.82%
3	013071001000	106 VERNON		7,500	50	\$1,442.00		0.62%
4	013071002000	106 VERNON		7,500	50	\$1,442.00		0.62%
5	013071003000	108 VERNON		7,500	50	\$1,442.00		0.62%
6	013071004000	114 VERNON		15,000	100	\$2,884.00		1.24%
8	013071007000	LINCOLN		1,875	0	\$251.06		0.11%
9	013071009000	120 VERNON		9,400	50	\$1,696.41		0.73%
10	013071010000	000 ATLANTIC		5,776	0	\$773.41		0.33%
39	013092011000	319 ATLANTIC		7,500	0	\$1,004.25		0.43%
40	013092014000	200 VERNON		22,500	150	\$4,326.00		1.87%
TOTAL:						\$19,481.41		8.40%

NOTES:

53 HILLANDALE ENTERPRISES LLC

189	013250032000	628 VERNON		32,234	376	\$7,608.01		3.28%
TOTAL:						\$7,608.01		3.28%

NOTES:

71 MARONG INTERNATIONAL EDUCATIONAL CORPORATION

50	013101022000	FOLSOM		47,916	0	\$6,415.95		2.77%
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POID	NAME		CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT	
					TOTAL:	\$6,415.95	2.77%	
NOTES:								
14	BAYGELL NOAH & BAYGELL KATIE TR							
18	013072008000	129 VERNON		11,500	100	\$2,415.35	1.04%	
75	013123017000	401 VERNON		16,500	102	\$3,099.65	1.34%	
					TOTAL:	\$5,515.00	2.38%	
NOTES:								
18	BOGETICH THOMAS M & FRANCESCA A TRS							
46	013093007000	201 VERNON		26,100	174	\$5,018.16	2.16%	
					TOTAL:	\$5,018.16	2.16%	
NOTES:								
87	PLACER ARC							
60	013121003000	524 VERNON		5,006	50	\$1,108.05	0.48%	
130	013153023000	531 VERNON		18,785	125	\$3,611.53	1.56%	
					TOTAL:	\$4,719.58	2.04%	
NOTES:								
1	105 VERNON STREET PARTNERS LLC							
22	013072012000	105 VERNON		22,500	150	\$4,326.00	1.87%	
					TOTAL:	\$4,326.00	1.87%	
NOTES:								
119	UNION PACIFIC RAILROAD COMPANY							
187	013250013000	NO ADDRESS ON FILE		15,923	0	\$2,132.09	0.92%	
188	013250014000	NO ADDRESS ON FILE		15,950	0	\$2,135.71	0.92%	
					TOTAL:	\$4,267.79	1.84%	
NOTES:								
111	STAMAS MANUEL SAM & STAMAS HAIDO IRENE TR							
125	013153013000	515 VERNON		21,000	140	\$4,037.60	1.74%	

POID	NAME		CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT	
						TOTAL:	\$4,037.60	1.74%
NOTES:								
4	238 VERNON STREET LLC							
35	013092007000	238 VERNON		7,600	50	\$1,455.39	0.63%	
36	013092008000	240 VERNON		6,118	40	\$1,171.59	0.51%	
37	013092009000	246 VERNON		4,498	60	\$1,127.32	0.49%	
						TOTAL:	\$3,754.30	1.62%
NOTES:								
15	BERTOGLIO BETTY ANN TRUSTEE							
152	013163001000	DOUGLAS		2,391	0	\$320.15	0.14%	
153	013163003000	711 OAK		7,742	0	\$1,036.65	0.45%	
154	013163004000	705 OAK		7,481	0	\$1,001.71	0.43%	
155	013163005000	701 OAK		9,000	0	\$1,205.10	0.52%	
						TOTAL:	\$3,563.61	1.54%
NOTES:								
106	SHAW SUSAN IRWIN ET AL							
59	013121002000	520 VERNON		15,018	150	\$3,324.16	1.43%	
						TOTAL:	\$3,324.16	1.43%
NOTES:								
73	MASONIC HALL ASSN							
42	013093003000	235 VERNON		17,320	100	\$3,194.65	1.38%	
						TOTAL:	\$3,194.65	1.38%
NOTES:								
86	PLA CO RSVL CIVIC CTR IMP AUTH							
88	013124023000	NO ADDRESS ON FILE		23,858	0	\$3,194.59	1.38%	
						TOTAL:	\$3,194.59	1.38%
NOTES:								
48	HAYES JOHN A & HAYES LISA J TR							

POID	NAME		CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT		PERCENT
150	013161002000	803 VERNON		5,332	111	\$1,684.88		0.73%
179	013171011000	501 DOUGLAS		10,890	0	\$1,458.17		0.63%
					TOTAL:	\$3,143.06		1.36%
NOTES:								
94	ROCK OF ROSEVILLE THE							
151	013162001000	725 VERNON	Tax-exempt	126,324	400	\$3,062.52		1.32%
					TOTAL:	\$3,062.52		1.32%
NOTES:								
104	SCHROEDLE MICHAEL J & LYNETTE A TRUSTEES							
20	013072010000	119 VERNON		15,000	100	\$2,884.00		1.24%
					TOTAL:	\$2,884.00		1.24%
NOTES:								
70	MARK V REAL ESTATE ENTERPRISES							
112	013152017000	601 VERNON		7,776	80	\$1,740.82		0.75%
113	013152018000	106 JUDAH		7,074	0	\$947.21		0.41%
					TOTAL:	\$2,688.03		1.16%
NOTES:								
33	DE GRAAFF PROPERTIES LLC							
69	013122009000	432 VERNON		13,523	90	\$2,601.31		1.12%
					TOTAL:	\$2,601.31		1.12%
NOTES:								
75	MCCURRY KEVIN S & CHERYL M TTEES							
51	013101024000	140 FOLSOM		18,562	0	\$2,485.45		1.07%
					TOTAL:	\$2,485.45		1.07%
NOTES:								
7	ALIZADEH AZITA							
76	013123018000	424 OAK		18,107	0	\$2,424.53		1.05%

POID	NAME		CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT	
					TOTAL:	\$2,424.53	1.05%	
NOTES:								
95	ROSEVILLE CIVIC PLAZA LLC							
79	013123025000	400 OAK		17,714	0	\$2,371.90	1.02%	
					TOTAL:	\$2,371.90	1.02%	
NOTES:								
120	VERITAS INNOVATIVE INVESTMENTS LLC							
70	013122010000	424 VERNON		9,023	60	\$1,734.79	0.75%	
71	013122011000	VERNON		3,000	20	\$576.80	0.25%	
					TOTAL:	\$2,311.59	1.00%	
NOTES:								
57	JAVIDAN SAM J TR							
61	013121004000	534 VERNON		10,012	100	\$2,217.16	0.96%	
					TOTAL:	\$2,217.16	0.96%	
NOTES:								
46	GKG LLC							
66	013122003000	406 VERNON		3,900	26	\$749.84	0.32%	
67	013122004000	408 VERNON		7,523	50	\$1,445.08	0.62%	
					TOTAL:	\$2,194.92	0.95%	
NOTES:								
2	219 VERNON STREET L P							
45	013093006000	219 VERNON		11,400	76	\$2,191.84	0.95%	
					TOTAL:	\$2,191.84	0.95%	
NOTES:								
115	THREE OAKS PROPERTIES LIMITED PARTNERSHIP							
127	013153019000	521 VERNON		11,212	76	\$2,164.83	0.93%	
					TOTAL:	\$2,164.83	0.93%	
NOTES:								

POID	NAME	CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT
19	BRAR JASBIR S TR ET AL						
77	013123021000	431 VERNON		10,948	73	\$2,102.86	0.91%
					TOTAL:	\$2,102.86	0.91%
NOTES:							
65	LEE JONG HWAN & YOUNG JA						
68	013122005000	414 VERNON		7,500	50	\$1,442.00	0.62%
72	013122012000	VERNON		3,000	20	\$576.80	0.25%
					TOTAL:	\$2,018.80	0.87%
NOTES:							
122	WAGEMANN DOUGLAS G & WAGEMANN RITA V TR						
41	013093001000	103 LINCOLN		15,000	0	\$2,008.50	0.87%
					TOTAL:	\$2,008.50	0.87%
NOTES:							
91	RB ENTERPRISES L P						
186	013172020000	311 JUDAH		14,924	0	\$1,998.32	0.86%
					TOTAL:	\$1,998.32	0.86%
NOTES:							
101	RYAN BARBARA W						
97	013131013000	415 OAK		4,810	0	\$644.06	0.28%
98	013131014000	411 OAK		4,116	0	\$551.13	0.24%
99	013131016000	417 OAK		5,508	0	\$737.52	0.32%
					TOTAL:	\$1,932.71	0.83%
NOTES:							
74	MAYS PHILLIP D						
103	013151004000	600 VERNON		7,700	100	\$1,906.53	0.82%
					TOTAL:	\$1,906.53	0.82%
NOTES:							
40	ESPARZA MICHAEL A & ESPARZA APRIL L TR						

POID	NAME	CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT
126	013153014000	501 VERNON		8,850	59	\$1,701.56	0.73%
					TOTAL:	\$1,701.56	0.73%
NOTES:							
100	RSVL AERIE FRAT ORD OF EAGLES						
7	013071006000	124 VERNON		5,625	100	\$1,628.69	0.70%
					TOTAL:	\$1,628.69	0.70%
NOTES:							
79	MISAKI TAKESHI TRUSTEE ET AL						
176	013171007000	300 JUDAH		4,500	0	\$602.55	0.26%
177	013171008000	306 JUDAH		7,500	0	\$1,004.25	0.43%
					TOTAL:	\$1,606.80	0.69%
NOTES:							
6	ALCALA ANDREW ANTHONY & TERRI LYNN						
168	013164016000	605 OAK		11,000	0	\$1,472.90	0.64%
					TOTAL:	\$1,472.90	0.64%
NOTES:							
121	VESPOLI MARK						
64	013122001000	400 VERNON		7,523	50	\$1,446.39	0.62%
					TOTAL:	\$1,446.39	0.62%
NOTES:							
38	ESCOBAR JOHN IVAN						
110	013152012000	605 VERNON		7,500	50	\$1,442.00	0.62%
					TOTAL:	\$1,442.00	0.62%
NOTES:							
109	SMITH JERRY B & SMITH SANDRA L TR						
21	013072011000	111 VERNON		7,500	50	\$1,442.00	0.62%
					TOTAL:	\$1,442.00	0.62%
NOTES:							

POID	NAME		CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT	
30	CROUCH STEVE & JUDY							
55	013101028000	127 LINDA		8,631	0	\$1,155.69	0.50%	
					TOTAL:	\$1,155.69	0.50%	
NOTES:								
128	YERGATIAN REAL ESTATE GROUP LLC							
104	013152002000	600 OAK		8,400	0	\$1,124.76	0.49%	
					TOTAL:	\$1,124.76	0.49%	
NOTES:								
22	CARDENAS FAMILY ENTERPRISES INC							
63	013121006000	500 VERNON		5,006	50	\$1,108.05	0.48%	
					TOTAL:	\$1,108.05	0.48%	
NOTES:								
93	RJSD PROPERTIES LLC							
62	013121005000	510 VERNON		5,006	50	\$1,108.05	0.48%	
					TOTAL:	\$1,108.05	0.48%	
NOTES:								
78	MERCY HOUSING CALIFORNIA 48							
116	013152021000	609 VERNON	Tax-exempt	37,500	250	\$1,081.50	0.47%	
					TOTAL:	\$1,081.50	0.47%	
NOTES:								
23	CARLSON DARLENE M & CARLSON THOMAS A TR							
118	013153003000	510 OAK		7,500	0	\$1,004.25	0.43%	
					TOTAL:	\$1,004.25	0.43%	
NOTES:								
24	CAROTHERS DAVID L TR							
124	013153009000	534 OAK		7,500	0	\$1,004.25	0.43%	
					TOTAL:	\$1,004.25	0.43%	
NOTES:								

POID	NAME		CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT	
36	DUTRA ALAN JESS & JANET KAREN TRUSTEES							
156	013164001000	214 JUDAH		7,500	0	\$1,004.25	0.43%	
					TOTAL:	\$1,004.25	0.43%	
NOTES:								
112	STILWELL WAYNE E & DIANE M TRUSTEES							
140	013154010000	531 OAK		7,500	0	\$1,004.25	0.43%	
					TOTAL:	\$1,004.25	0.43%	
NOTES:								
60	KEMPER KEVIN KEIL & KEMPER COLLEEN NORMA TR							
53	013101026000	129 LINDA		7,271	0	\$973.59	0.42%	
					TOTAL:	\$973.59	0.42%	
NOTES:								
63	KLINE JASON C							
34	013092006000	228 VERNON		3,750	50	\$939.88	0.41%	
					TOTAL:	\$939.88	0.41%	
NOTES:								
3	222 VERNON LLC ET AL							
33	013092005510	214 VERNON		3,484	50	\$904.26	0.39%	
					TOTAL:	\$904.26	0.39%	
NOTES:								
20	BROWN DAVID M & PATRICIA B TR							
167	013164015000	609 OAK		6,750	0	\$903.83	0.39%	
					TOTAL:	\$903.83	0.39%	
NOTES:								
62	KITTLE EDWARD H							
111	013152016000	110 JUDAH		6,534	0	\$874.90	0.38%	
					TOTAL:	\$874.90	0.38%	
NOTES:								

POID	NAME		CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT	
16	BLUETT LORI ANN							
122	013153007000	526 OAK		6,000	0	\$803.40	0.35%	
					TOTAL:	\$803.40	0.35%	
NOTES:								
47	GUZMANI LLC							
123	013153008000	530 OAK		6,000	0	\$803.40	0.35%	
					TOTAL:	\$803.40	0.35%	
NOTES:								
61	KINCAID CONNIE L TR							
115	013152020000	616 OAK		6,000	0	\$803.40	0.35%	
					TOTAL:	\$803.40	0.35%	
NOTES:								
64	KNOBLICH PETER & MABERY DARLA							
134	013154004000	512 ROYER		6,000	0	\$803.40	0.35%	
					TOTAL:	\$803.40	0.35%	
NOTES:								
69	MANDEL JAMI							
144	013154014000	515 OAK		6,000	0	\$803.40	0.35%	
					TOTAL:	\$803.40	0.35%	
NOTES:								
105	SCHWARTZ JOSEPH & SCHWARTZ JANINE							
114	013152019000	620 OAK		6,000	0	\$803.40	0.35%	
					TOTAL:	\$803.40	0.35%	
NOTES:								
107	SILL KAREN LYNN							
131	013154001000	500 ROYER		6,000	0	\$803.40	0.35%	
					TOTAL:	\$803.40	0.35%	
NOTES:								

POID	NAME		CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT	
58	JOHNK BRUCE A & CHASE CARMEN D TTEE							
169	013164017000	212 JUDAH		5,500	0	\$736.45	0.32%	
						TOTAL:	\$736.45	0.32%
NOTES:								
116	TITAN REAL ESTATE FUND LLC							
65	013122002000	404 VERNON		3,525	24	\$677.74	0.29%	
						TOTAL:	\$677.74	0.29%
NOTES:								
85	PIETAK JOSHUA RYAN							
158	013164003000	222 JUDAH		5,000	0	\$669.50	0.29%	
						TOTAL:	\$669.50	0.29%
NOTES:								
108	SMITH DANA F TTEE							
178	013171009000	308 JUDAH		5,000	0	\$669.50	0.29%	
						TOTAL:	\$669.50	0.29%
NOTES:								
43	FREDIANI KATHRYN L TTEE							
38	013092010000	343 ATLANTIC		4,618	0	\$618.35	0.27%	
						TOTAL:	\$618.35	0.27%
NOTES:								
80	PAHK THE CAH LLC							
44	013093005000	VERNON		3,150	21	\$605.64	0.26%	
						TOTAL:	\$605.64	0.26%
NOTES:								
84	PICHES DAVID R TR							
73	013123014000	000 TAYLOR		2,990	0	\$400.36	0.17%	
74	013123016000	TAYLOR		1,515	0	\$202.86	0.09%	

POID	NAME	CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT
					TOTAL:	\$603.22	0.26%
NOTES:							
54	HORIZON CHURCH OF ROSEVILLE INC						
170	013164018000	628 ROYER	Tax-exempt	30,000	0	\$602.55	0.26%
					TOTAL:	\$602.55	0.26%
NOTES:							
8	ANDERSON DAVID G & ANDERSON RUBY CHERYLENE						
43	013093004000	231 VERNON		2,030	29	\$525.71	0.23%
					TOTAL:	\$525.71	0.23%
NOTES:							
81	PATTERSON LUKE ANDREW & MARY FRANCES ET AL						
19	013072009000	104 LINCOLN		3,500	0	\$468.65	0.20%
					TOTAL:	\$468.65	0.20%
NOTES:							
49	HENSON ROBERT D & SHAUNA L TRUSTEES						
174	013171005000	611 ROYER		3,000	0	\$401.70	0.17%
					TOTAL:	\$401.70	0.17%
NOTES:							
50	HERBERGER CRAIG C TR						
24	013073011000	97 VERNON	Tax-exempt	11,325	118	\$382.43	0.16%
					TOTAL:	\$382.43	0.16%
NOTES:							
31	CROWLEY SHELLEY L TR						
128	013153021000	OAK		2,500	0	\$334.75	0.14%
					TOTAL:	\$334.75	0.14%
NOTES:							
110	SPEDER FREDERICK A TTEE						
162	013164010000	211 BULEN		2,500	0	\$334.75	0.14%

POID	NAME		CONTACT	SIGNER	CONTACT EMAIL	CONTACT PHONE	SUPPORT	ASSIGNMENT
MAP KE	APN	SITE ADDRESS	TYPE	LOT SIZE (SQFT)	FRONTAGE (FT)	ASSESSMENT	PERCENT	
					TOTAL:	\$334.75	0.14%	
NOTES:								
102	SALVATION ARMY THE							
16	013072006000	100 LINCOLN	Tax-exempt	9,173	0	\$184.24	0.08%	
17	013072007000	100 LINCOLN	Tax-exempt	7,100	0	\$142.60	0.06%	
					TOTAL:	\$326.84	0.14%	
NOTES:								
96	ROSEVILLE COMMUNITY DEVELOPMENT CORPORAT							
1	013070001000	98 JEFFERSON		2,323	0	\$311.05	0.13%	
					TOTAL:	\$311.05	0.13%	
NOTES:								
89	PROJECT GO INCORPORATED							
149	013161001000	801 VERNON	Tax-exempt	9,661	65	\$279.40	0.12%	
					TOTAL:	\$279.40	0.12%	
NOTES:								
34	DE SEBLO MARGUERITE B TR							
26	013073016000	NO ADDRESS ON FILE		253	0	\$33.88	0.01%	
					TOTAL:	\$33.88	0.01%	
NOTES:								
Total Assessment: \$231,834.56								



COUNCIL COMMUNICATION

CC #: 9378
File #: 0800-03

Title: Community Solar - Roseville Municipal Code Amendment
Contact: Joanna Cucchi 916-746-1609 jcucchi@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 9.1.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve the first reading of the attached ordinance reflecting changes to Title 14, Public Utilities, of the Roseville Municipal Code related to community solar rates as described below.

BACKGROUND

The Roseville Electric Utility community solar program is a local solar project that provides an alternative solar option for Roseville residents. Community solar eliminates most customer barriers to solar access and provides a local renewable energy option as well as contributing to the utility's renewable portfolio standards goal.

In 2017, City Council adopted a resolution for the execution of the Master Power Purchase Agreement and land lease agreement with Clean Focus Renewables Incorporated for the implementation of a community solar project and program. Since that time, staff has worked with Clean Focus Renewables Inc. to design the community solar program and rate to meet the objectives and goals of the community solar pilot project.

PROGRAM

Roseville's community solar program, *Roseville Selective 100%* and *Roseville Selective 50%* are Roseville Electric Utility's voluntary community solar options. Eligible customers can select to participate at levels reflecting 100% or 50% of their monthly electric consumption. The program provides clean, local, green renewable energy at an affordable price and is expected to kickoff in the fall of 2018.

The program is tailored to residential customers who can't or choose not to install solar on their roof top. The program is also great for renters, condo owners, and houses with limited access to the sun. The program provides Roseville customers more energy choices and is a new option for them directly contribute to bringing more renewable energy to the local electric grid.

Selective is available to all residential customers with twelve months of uninterrupted electric service. Customers will purchase energy from the program and receive credits for the value of the solar energy generated and contributed to the utility's renewable portfolio standards.

Key components of Roseville Selective are:

- Voluntary pilot program - available to residential customers only
- Participation levels - 100% and 50% of their annual energy consumption
- Available to low income customers
- No sign up contract or fees - customer may subscribe or unsubscribe anytime but are encouraged to participate for 12 months

RATES

The proposed community solar rates are consistent with the adopted City Council rate policies. Community solar provides value to solar customers based upon the cost of the services they receive, without shifting costs to other customers.

Customers may select to receive 100% or 50% of their electric usage from Roseville Selective and will be charged and credited according to the program they select. Customers who are enrolled in the low income rate reduction program will receive an adjusted solar credit rate. The low income solar credit includes the community solar 100% credit of -\$0.08/kWh plus a public benefit subsidy of -\$0.02/kWh. The public benefit subsidy will be paid for by funds from the state-required program that supports low income customers.

Proposed Roseville Selective rate schedule:

	100%	50%	Low Income
Solar purchase (\$/kWh)	\$0.10	\$0.05	\$0.10
Solar credit (\$/kWh)	-\$0.08	-\$0.04	-\$0.10

Customers participating in the program will be billed consumption charges for the energy delivered by Roseville Electric Utility based on the customer's applicable rate in addition to the 100%, 50%, or low income charges and credits.

FISCAL IMPACT

Adoption of the ordinance for community solar rates will not have a fiscal impact. Program revenues will cover expenses.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable

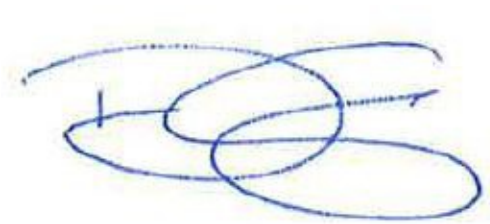
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical changes in the environment (CEQA Guidelines §15061(B)(3)). Adoption of Roseville Solar rates does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Joanna Cucchi, Senior Electric Business Analyst

Michelle Bertolino, Electric Utility Director

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

Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Community solar rate ordinance

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING SECTION
14.24.073 TO CHAPTER 14.24 OF TITLE 14 OF THE ROSEVILLE MUNICIPAL CODE
REGARDING COMMUNITY SOLAR

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 14.24.073 is hereby added to Chapter 14.24 of Title 14 of the Roseville Municipal Code, to read as follows:

14.24.073 Community Solar

Community solar is a voluntary program open to residential customers.

Customers can select to participate in either the community solar 100% or community solar 50% programs. Customers with community solar 100% will offset their consumption with energy from local solar. Customers with community solar 50% will offset 50% of their consumption with energy from local solar.

Customers choosing to participate in Roseville community solar will pay all charges defined in the customer's applicable rate class. In addition, participants will pay the Roseville community solar rate and receive the community solar credit outlined below.

Community solar customers will be charged the community solar rate and credited the community solar credit. Community solar charges and credits shall be established using the customer's total monthly kWh metered consumption and their selected participation rate.

Customers enrolled in the Low Income Rate Reduction program as defined in 14.24.079 can participate in Roseville community solar 100% and receive community solar Low Income Rate Reduction credit.

Community solar rates and credits

Effective July 1, 2018

100% Participation	
Rate	\$0.10 per kWh
Credit	\$0.08 per kWh
50% Participation	
Rate	\$0.05 per kWh
Credit	\$0.04 per kWh
Low Income Rate Reduction 100%	
Rate	\$0.10 per kWh
Credit	\$0.10 per kWh

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 ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 9360
File #: 0800-03

Title: Electricity Rates for Unmetered Pole Attachments - Municipal Code Amendment
Contact: Joanna Cucchi 916-746-1609 jucchi@roseville.ca.us

Meeting Date: 7/11/2018
Item #: 9.2.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve the first reading of the attached ordinance reflecting changes to Title 14, Public Utilities, of the Roseville Municipal Code related to unmetered pole attachment electric rates as described below.

BACKGROUND

In 2017, the City Council authorized a contract with XG Communities to market City assets, such as utility poles, to telecommunications companies to connect small cellular antennas to such City assets. At this time, the only assets being marketed for attachment are streetlight poles on arterial roads. The unmetered small cell attachments will draw power from the streetlight system and provide a wireless access point. This will support the City Council's recent actions to improve wireless communications to City residents, businesses, and visitors.

In April 2018, the City Council adopted a lease rate of \$150 per month for each unmetered pole attachment. The lease rate does not include the energy consumed by the attached devices. In order to charge for the electricity use by the small cell attachments to the utility's equipment, Roseville Electric is proposing new rates for the unmetered devices. The rates will be calculated using an engineering estimate of energy use by referencing the capacity of the attached equipment and the hours of operation. This electricity consumption calculation rate will be used in lieu of providing metering equipment.

The proposed pole attachment rate schedule is:

	\$/Month
Basic service charge	\$10.28 per attachment, per month
Energy rate (\$/kWh)	\$0.1138 per kWh
Renewable energy surcharge (\$/kWh)	\$0.0056 per kWh
Greenhouse gas surcharge (\$/kWh)	\$0.0002 per kWh

FISCAL IMPACT

Adoption of pole attachment rates will result in a small increase in electric sales revenue. The increase will depend on the size and number of devices installed. The rates will be reviewed and updated as necessary as part of future rate studies.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

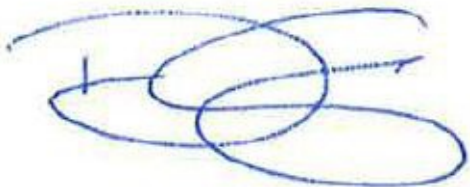
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical changes in the environment (CEQA Guidelines §15061(B)(3)). Pole attachment electricity rates do not include the potential for a significant environmental effect, and therefore are not subject to CEQA.

Respectfully Submitted,

Joanna Cucchi, Senior Electric Business Analyst

Michelle Bertolino, Electric Utility Director



Dominick Casey, Acting City Manager

ATTACHMENTS:

Description

Ordinance

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION
14.24.055 OF CHAPTER 14.24 OF TITLE 14 OF THE ROSEVILLE MUNICIPAL CODE
REGARDING ELECTRICAL ENERGY

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 14.24.055 of Chapter 14.24 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

A. Outdoor Lighting Rate. All unmetered service including outdoor lighting service, will be charged in accordance with engineering determinations made by Roseville Electric. Service furnished under this rate may be discontinued at any location where the city's overhead facilities are relocated, converted to underground, or the space on the pole utilized by the light is needed by the city for other facilities.

B. Street Lighting Rate. Consumption on city-owned streetlights is not metered. The base charge is set using estimated consumption. For the city-owned street lighting account, the monthly billing will be as follows:

1. Base Charge.
 - a. Effective July 1, 2013, a charge of \$16,858.02 per month.
 - b. Effective July 1, 2014, a charge of \$17,195.18 per month.

C. Traffic Signal Rate. For all city-owned traffic signal electric service, the monthly billing will be as follows:

1. Effective January 1, 2016.

Customer Charge	\$33.74 per meter, per month
Energy Charge	\$0.0332 per kWh
California Renewable Energy Requirement Surcharge	\$0.0056 per kWh
California Greenhouse Gas Emission Reduction Requirement Surcharge	\$0.0002 per kWh
Hydroelectric Adjustment	Annually adjusted charge or credit on billings that will be applied from July 1st to

	June 30th each fiscal year, as prescribed in Section 14.24.052
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D. City-Owned Electric Vehicle Charging Rate. For city-owned electric vehicle charging stations, the rate will be \$0.30 per kWh.

E. Pole Attachment Rate. This rate applies to general service accounts attached to unmetered Roseville assets where the consumption of electricity is small or can be predetermined with reasonable accuracy by reference to the capacity of equipment served and the hours of operation. Roseville Electric will calculate electricity consumption in lieu of providing metering equipment.

<u>Basic Service Charge</u>	<u>\$10.28 per attachment, per month</u>
<u>Energy Charge</u>	<u>\$0.1138 per kWh</u>
<u>California Renewable Energy Requirement Surcharge</u>	<u>\$0.0056 per kWh</u>
<u>California Greenhouse Gas</u>	<u>\$0.0002 per kWh</u>

<u>Emission Reduction</u>	
<u>Requirement</u>	
<u>Surcharge</u>	

~~FE~~. All rates in subsection A will increase or decrease at the same percentage as the percentage change applied to the rates for the GS-1 rate classification.

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 ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk